

National Capital Region Planning Board  
(Planning Committee)

**12th Meeting  
16 December 1987**

MC(12)'1987  
1019

Agenda & Minutes



B. N. SINGH  
Chief Regional Planner  
Tel. 325496

IMMEDIATE  
OUT TODAY

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

Dated, New Delhi, the 4.12.87

No.K-14011/2/87-NCRPB(12th Meeting)

Cat-904  
Acc-1019  
MCC(12) 1987

MEETING NOTICE

Subject: 12th Meeting of the Planning Committee of the  
NCR Planning Board to be held at 11.00 A.M.  
on December 16, 1987.

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Kindly refer to the meeting notice of even  
number dated 27th November, 1987 regarding the 12th  
meeting of the NCR Planning Committee. The Agenda  
papers for the meeting are enclosed. Kindly make  
it convenient to attend the meeting. The venue  
and time will remain unchanged. The meeting is likely  
to continue till afternoon.

Encl: As stated above.

(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.

AGENDA ITEMS FOR THE 12TH MEETING OF THE  
PLANNING COMMITTEE TO BE HELD AT 11.00 AM  
ON 16TH DECEMBER, 1987, IN THE OFFICE OF  
NATIONAL CAPITAL REGION PLANNING BOARD

- Item No.1 : Confirmation of the minutes of the last meeting of the Planning Committee held on 19.10.1987.
- Item No.2 : Review of the action taken on the Agenda items of the 11th meeting of the Planning Committee.
- Item No.3 : Consideration of remaining objections/ suggestions received on the Draft Regional plan - 2001 NCR.
- Item No.4 : Preparation of Model Urban Development Project for the Informal Sector activities in the priority towns.
- Item No.5 : Staffing pattern for Planning Cells in the participation States.
- Item No.6 : Guidelines for location of Industries in DMA.
- Item No.7 : Any other item with the permission of the Chair.

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AGENDA ITEM NO. 1

CONFIRMATION OF THE MINUTES OF THE  
LAST MEETING OF THE PLANNING  
COMMITTEE HELD ON 19.11.1987

The 11th meeting of the Planning Committee was held on 19.11.1987 and the minutes of the meeting were circulated on 27.11.1987 (copy enclosed for ready reference). The Planning Committee may kindly consider the minutes for confirmation.

MINUTES OF THE 11TH MEETING OF THE PLANNING  
COMMITTEE OF THE NCR PLANNING BOARD HELD AT  
11 A.M. ON THE 19TH NOV., 1987 IN THE OFFICE  
OF 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 Om Kumar, Vice Chairman, Delhi Development Authority.
4. Shri S.M. Mittal, Executive Director (MTP), Railway Board.
5. Shri D.P. Gupta, Chief Engineer (Planning), Ministry of Surface Transport.
6. Shri P.B. Mathur, Commissioner & Secretary, Urban Development, Housing and LSG Deptt., Government of Rajasthan.
7. Shri Prasanna Kumar, Director, Town & Country Planning Department, Government of Haryana.
8. Shri J.P. Bhargava, Chief Town and Country Planner, Government of Uttar Pradesh.
9. Shri C.S. Mehta, Chief Town Planner, Government of Rajasthan.
10. Shri B.N. Singh, Chief Regional Planner, NCR Planning Board - Member Convenor.

Other Participants :

1. Shri Shankar Aggarwal, Jt. Secretary, Housing & Urban Development, Government of Uttar Pradesh.
2. Shri S. Shiva Kumar, Scientist S.E., Ministry of Environment and Forest.
3. Dr. H.D. Goyal, Deputy Adviser (HUD), Planning Commission.
4. Shri R.K. Gupta, Director (Telecom. Planning), Telecom Board, Ministry of Communication.
5. Shri B.D. Gulati, Chief Coordinator Planner - NCR, Government of Haryana.
6. Shri G. Kumar, Jt. Director (MTP), Railway Board.
7. Shri Ashok Singhvi, Project Director - NCR & Secretary, Urban Improvement Trust, Alwar.
8. Shri V. Mehrotra, Director (Industries), Government of Haryana.
9. Shri J.C. Gambhir, Director (Planning), Delhi Development Authority.
10. Shri D.K. Khanna, Deputy Director, Land and Building Department, Delhi Administration.

11. Shri K.T. Gurmukhi, Town and Country Planner, TCPO, Ministry of Urban Development.
12. Shri Prakash Narayan, Jt. Director (PPW), Delhi Development Authority.
13. Shri H.K. Sharma, Senior Planner, Town and Country Planning Department, Government of Uttar Pradesh.

Officers of the Board :

1. Shri S. Arunachalam, Senior Planning Engineer.
2. Shri R.P. Rastogi, Regional Planner,
3. Shri S.B. Verma, Associate Planner.
4. Shri V.K. Thakore, Senior Research Officer.
5. Shri Pran Nath, Deputy Director (Adm.).
6. Shri K.L. Sachar, Finance & Accounts Officer.
7. Shri J.N. Barman, Assistant Town Planner.
8. Shri P. Jayapal, Assistant Town Planner.
9. Shri Madhu Babu, Assistant Town Planner.
10. Shri Manmohan Singh, Research Officer.

AGENDA ITEM NO. 1

CONFIRMATION OF THE MINUTES OF THE LAST MEETING  
OF THE PLANNING COMMITTEE HELD ON 7.7.87.

The Committee considered the amendments in the minutes on item No. 2(V) - review of the action taken on the Agenda item of the 9th meeting of Planning Committee. It was felt that the minutes reflected the discussions that took place in the 9th meeting on this Agenda item and no amendments were felt necessary.

Shri P.B. Mathur, Secretary Rajasthan stated that in addition to the rail link from Rewari to Dharuhera and Bhiwadi, he had also suggested the following :

- i) Conversion of Metre Gauge to Broad Gauge from Delhi to Alwar.
- ii) Upgradation of NH-8 upto Behror to M I standard.
- iii) Additional road of M II level from Rewari to Alwar via Harsauli and Khairthal parallel to existing railway line.

It was decided to incorporate the above suggestions in the minutes of the last meeting held on 7th July, 1987. The minutes of the meeting held on 7.7.1987 were thereafter confirmed.

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AGENDA ITEM NO. 2

REVIEW OF THE ACTION TAKEN ON THE AGENDA ITEMS  
OF THE 10TH MEETING OF THE PLANNING COMMITTEE.

1. Agenda Item No. 2(V)

Consideration of the letter No. 21/6/85 - DA(P) dated the 1.9.1987 received from the Department of Power, Ministry of Energy regarding creation of NCR Electricity Authority and allocation of additional power to NCR. The Committee discussed the communication of the Ministry of Energy regarding non-feasibility of the creation of a separate Electricity Authority for the NCR and also difficulties in allocation of additional power to NCR.

Shri P.B. Mathur, Secretary, Rajasthan felt that a paper should be prepared indicating the need for such an authority clearly spelling out how the proposed authority could help in increasing the power supply to participating States. He stated that this paper should be sent to State Governments for their comments which can then be forwarded to the Department of Power, Ministry of Energy for further consideration. This proposal was accepted.

2. Agenda Item No. 2(6)

Management Structure of NCR

Member Secretary stated that except Haryana, response from other states was still awaited. He agreed with the contention of Haryana Government that Haryana Urban Development Authority was an appropriate agency for this purpose. Shri Mathur stated that their state accepts the stipulation in the D.R.P. for creation of a separate authority and informed that suitable legal provisions would be made in their proposed Town and Country Planning Act. Pending that, it was proposed to delegate enough powers to the U.I.T., Alwar to play the required role. Shri J.P. Bhargava felt there was no need for creation of any other authority in addition to the existing four development authorities in the U.P. Sub-region. Shri Shankar Aggarwal stated that a Steering Committee has already been set up under the Chairmanship of Chief Secretary while another Committee at the Sub-regional level under the Chairmanship of Commissioner Meerut Division is contemplated. Member Secretary clarified that the regional planning and development encompasses both urban and rural areas and there was a need for an unified organisation to integrate and coordinate the development of urban and rural areas. It was decided that this matter may be pursued further with the State Government after information was received about the functions proposed to be allotted to the Committee at the Divisional level.

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AGENDA ITEM NO. 3LOCATION OF THE OFFICE OF THE NCR  
PLANNING BOARD OUTSIDE DELHI.

Shri P.B. Mathur, Secretary, Urban Development, Government of Rajasthan stressed that for effective coordination between the Ministry of Urban Development, various Central Ministries Delhi Administration, Delhi Development Authority and also the participating State Governments and for their frequent meetings the ideal location for the NCR Planning Board's office was Delhi. He stated that the location of the office which has 30 to 40 staff strength, outside Delhi would not, in any case, have any impact in reducing the congestion in Delhi.

Shri Om Kumar, Vice-Chairman, DDA was also of the opinion that the NCR Planning Board's office should continue in Delhi because DDA, Delhi Administration and NCR Planning Board would have to work together to achieve the NCR objectives, requiring close and frequent interactions.

Shri Prasanna Kumar, Director, Town Planning, Government of Haryana, stressed that the NCR Planning Board's office should continue in Delhi which is centrally located and is connected by all modes of transport. This view was generally endorsed by other members also. At the same time, representatives of the participating states assured all cooperation in making land and other facilities available in their respective states, if it was decided to locate the office outside Delhi.

AGENDA ITEM NO. 4PREPARATION OF SUB-REGIONAL PLAN.

The time-frame for the preparation of the Sub-regional Plan to be completed by August, 1988, was agreed to both by Haryana and Rajasthan while the Chief Town Planner, Uttar Pradesh suggested that it should be extended by another three months ending mid November, 1988. Regarding the creation of the Planning Cells in the Sub-regional areas of the NCR States, it was suggested that the staffing pattern, depending upon the work-load, vis-a-vis the size of the sub-region, should be prepared by the NCR Planning Board and circulated to the concerned State Governments for further necessary action.

AGENDA ITEM NO. 5TRANSPORT SECTOR PLAN FOR NCR  
AND M.R.T.S. FOR DELHI.

A brief presentation of the transport sector plan for NCR through the computer graphics was made highlighting the main



recommendations emerging out of the transport studies for NCR by the Operations Research Group (ORG) vis-a-vis the proposals made on the basis of the preliminary studies and findings by the ORG in the Draft Regional Plan NCR - 2001. The Vice-Chairman, Delhi Development Authority reacting on the proposals, particularly on road network in the regional context, was of the view that the radials in the form of express-ways and the National Highways, with the improvements and additions will serve to bring more and more people to Delhi instead of syphoning of excess population of Delhi to outside areas. Emphasising the importance of the railway bypass, the Vice-Chairman added that if the bypass was to come after 2001, enough damage in the form of over-congestion, traffic chaos in the city would have been done by then. He reiterated that the railway bypass as contemplated in the NCR Plan-1973 and also in the Interim Development Plan, 1986 would be a best solution to decongest the over growing city core. It was agreed, at the instance of the Member Secretary that a write up explaining the need and importance of the said railway bypass to Delhi in the immediate future should be made available by the Delhi Development Authority to the Board for further consideration.

Shri Bhargava was of the view that in view of the fast development taking place and the likely traffic generation that would follow in the course of time, the Delhi-NOIDA-Surajpur-Dadri road should be strengthened to improve it to National Highway standards. The Member Secretary felt that this being a sub-regional link, should be considered in the Sub-regional Plan.

Shri Prasanna Kumar observed that the transport network of NCR consisted basically of the road network, and in fact, preference should be accorded to railway lines which would serve better with more passenger capacity. He suggested the Faridabad-Gurgaon road to be of National Highway Standard.

Shri Gupta, Ministry of Surface Transport, suggested that in addition to the proposals made in the Draft Regional Plan, Palwal-Khurja and Ballabgarh-Bulandshahr links should be included to facilitate smooth flow of traffic in the outer and inner grids and this should form part of the regional road network. Shri Gupta also expressed reservation on the number of lanes and PCUS ratio suggested by ORG.

The Member Secretary, drawing the attention of the Members to the proposed MRTS, felt that this should be extended for a few kilometres away from Vivek Vihar towards Ghaziabad which would serve the trans-Hindon urban areas having a very high rate of daily commuter traffic with Delhi. Shri Shankar Aggarwal agreeing to the proposal said that the State Government would be willing to examine the funding on similar lines. Some of the Members were of the view that both planning and operation of transport should be undertaken by the proposed UMTA for effective coordination and successful implementation of the programmes. Other members felt that, as the experience showed, the operation should be by a separate body which could be a wing of the UMTA.

Regarding the railway network, Shri Mittal highlighting its importance in terms of economy with higher freight and passenger capacity, preferred additional dedicated lines in the regional context connecting Delhi to regional towns and beyond. Except for the high capital cost, railway, as a mode of traffic, is superior in terms of energy saving, space requirement and noise level. He reiterated the view that the terminal proposed at Safdarjung and Patel Nagar would not suit for want of adequate land besides its adding to the congestion already being faced in these areas. Shri Gambhir suggested that Papan Kalan, a new township of 11 lakhs population, South West of Delhi would be more suitable for the new terminal and also for new railway station which would adequately serve the West and South-West areas of Delhi. On the suggestion for an additional line in the regional railway network made by Shri Mittal, Shri Gambhir was of the view that it would add and aggravate increasing congestion of Delhi which was sought to be deflected and avoided through Plan efforts by the DDA and the NCR Planning Board. He added that the sub-urban areas could be served by an additional line if required, but the regional rail network with the additional lines should terminate at the periphery of Delhi from where they could be diverted to other directions. Shri Mittal explained that nearly 80% of the passenger and freight traffic through long distance trains were meant for Delhi and, therefore, it would be essential to take the long distance regional rail traffic through Delhi. He also added that the funds for the sub-urban movement for their improvements and additions should be outside the railway plan allocations. The Delhi Master Plan suggested 4 terminals at the periphery which would serve to deflect the traffic meant for outside areas which would ease the congestion of Delhi to a great extent. The Vice-Chairman, Delhi Development Authority, emphasised consideration of these terminals in the transport network of the National Capital Region which was agreed to. Shri P.B. Mathur, Secretary, Rajasthan reiterated for inclusion in the report his earlier suggestions in regard to :

- i) conversion of the stretch between Delhi and Alwar from Metre gauge to Broad gauge;
- ii) upgradation of National Highway 8 upto Behror from Delhi to M-1 standard, i.e., with 100 metres right of way;
- iii) provision of additional road of National Highway standard from Rewari to Alwar via Harsoli and Khairtal parallel to the existing railway line.

The Member Secretary mentioned that this would be looked into before finalising the report.

#### AGENDA ITEM NO. 6

#### STUDY OF COUNTER MAGNET AREAS

The Member Secretary informed the Committee that the study on identification of counter magnets for Delhi had entered its second stage. In the course of the study, on the basis

of the methodology and criteria adopted, the consultants had short-listed the number of towns from 36 to 12 for further intensive analysis and verification. Shri Bhargava, however, expressed his reservation on the exclusion of Aligarh in the final list. Views were also expressed about some other towns in the list such as Bhatinda, Patiala, Allahabad. An official communication from Rajasthan suggesting inclusion of Jaipur, Bharatpur, Ajmer was also mentioned by the Member Secretary. The Vice-Chairman, Delhi Development Authority suggested a much higher proportion of towns to be identified looking to U.P.'s large contribution to the migrant population. Shri B.N. Singh explaining the process of identification of the counter-magnets said that the towns which on their own were likely to become metropolis in the near future, existing metropolises and State Capitals were not considered for development as counter magnets, as they would otherwise also act as such without extra development inputs. However, on the suggestion of the members for a meeting of the Chief Town Planners of the NCR States with the Consultants to discuss the methodology followed and the criteria adopted, the Member Secretary agreed to hold a meeting with the Consultants and the Chief Town Planners.

#### AGENDA ITEM NO. 7

##### LOCATION OF THE DISTRIBUTIVE TRADES IN NCR

The Member Secretary drew the attention of the Members to the objections and suggestions made by traders' associations and informed that traders were not totally averse to shifting but would agree to shifting provided adequate incentives for such relocations were made. The associations were by and large agreeable to the proposals made in the Draft Regional Plan and extended their cooperation and assistance in conducting surveys in identifying such establishments which required relocation. In this context, the provision in Delhi Master Plan for earmarking a huge area for relocation of the existing trade establishments in the congested part of Old Delhi was observed to counter the objectives of the Delhi Master Plan as well as the NCR Plan in the sense that it would further add to the economic activities with the creation of much employment opportunities and thus congestion to Delhi. It was suggested that the provision in the Master Plan should be relooked into and modified to effectively meet the objectives of containing Delhi's growth which was the goal of both the Delhi Master Plan as well as NCR Plan.

For carrying out surveys, commodity-wise for the wholesale trades listed in the agenda, one more item of fuel oil (petrochemicals) was suggested for inclusion. Agreeing to the proposal for conducting surveys of the wholesale trades, the Planning Committee emphasised the need for participative and cooperative efforts of the various agencies like State Governments, the Delhi Administration and the Delhi Development Authority and other trade agencies for a meaningful and realistic surveys and findings.

AGENDA ITEM NO. 8RESOURCE MOBILISATION FOR NCR PLAN

The proposal for the need of an in-depth study on the various aspects of the resource mobilisation for successful implementation of the NCR Plan was appreciated and approved by the Planning Committee.

AGENDA ITEM NO. 9INTEGRATED PLAN FOR PHYSICAL INFRASTRUCTURE  
FOR DELHI METROPOLITAN AREA

Referring to the proposal, Shri B.N. Singh, Chief Regional Planner, highlighted the importance and need for an integrated and coordinated approach for the provision of infrastructural facilities and services in the Delhi Metropolitan Area towns as they are contiguous for all practical purposes and formed one urban agglomeration. He added that the Plans for drainage, sewerage and flood control have to be worked out for the Delhi Metropolitan Area as a whole having due regard to the pollution of the Yamuna river and the drainage pattern.

The Planning Committee considered the proposal and approved to undertake an in-depth study of these aspects through a professional consultant. The members were requested to make available to the Board, if any studies, on these aspects have already been conducted in their areas.

AGENDA ITEM NO. 10RELEASE OF FINANCIAL ASSISTANCE DURING  
1987-88 TO THE PARTICIPATING STATE  
GOVERNMENTS/IMPLEMENTING AGENCIES FOR  
EXECUTION OF NCR SCHEMES

The projects sanctioned in the meeting held on 20th April, 1987 and 7th July, 1987 by the Project Sanctioning and Monitoring Group (PSMG), the financial sanction, and the various issues relating to release of funds were brought to the notice of the Planning Committee by the Member Secretary for their information. He said that so far during 1987-88, the Project Sanctioning and Monitoring Group had sanctioned a loan assistance of Rs. 589.70 lakhs to the three NCR participating States. This included the 40th Anniversary of the Independence Commemoration Projects in Rajasthan and Haryana. He also stated that the commemoration project for Uttar Pradesh was to be considered by the Project Sanctioning and Monitoring Group in another meeting of the PSMG. He requested the States to draw the sanctioned amounts immediately.

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AGENDA ITEM NO. 2

REVIEW OF THE ACTION TAKEN ON THE AGENDA ITEMS  
OF THE 11TH MEETING OF THE PLANNING COMMITTEE

Agenda Item No. 2(V) of the 10th Meeting

- 1) Action arising out of the 10th meeting of the Planning Committee.

A paper on the proposed Electricity Authority for NCR is being prepared.

Agenda Item No. 2(VI) of the 10th Meeting

The functions proposed to be allotted to the proposed committee at Divisional level by the Government of Uttar Pradesh with regard to Uttar Pradesh Sub Region is still awaited from the Government of Uttar Pradesh.

Agenda Item No. 3

- 2) Action arising out of the 11th meeting of the Planning Committee.

Location of the office of the NCR Planning Board outside Delhi:

The matter is being taken up with the Ministry of Urban Development.

Agenda Item No. 4

Preparation of Sub-regional Plan :

The time-frame for preparation of the Sub-regional Plan will be discussed with the Chief Town Planners of the participating State Governments in a meeting to be held on 15.12.1987. The time-frame and work schedule for the preparation of the Sub-regional Plans as agreed to by the Chief Town Planners will be reported in the meeting of the Planning Committee.

Agenda Item No. 5

Transport Sector Plan for NCR and MRTS for Delhi :

No action is called for.

Agenda Item No. 6

Study of Counter Magnet Areas :

As decided in the last meeting of the Planning Committee, the Chief Town Planners of the National Capital Region

States have been invited for a discussion on the methodology and criteria adopted in identifying the Counter-Magnet areas with the Consultants for the study on the 15th December, 1987. The outcome of the meeting will be reported to the Planning Committee on the 16th December, 1987.

Agenda Item No. 7

Location of the Distributive Trades in NCR :

Terms of reference for taking up a study on location of the distributive trades including that for fuel oil are being drawn up and professional Consultants for the study are being identified for offering the study.

Agenda Item No. 8

Resource Mobilisation for the NCR Plan Implementation :

Terms of reference for the study are being drawn up for inviting offers from professional Consultants.

Agenda Item No. 9

Integrated Plan for Physical Infrastructure for Delhi Metropolitan Area :

The Chief Town Planners have been requested to make available to the Board any study conducted on infrastructural services in the Delhi Metropolitan Area towns to enable the Board to draw the specific terms of reference for conducting the indepth study for an integrated network of the services in the Delhi Metropolitan Area.

Agenda Item No. 10

Release of Financial Assistance :

Sanctioned loan is yet to be drawn by the HUDA.



AGENDA ITEM NO. 3

CONSIDERATION OF REMAINING OBJECTIONS/  
SUGGESTIONS RECEIVED ON, THE DRAFT  
REGIONAL PLAN - 2001 N.C.R.

Comments on the objections/suggestions received on the Draft Regional Plan were considered by the Committee upto page IV/20 - Economic Profile (Industry). The remaining comments will be considered by the Committee in the 12th Meeting to be held on December 16, 1987. Two more objections/suggestions were received in addition to the objections/suggestions circulated in the last meeting. The comments on the same are enclosed at Annexure-I for consideration by the Planning Committee.

COMMENTS ON OBJECTIONS on the DRP - 2001 : NCR

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S.No.	Name and Address of Objector(s)	Summary of Objections/ Suggestions	Comments
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Delhi Dehat Sangharsh Samiti,  
Dada Dev Mandir, Palam,  
New Delhi-110 045.

Land Acquisition :

The Plan has been based on the wrong-surmise that the Government can continue to acquire farmers' land in Delhi and adjoining States as and when required.

As the population of any settlement-urban and rural grows, the adjacent area is always converted for expansion. As and when the necessity arises for urban expansion, the less fertile land/non agricultural land in the form of waste and barren land including marshy land adjacent to the settlements is considered suitable for such expansion.

Population Control :

Purely out of political considerations, the Plan has been based on finding ways and means to accommodate the entire influx of population into Delhi but taking no concrete steps to control steep rise in population. Both the Master Plan and the NCR Plan are doomed to failure until such time that the Government decides to take effective measures to control population, which they have been manifestly evading to do so far.

The NCR Plan suggests measures to deflect the influx of population into Delhi to areas outside providing them enough economic opportunities and services and facilities at a standard comparable to that of Delhi. The urgency and importance of developing certain towns around Delhi on priority basis has been recognised and strategies suggested for developing them over a perspective period of 14 years ending 2001 A.D. The Government is deeply concerned with the population explosion of Delhi in the near future and have initiated effective measures to contain it to manageable limits.

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Feasibility of Plan :

Even if land can be made available by uprooting village after village in Delhi, as they have been doing so far, Delhi Administration cannot provide basic necessities, like, housing, water, electricity, drainage, transportation and other infrastructure to a swelling and uncontrolled population likely to reach 132 lakhs (amended to 112 lakhs now) by 2001 A.D.

If the present trend of population growth continues, Delhi will have a population of more than 132 lakhs by 2001 A.D. To contain the population of Delhi to as minimum as possible two strategies have been adopted:

- i) to deflect the ever increasing rate of influx of migrants to Delhi; and
- ii) to control the natural growth population by effective family planning measures within Delhi.

Through both the measures, the population of Delhi could be kept to a minimum of 112 lakhs including 2 lakhs rural population by 2001 A.D. The Delhi Administration and other concerned agencies/authorities on services like water supply, sewerage and drainage, transportation and electricity are aware of the likely situation by 2001 and they may initiate necessary steps to cater to the population by the turn of the century.

Disregard of Rural opinion :

Even though the entire plan is based on development of rural zones, yet no representative of rural population has been inducted into the Board or consulted while making plans. This bias against rural representation has gone tremendous

The NCR Planning Board is represented amongst others by Chief Ministers of U.P., Haryana and Rajasthan, Chief Executive Councillor of Delhi U.T., Union Minister of Industry, State Minister for Railways, under the Chairmanship of Union Urban Development

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harm to the cause of the NCR Plan. The popular opinion has hardened against the conspiracy being hatched against their interests.

Minister and thus, both rural and urban population is fully represented in the Board.

#### Recommendations :

i) The Government must declare that no more of kisans' land in Delhi will be acquired and that no more land in rural areas will be allotted to any JJ/resettlement colonies or group housing societies. It is only through this bold step on part of the Government that the kisans will stop sale of their land, help control unauthorised construction and consequent rise in population.

This concerns Delhi Administration and Delhi Development Authority. However, the DRP envisages use of only less-fertile and the non-agricultural land for urban expansion in future.

ii) The Government must also reduce construction activity in Delhi to the barest minimum, thereby applying brakes on the influx of migratory population.

This concerns Delhi Administration and Delhi Development Authority. It may however, be noted that there is huge backlog of housing requirements in Delhi.

iii) To make acquisition just and feasible in case of an emergency, Land Acquisition Act be suitably amended to provide for fixation of compensation by arbitration as recommended by 87th Lok Sabha Estimate Committee Report.

It concerns Delhi Administration and Delhi Development Authority.

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It concerns the Central Government and  
Delhi Administration.

iv) Rural representation on the Central  
and Zonal Boards is strongly recom-  
mended but it must not be nominated  
from Government sponsored bodies  
headed by self seeking individuals,  
who cannot be trusted to look after  
rural interest.

S. No./ Conjection No. (1)	Objectors with Addresses (2)	Summary of Objections/Suggestions (3)	Comments (4)
35.	Deputy Secretary of Government, Urban Development & Housing Department, Jaipur.	<p>i) The National Capital Region as defined in the Schedule of the National Capital Region Planning Board Act, 1985 has included the areas delineated by the TCPO in the NCR Plan prepared in 1973. Inclusion of Bharatpur, Kama and Deeg Tehsils of Rajasthan would require examination of the study conducted by State Govt., Rajasthan in the context of indicators set out in the TCPO delineation. The Study is under examination and will be placed before the Planning Committee.</p>	<p>i) This issue has been discussed at length by the Planning Committee and was also considered by the Board. The Board decided that a study to be undertaken to justify the inclusion of these tehsils in the NCR. After the completion of the said study by the State Government, it will be considered by the Planning Committee for possibility of inclusion of these tehsils.</p>
		<p>ii) The Population of Rajasthan Sub-region, as per the DRP, has been placed at 11.9 lakhs of which the Urban component is only 3.4 lakhs constituting thus, only 28% of the total population. Against the NCR Urban component of 71.8% by 2001, the urban component of the Sub-region is much low. As it would fast urbanise in future, about 45% of the total population will be urban (The population estimates for Urban Sector includes 9 settlements, in addition to the three existing towns as per 1981 Census. This is on the assumption that these additional 9 villages would also become urban in 1991).</p>	<p>ii) The population of the Sub-region both for urban and rural has been projected by the Registrar General (Census) of India taking past trend and other relevant factors into consideration. The population of the Sub-region by 2001 is thus, projected to 11.9 lakhs. However, the DRP - NCR assigned a higher population of 14 lakhs by 2001 of which the urban component would be 5.0 lakhs accounting for 36%. It may be noted that the growth rate of urban population has been 14.6% and 16% respectively on the two census decades preceeding 1981. In view of the development potentials and other factors, the Board has decided the population of the Sub-region to reach a maximum of 14 lakhs by 2001 A.D.</p>

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iii) Table No. 3.3 of the DRP gives urban density pattern in NCR class-wise-1981. The total of Khairthal-Tijera towns for 1981 was 0.28 lakh against the reported 1.73 lakhs. This is to be rectified.

iv) The road link of M-2 category be provided from Rewari to Alwar via Bawal, Ajarka, Harsoli and Khairthal. More than half of the road link is available and only 32 kilometres of missing link road is to be constructed.

v) Alwar is one of the priority towns in NCR. It is not linked by a broad gauge line. It is necessary therefore, to convert the metre gauge to broad gauge railway line between Alwar & Delhi.

vi) A railway line between Rewari and Bhiwadi be provided for fuller realisation of development plan for the town, Sub-region and capital region.

vii) Alwar may be air linked with Delhi which necessitates aerodrom in Alwar.

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iii) This will be rectified in the final Plan.

iv) The study on the regional network conducted by the CRG for the NCR has not justified the upgradation of the said road at present. However, this will be considered while preparing the Sub-regional Plan for its need and justification at the Sub-regional level.

v) Again the study on transport network by the CRG has justified the need for a single dedicated metre gauge railway line between Delhi and Alwar till 2001.

vi) Rewari-Dharuhera-Bhiwadi was considered as one urban node for traffic count purpose in the study relating to transport sector in the plan and based on the conclusions of the study, a dedicated additional single MG line from Delhi to Alwar via Rewari has been suggested in the Plan. However, a railway link from Rewari to Bhiwadi via Dharuhera could be considered when justified in future.

vii) The Draft Regional Plan-NCR envisages extension of air services to all the priority towns through short distant carriers when it becomes necessary and justified.

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viii) At first instance one University, one college each of medical and engineering facilities be located in Alwar. Besides, one central school in each of the Sub-regional centres and three Central Schools in Alwar and Navodaya schools in some service centres also be provided.

viii)

These requirements may be worked out in the Sub-regional Plan by the participating State.

ix) The assigned population for Bhiwadi by 2001 is 1.15 lakhs. It is an industrial town. The density norm to work out the land requirement should be 80 persons per hectare instead of 110 persons as given in the Draft Regional Plan. This is the density adopted for Dharuhera - another town of the industrial complex.

ix)

The density for Bhiwadi for 2001 will be taken as 80 persons per hectare as in the case of Dharuhera in the final Plan.

x) The assigned population for Alwar city by 2001 is 5 lakhs. The total land requirement at 110 persons per hectare density shall be 4545 hectares against the Draft Master Plan of Alwar prepared by Rajasthan estimate of 6115 hectares. This may be taken note for additional land requirement in the NCR Plan.

x)

In view of the scarcity of land and the competing uses for the land resources, as a policy norm, a density of 110 persons per hectare is suggested in the DRP-2001. The land requirement will have to be accordingly computed for the assigned population for 2001..

xi) Presently the NCRPB fund is made available to the State Governments on matching share of 50:50. Rajasthan being industrially backward with severe resource crunch, it is proposed that the pattern of matching share should be changed from 50:50 to 20:80 from State Government and Central Government respectively.

xi)

This is a larger policy issue not connected with the DRP.



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xii)

Dispersal of any activity from Delhi in the DMA towns will only strengthen it as a single contiguous urban agglomeration which would be out of manageable limits. It is suggested, therefore, that all the dispersal of activities is proposed in the NCR to outside DMA limits.

Joint Secretary,  
Industries Deptt;  
Govt. of Haryana,  
Chandigarh.

The land use zoning regulations in the Draft Regional Plan inter-alia include that no other industrial activity except rural industry will be allowed in the "remaining rural land". In fact, the "remaining rural land" needs to be made exhaustive. Haryana Government feels that some saving clause needs to be introduced in this so that in case of some projects of national/State importance which may not be possible/desirable to be accommodated in the industrial zone of priority/DMA towns, the State Government may allow such projects to come up in the rural land. Therefore, a clause may be added under the zoning regulations as "any other use which the State Government may in the public interest decide.

xiii)

By and large, the Draft Regional Plan 2001 for NCR envisages dispersal of activities to the towns beyond the DMA limits".

This will be taken due note while finalising the NCR Plan.

#### AGENDA ITEM NO. 4

##### PREPARATION OF MODEL URBAN DEVELOPMENT PROJECT FOR THE INFORMAL SECTOR ACTIVITIES IN THE PRIORITY TOWNS

In the priority towns of the National Capital Region where induced development has been envisaged by developing economic activities intensively, with the increasing influx of migrants, alongwith the development of organised sectors of economy, the growth of informal sector would be inevitable. Looking to the inevitability of development of informal sector activities in these towns at present and prospects of its size growing further, there is a need to recognise it as a necessary and integral component of the urban economy and to plan as a development component so that it may effectively act as a complimentary sector to the organised sectors and thus help create enough attraction for the rural migrants to these towns in search of employment opportunities.

2. The study conducted by the Society for Development Studies on informal sector in the National Capital Region had taken into consideration, some activities in Alwar, Ghaziabad, khurja, Faridabad and Sonipat. Among the three priority towns, viz. Meerut, Panipat and Alwar, identified for priority development during the remaining period of the 7th Plan, no study for Meerut and Panipat has been conducted. It would, thus be necessary that such a survey is conducted for these towns as well and a model urban development project prepared for these three towns for development urgently.

3. It is worth noting that in these priority towns, there are certain economic activities which are traditionally being carried out since long and are also well recognised for their specialised skill and their export potentials. Since in the past no systematic efforts have been made with regard to the provision of adequate infrastructure facilities to these activities in a planned way, they are being carried out in subdued conditions in congested areas of the towns. These activities, by and large, form a significant part of the major informal sector activities in the towns. An improvement in the working conditions by suitably locating them and making appropriate infrastructure available to them with prospects of improvement in the technology will certainly enhance the prospects of these activities. This would help in turn to attract migrants from outside in these

activities. Besides these activities, a major portion of the informal sector in these towns is engaged in such petty economic activities which serve day today needs of the population. These activities are generated out of demand and, a new migrant who enters, into such type of activities, due to low affordability and skill is unable to enter into the occupations of the organised sectors. These petty activities in the form of services overtime become essential for the urban population on account of mainly two reasons :

- (1) These services are essential and relatively cheaper; and
- (2) The supply of these services support the organised sectors. Thus, these activities could be suitably planned having due regard to the affordability and skill level of the persons engaged in these activities with provision of basic minimum infrastructure in residential, commercial, industrial and office complexes and other places of importance in the town.

4. The Planning Committee may like to approve undertaking a study in Meerut and Panipat and preparation of model projects one each in Meerut, Panipat and Alwar towns for development with financial assistance by the National Capital Region Planning Board.

AGENDA ITEM NO. 5

STAFFING PATTERN FOR PLANNING CELLS  
IN THE PARTICIPATING STATES

The National Capital Region Planning Board in its meeting held on 17th February, 1987, had decided that a Planning Cell and Sub-region Area Development Authority for each participating State should be set up so that an integrated view of all the schemes in the respective Sub-region could be taken. It was also reiterated that a policy decision had already been taken in the Board to extend the financial assistance to the tune of 50% of the expenditure involved for setting up of Planning Cells during the Seventh Plan.

2. While the proposal regarding setting up of Sub-region Area Development Authority is still under consideration of the participating State Governments, the proposal to set up Planning Cells has found favour and progress thereof in the States are as under :-

UTTAR PRADESH :

A Planning Cell has been created with headquarters at Meerut. The copy of the staff sanctioned by the Government of Uttar Pradesh has, however, not been made available to the Board.

RAJASTHAN :

The Urban Development and Housing Department, Government of Rajasthan has forwarded a proposal for sanctioning the Planning and Monitoring Cell proposed to be created by the Government of Rajasthan on 50% matching of the expenditure. The expenditure on Planning and Monitoring Cell for the remaining 3 years of the Seventh Plan are as follows:-

(Rupees in lakhs)

Year	Recurring	Non-recurring	Total
1987-88 (3 months)	0.80	0.50	1.30
1988-89	6.93	1.83	8.76
1989-90	7.33	2.67	10.00
Total	15.06	5.00	20.06

3. The proposed Cell includes 33 posts as per details given in the Annexure-I.

HARYANA :

The Director, Town and Country Planning has informed the Board that a Regional Town Planner's Office supervised exclusively by a Chief Coordinator Planner (CCP) with headquarters at Chandigarh is in existence in Haryana Town and Country Planning Deptt. The Regional Office comprise 59 posts. In addition, the Director has proposed an additional Planning Division to be attached to the above referred Town Planners' Office at Rohtak to carry out detailed surveys of the HCR towns and rural areas around Delhi falling in Haryana. This additional Division will have 51 posts. The expenditure during 1987-88 on the above two Divisions would be as follows :-

a. Expenditure on existing staff and contingencies	Rs 8.88 lakhs
b. Expenditure on increase of salary due to pay revision	Rs 1.42 lakhs
c. Expenditure on a Division Office under CCP	Rs 9.00 lakhs
d. Expenditure on equipment and machinery and office expenses etc.	Rs 5.00 lakhs
<b>T O T A L</b>	<b>Rs 24.30 lakhs</b>

The Director, Town and Country Planning have requested 50% expenditure to be met by the NCR Planning Board.

The staffing pattern of the existing Regional Planners' Office at Rohtak and the proposed Additional Town Planning Division are at Annexure-II.

4. A review of the staffing pattern indicates that there is a wide variation in the staffing pattern proposed to be adopted by each participating State. While there is a considerable variation in the population distribution and area of the participating States as in the Table below :-

Table: Area, Extent and Population of NCR Constituents

Sub-region	Area	Extent	Population in 1981 (in millions)	
UT of Delhi	1483	(4.90 )	6.22	(32.41)
Haryana	13413	(44.36 )	4.93	(25.73)
Rajasthan	4493	(14.86 )	1.07	( 5.55)
Uttar Pradesh	10853	(35.88 )	6.97	(36.31)
N.C.R.	30242	(100.00 )	19.19	(100.00)

Note: Figures in brackets indicate proportions (%) to totals for N C R.

The functions of each Cell would basically be uniform thus requiring a Core staff. For additional workload on the basis of extent and population content of the concerned Sub-region extra staff could be engaged on work-charged basis. It must be recognised that the Cell should be multi-disciplinary in nature and will perform the following functions :-

- i). Preparation of Sub-regional Plan;
- ii). Preparation of Master Plans for urban centres;
- iii). Assistance to the implementing agencies in preparation of projects and schemes for funding by NCRPB;
- iv). Monitoring of the projects;
- v). Feed-back to the NCRPB in matters relating to planning, development and projects.

5. This Cell will be a coordinating agency for various sectoral programmes in the respective Sub-region and will ensure their coordination with policies as contained in the Regional/Sub-regional Plans. This nature of work requires that the team should be headed by a Chief Coordinator Planner as in the case of Haryana equivalent to the Chief Town and Country Planner in the State Government to have an effective coordination and liaison with various development departments/agencies and should comprise the following Core staff :-

- |    |   |   |
|----|---|---|
| 1. | Chief Coordinator Planner   | 1 |
| 2. | Associate Planner<br>(One post to be filled by an Economic Planner) | 2 |
| 3. | Assistant Town Planner  | 2 |
| 4. | Assistant Engineer  |   |

7.	Planning Assistant	2
8.	Research Assistant	2
9.	Planning Draughtsman	2
10.	Investigator	2
11.	Head Clerk-cum- Accountant	1
12.	Stenographer (1 Sr. & 2 Jr.)	3
13.	Lower Division Clerk	1
14.	Typist	2
15.	Driver	1
16.	Ferro Printer	1
17.	Chowkidar	1
18.	Peon	4

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6. The Planning Committee may kindly consider the Cell composition as contained in para 5 to be created by each NCR State. This Cell would work in close collaboration with the office of the NCR Planning Board. The Cell may be designated as NCR Planning and Monitoring Cell. The headquarters for each Sub-region may be located as under :-

- |      |               |           |
|------|---------------|-----------|
| i.   | Uttar Pradesh | Meerut    |
| ii.  | Haryana       | Faridabad |
| iii. | Rajasthan     | Alwar     |

. . . . .

Staffing pattern of the proposed Planning and Monitoring Cell in the Town and Country Planning Department, Government of Rajasthan

S.No.	Name of posts	No. of posts	Pay Scale
1.	Sr. Town Planner	1	3550-4700
2.	Dy. Town Planner	1	2540-3900
3.	Asstt. Town Planner	2	1720-3350
4.	Asstt. Engineer	1	1720-3350
5.	Research Assistant	1	1490-3050
6.	Town Planning Assistant	1	1400-2850
7.	Personal Assistant	1	1400-2850
8.	Office Assistant	1	1200-2440
9.	Sr. Draftsman	2	1160-2360
10.	Junior Engineer	2	1160-2360
11.	Surveyor	1	1160-2360
12.	Investigator Gr. I	1	1160-2360
13.	Stenographer	1	1140-2250
14.	Jr. Accountant	1	1140-2250
15.	Investigator Gr. II	1	1120-2050
16.	Upper Division Clerk	1	1120-2050
17.	Jr. Draftsman	2	925-1800
18.	Survey Assistant	2	880-1680
19.	Tracer	2	880-1680
20.	Lower Division Clerk	2	880-1680
21.	Driver	2	880-1680
22.	Survey Khalasi	2	700-0865
23.	Class IV	1	700-0865
24.	Ferro Printer	1	880-1680



Town & Country Planning Deptt.Govt. of Haryana

Staffing pattern of the existing Regional Office at Rohtak.

S.No.	Name of posts	No. of posts	Pay-Scale
1.	Chief Coordinator Planner	1	2500-2750
2.	Regional Town Planner	1	2000-2300
3.	Distt. Town Planner	1	1400-2100
4.	Asstt. Town Planner	3	940-2000
5.	Planning Assistant	2	750-1400
6.	Senior Draftsman	1	750-1400
7.	Junior Draftsman	3	700-1250
8.	Asstt. Draftsman	8	600-1100
9.	Tracers	2	400-0660
10.	Head Clerks	2	700-1250
11.	Accounts Clerks	2	525-1050
12.	Jr. Scale Steno.	1	480-0760 (vacant).
13.	Steno Typists	4	400-0660 (+Rs50/-SF
14.	Clerks	5	400-0660
15.	Ferro Printer	1	400-0660
16.	Peons	9	300-0430
17.	Ferro Khallasi	1	300-0430
18.	Sweeper-cum-Chowkidar	1	300-0430 (+ Rs65/-S
19.	Sectional Officers	6	600-1100
20.	Patwaris	2	400-0660
21.	Field Investigators	3	525-1050

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Staffing pattern of the proposed Additional Town Planning Division at Rohtak :-

1.	Distt. Town Planner	1	3000-4500
2.	Asstt. Town Planner	3	2000-3500
3.	Planning Assistants	2	1640-2900 (+Rs50/- SF
4.	Senior Draftsman	1	1640-2900
5.	Junior Draftsman	3	1600-2660
6.	Assistant Draftsman	6	1400-2300
7.	Tracer	2	975-1540
8.	Sectional Officers	6	1400-2300
9.	Patwaris	2	950-1500
10.	Field Investigator	3	1400-2600
11.	Jr. Scale Stenographer	1	1200-2040
12.	Head Clerk	1	1600-2660
13.	Accounts Clerk	2	1400-2600
14.	Steno Typists	3	950-1500 (+Rs 50/-SF
15.	Driver	1	1200-2040 (+ Rs 50/S
16.	Clerks	4	950-1500
17.	Peons	8	750-0940
18.	Ferro Khallasi	1	750-0940
19.	Sweeper-cum-Chowkidar	1	750-0940 (+Rs 65/-SF

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## AGENDA ITEM NO. 6

### GUIDELINES FOR LOCATION OF INDUSTRIES IN DMA

The Draft Regional Plan (DRP) for the NCR approved by the Board stipulates that no large scale or medium scale industries should be permitted to be set up in DMA excluding Delhi. Only small scale units are to be permitted which employ 20 or less persons in Delhi, whereas the policy does not stipulate a limit to the number of workers to be employed in the small scale units in the DMA towns.

2. A case has arisen in which an existing unit soap factory located in a 'Light Industrial Area' of the approved Master Plan has sought permission for setting up an additional unit of fatty acids for captive use in a existing soap factory in Mohan Nagar, Ghaziabad (U.P.). The investment for this unit will be of the order of Rs. 5.00 crores. The additional employment in this unit has been stated to be nil, which does not appear to be a correct statement.

3. In view of the assigned population and functional mix proposed for various DMA and priority towns as envisaged in the Draft Regional Plan, the participating State Governments may have to modify the existing Master Plans for these towns. In the Master Plans already approved and that which would be approved, use zones for various categories of land uses are earmarked and will be notified. In the context of industrial use, there are already some areas which are developed and/or in the process of being developed. There may be cases, where development of approved/intended size and level of the industrial activity might not have been completed within the plots allotted for the purpose so far, in the respective confirming use zones. In the light of the policy stipulation of Draft Regional Plan for industrial development of various categories particularly in DMA towns and generally in the regional centres, a need for evolving guidelines to guide industrial developments either for expansion/addition by installation of new units as a stage in the process of completion of the approved project or for modernisation or improvement is felt imperative. Draft guidelines have been accordingly drawn up for consideration of the Planning Committee. Individual cases would be examined in the light of these guidelines.

DRAFT GUIDELINES

1. Expansion/new units related to the main unit already in existence can be considered on merit if it satisfies the following criteria :-

- (a) These guidelines shall be applicable where proposed unit/expansion relate to existing Medium/Large scale units.
- (b) The proposed unit/expansion should be in conformity with landuse of the approved Master Plan.
- (c) The proposed structure is in accordance with the plans approved by the Competent Authority.
- (d) The proposed unit/expansion should be in the nature of an ancillary or of an allied nature to the existing unit or for the moderanisation of the existing unit.

MINUTES OF THE 12TH MEETING OF THE PLANNING COMMITTEE  
OF THE NATIONAL CAPITAL REGION PLANNING BOARD HELD  
AT 11 A.M. ON THE 16TH DECEMBER, 1987 IN THE OFFICE OF  
THE NATIONAL CAPITAL REGION 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 Rakesh Mohan, Economic Advisor, Planning Commission.
4. Shri G.T. Narayan, Dy. Director General (TP), D.O.T, Ministry of Communications.
5. Shri A.N. Mathur, Secretary, Town & Country Planning Department, Haryana.
6. Shri P.B. Mathur, Commissioner & Secretary, Urban Development, Housing & LSG Department, Government of Rajasthan.
7. Shri Prasanna Kumar, Director, Town & Country Planning Department, Government of Haryana.
8. Shri C.S. Mehta, Chief Town Planner, Government of Rajasthan.
9. Shri B.N. Singh, Chief Regional Planner, NCR Planning Board - Member Convenor.

Other Participants :

1. Shri Shankar Aggarwal, Jt. Secretary, Housing & Urban Development, Government of Uttar Pradesh.
2. Shri S. Shiva Kumar, Scientist S.E., Ministry of Environment and Forest.
3. Shri B.D. Gulati, Chief Coordinator Planner - NCR, Government of Haryana.
4. Shri J.C. Gambhir, Director (Planning), Delhi Development Authority.
5. Shri N. Sankara Raman, Superintending Engineer (Pl), Ministry of Surface Transport (Road Wing), New Delhi.
6. Smt. Neeru Singh, Joint Secretary (Land & Building), Delhi Administration.
7. Shri Satya Swarup, Asstt. Director General (TP), D.O.T., Ministry of Communication.

8. Shri K.T. Gurmukhi, Town & Country Planner, TCPO, Ministry of Urban Development.
9. Shri Prakash Narayan, Jt. Director (PPW), Delhi Development Authority.

Officers of the Board :

1. Shri S. Arunachalam, Senior Planning Engineer.
2. Shri R.P. Rastogi, Regional Planner.
3. Shri S.B. Verma, Associate Planner.
4. Shri V.K. Thakore, Senior Research Officer.
5. Shri Pran Nath, Deputy Director (Adm.).
6. Shri K.L. Sachar, Finance & Accounts Officer.
7. Shri J.N. Barman, Assistant Town Planner.
8. Shri P. Jayapal, Assistant Town Planner.
9. Shri Madhu Babu, Assistant Town Planner.

AGENDA ITEM NO. 1

CONFIRMATION OF THE MINUTES OF THE LAST MEETING  
OF THE PLANNING COMMITTEE HELD ON 19.11.1987

The Committee considered the minutes of the last meeting held on 19.11.1987 and confirmed the same after modifications suggested by Shri J.C. Gambhir, Director, PPW, Delhi Development Authority and Shri Prasanna Kumar, Director, Town and Country Planning, Haryana as follows :

Modification in Agenda Item No. 3 - Location of the office of the National Capital Region Planning Board outside Delhi :

"Shri Prasanna Kumar, Director, Town Planning, Government of Haryana, stressed that the NCR Planning Boards' office should continue in Delhi which is centrally located and is connected by all modes of transport".

The above may be read as follows :

"Shri Prasanna Kumar, Director, Town & Country Planning infact welcomed the idea of locating the office of the NCR Board at Gurgaon and offered to allot the land to the Board under usual terms and conditions of allotment made by HUDA. Shri P.B. Mathur, Secretary, Urban Development, Rajasthan suggested that the office of the Board should continue to stay at Delhi. Shri Prasanna Kumar endorsed his views and stated that he has no objection if the Boards' office continues to stay at Delhi".

Addition to Agenda Item No. 5 - The paragraph  
"Shri Prasanna Kumar observed that the transport network of NCR consisted basically of the road network, and in fact, preference should be accorded to railway lines which would serve better with more passenger capacity. He suggested the Faridabad-Gurgaon road to be of National Highway standard" is to be followed by the following:

"He further added that Palwal-Rewari-Rohtak railway line is the basic necessity for the economic upliftment of the backward areas of NCR falling in Haryana and should be taken on priority. It will serve as a by-pass to passengers and goods traffic without entering Delhi. It will act as an incentive to the development of towns falling on this railway line".

Addition to Agenda Item No. 7 - Location of the distributive trades in NCR : Add the following after the first paragraph

"Shri J.C. Gambhir, Director, Perspective Planning Wing, D.D.A. did not agree with this view. Considering the economy of the city and the present existing employment in the wholesale trade, he was of the opinion that the development of freight complexes within the Union Territory of Delhi to decongest the central areas and the development of wholesale markets within the NCR should be taken up simultaneously. In the present circumstances, it would not be possible to decongest the central areas of the city by a policy of shifting of trade and by only developing markets in the NCR."

Modifications to Item No. 11

(iii) Settlement System :

Replace "The comments were approved by the Planning Committee" by "It was agreed that a section on the Shelter which was not included in the Draft Plan shall be included in the Final Plan."

(iv) Economic Profile :

Add after the Second paragraph : "Director (PPW), D.D.A. and Commissioner and Secretary Urban Development, Rajasthan were emphatic that as Delhi Urban Area and the Urban Settlements in the DMA have merged into each other, there should not be different industrial policies for the two areas. The industrial location policy for the DMA as a whole including the Delhi Urban Area should be same to permit only small scale non-polluting industrial units with limited numbers of workers. This is essential for proper control on employment, traffic movement in the DMA and environmental pollution".

AGENDA ITEM NO. 2

REVIEW OF THE ACTION TAKEN ON THE AGENDA ITEMS  
OF THE 11TH MEETING OF THE PLANNING COMMITTEE

The Member Secretary stated that action is being taken on all the items as per decisions of the Planning Committee. In case of item No. 6 relating to study of counter magnet areas, a discussion was held with the Chief Town and Country Planners of the participating States and the School of Planning and Architecture who are the Consultants, about the methodology and criteria adopted for identification of the counter magnet areas in a meeting held on the 15th December, 1987. He also explained the selection process leading to the shortlisting of 12 centres for final analysis amongst which the final selection will be made in consultation with the concerned State Governments. The shortlisted towns are :-

- |               |             |
|---------------|-------------|
| 1. Bareilly   | 7. Hissar   |
| 2. Moradabad  | 8. Patiala  |
| 3. Saharanpur | 9. Bhatinda |
| 4. Allahabad  | 10. Kota    |
| 5. Ambala     | 11. Sikar   |
| 6. Karnal     | 12. Gwalior |

He informed that the methodology was agreed to by the Chief Planners of the participating States. However, the Chief Town Planner of Rajasthan had suggested inclusion of Ajmer in place of Sikar. The Member Secretary explained that the main considerations for omitting Ajmer by Consultants were :-

- (i) that Ajmer is an important pilgrimage centre; and
- (ii) that it is on the direct axis of Jaipur which would enable it to act as a counter magnet to Jaipur rather than to Delhi.

The Member Secretary requested the Planning Committee Members to deliberate on this suggestion. The Secretary, Urban Development, Rajasthan also felt that even though Ajmer is a pilgrimage centre, it still could act as a counter magnet to Delhi and, Sikar is comparatively a smaller settlement than Ajmer. Shri Pardeep, Joint Secretary, Urban Development also felt that the counter magnets to Delhi should be cities of sizeable population and as such Ajmer deserves consideration rather than Sikar. Shri Pardeep also felt that in Punjab too, Jalandhar or Ludhiana should be considered rather than Bhatinda. Shri Rakesh Mohan and Shri A.N. Mathur were of the view that only large cities would be able to act as counter magnets to Delhi and, therefore, emphasis should be on identifying such large cities. It was agreed by the Members that instead of Bhatinda, Ludhiana should be considered in the final analysis. Shri Pardeep also felt that in Haryana, the proposed new capital could be a very strong counter magnet to Delhi. However, Secretary, Town Planning, Haryana, explained that a final decision on the new capital of Haryana is yet to be taken.

### AGENDA ITEM NO. 3

#### CONSIDERATION OF THE REMAINING OBJECTIONS/SUGGESTIONS RECEIVED ON THE DRAFT REGIONAL PLAN - 2001 N.C.R.

The Planning Committee considered the objections/suggestions received on the Draft Regional Plan alongwith the comments from page IV/21 onwards including the supplementary to the agenda at S.No. 34-37 and approved all the comments except the following where modifications as indicated below were suggested and approved.



ments which were modified and approved by the Planning Committee on the objections/suggestions in the DRP - NCR.

. No./ jection/ e No.	Draft Comments as included in the Agenda	Comments as revised by the Planning Committee
1	2	3
18(i)-IV/22	<p>One of the factors for an unprecedented population growth of Delhi has been identified as increasing employment in the industrial activities. With a view to curb the growth of population, the DRP envisages allowing only small scale industries in Delhi with 20 persons or less per unit. There is no justification for increasing employment in small scale units to 50 workers. The DMP should be revised accordingly.</p>	<p>One of the factors for an unprecedented population growth of Delhi has been identified as increasing employment in the industrial activities. With a view to curb the growth of population, the DRP envisages allowing only small scale industries in Delhi with 20 persons or less per unit. The revised Delhi Master Plan may however, specifically list out small scale industries which would employ more than 20 persons a unit with a ceiling of 50 workers and may be permitted with the specific approval of the Competent Authority.</p>
25 - IV/23	<p>This will be covered in the Sub-regional Plans.</p>	<p>The approach is acceptable and this will be covered in the Sub-regional Plans.</p>
31(i)-IV/25	<p>The NCR Plan proposes a package of incentives and concessions to be given to encourage economic activities to be deflected and dispersed in the priority towns outside Delhi. The details of the incentives need be worked out in consultation with the State Government departments.</p>	<p>The NCR Plan proposes a package of incentives and concessions to be given to encourage economic activities to be deflected and dispersed in the priority towns outside Delhi. The details of the incentives need be worked out in consultation with the State Government Departments, Authorities and the Ministry of Industry, Government of India.</p>
3 (i)-V/1	<p>The Draft Regional Plan contains proposals for inter-city road and rail network. The Plans for intra-urban transport would be the responsibility of Local bodies/State Governments.</p>	<p>The Draft Regional Plan contains proposals for inter-city road and rail network. The Plans for intra-urban transport would be the responsibility of Local bodies/State Governments. However, for location of terminals with a view to adequately interface the transport network, the DDA's proposal of developing terminals will be adopted to ensure conformity with landuse.</p>
14(ii)&(iii)-4	<p>The Transport Sector Plan for NCR through a study nearing completion will incorporate these aspects in the Final Regional Plan.</p>	<p>DRP addressed itself to only inter-urban regional transport requirements while Delhi intra-urban requirements have been looked into in the revised DMP by the D.D.A.</p>

O/16(vi)-V/9

This may be considered in the Sub-regional Plan for Rajasthan Sub-region.

1/17(i)-V/9

The proposal for Railway link between Sahibabad and NOIDA would be considered in the Final Plan based on its merits and justifications. However, the expert consultants for transport study in NCR have not indicated the said link as necessary upto 2001.

2/18(ii)(a)-  
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The surveys and studies on Transport Network in NCR conducted subsequently in 1987 do not justify the railways bypass till 2001. However, in a longer perspective beyond 2001, this by-pass is considered necessary to facilitate intra-urban commuter traffic. As such, since the line is not justified till 2001, the same has not been shown on the landuse map for 2001.

/18(iii)-V/10

The Plan envisages stimulated and induced growth of selected urban centres in particular and NCR as a whole in general. The envisaged growth of the NCR by 2001 justifies the need for the suggested express ways. Should a need arise for such extension of express way beyond NCR after 2001, this may be taken due care of subsequently while revising the Regional Plan for NCR every five years.

18(i)-VIII/2

The Delhi Water Supply and Sewage Disposal Undertaking is directly concerned with the problems of water supply in Delhi. This Undertaking is the most appropriate and concerned agency to identify the sources of water supply to Delhi.

The DRP-NCR includes proposals to inter-connect the priority towns with Delhi by short service carriers when justified.

The DRP-NCR has proposed an express way for Faridabad-Ghaziabad via NOIDA which will include construction of a four lane bridge. This link will be sufficient to cater to the requirements of projected growth.

The surveys and studies on Transport Network in NCR conducted subsequently in 1987 do not justify the railway by-pass till 2001. However, in a longer perspective beyond 2001, this by-pass is considered necessary to facilitate intra-urban commuter traffic and may thus be incorporated in the NCR Plan.

The Plan envisages stimulated and induced growth of selected urban centres in particular and NCR as a whole in general. The envisaged growth of the NCR by 2001 justifies the need for the suggested express ways. To extend the express-ways beyond the NCR boundary, surveys have to be conducted to see for the justification of the same. However, it is to be expected that the express-ways proposed in the NCR Plan will be suitably joined with the regional links outside the NCR.

The Delhi Water Supply and Sewage Disposal Undertaking is directly concerned with the problems of water supply in Delhi. This Undertaking is the most appropriate and concerned agency to identify the sources of water supply to Delhi. However, the NCR Planning Board would identify sources of water supply for NCR including Delhi UT in general but not specifically for Delhi UT or any town specifically. This would be the responsibility

7/11(iii)-XI/4

The Green buffer zones along the NH and SH are not to be acquired. The suggestion is that no structure would be allowed to be constructed within the zone. The broad uses that can be permitted within these zones are indicated. However, the suggestion for restriction of construction of structure within 100 metres of Express and 60 metres of other roads is considered inadequate as these depths would not prevent ribbon development taking place along the roadside.

The Green buffer zones along the NH and SH are not to be acquired. The suggestion is that no structure would be allowed to be constructed within the zone. The broad uses that can be permitted within these zones are indicated. However, in view of the practical problems of protecting and maintaining 300 and 200 metres green buffers, the suggestion for 100 metres green buffers on either sides of the NH beyond the Right of Way and 60 metres for SH beyond the Right of Way is acceptable.

AGENDA ITEM NO. 4

PREPARATION OF MODEL URBAN DEVELOPMENT PROJECT FOR  
THE INFORMAL SECTOR ACTIVITIES IN THE PRIORITY TOWNS

The Planning Committee noted that a study on the informal sector activities in the NCR in respect of Alwar, Ghaziabad, Khurja, Faridabad and Sonapat was already conducted and completed by the Society for Development Studies. Among three priority towns namely, Meerut, Panipat and Alwar identified for the development during remaining period in 7th Plan, such study has not been conducted for Meerut and Panipat towns. Planning Committee approved undertaking of a study of the informal sector activities in Meerut and Panipat and also preparation of Model Projects one each in Meerut, Panipat and Alwar towns for financial assistance from the National Capital Region Planning Board.

AGENDA ITEM NO. 5

STAFFING PATTERN FOR PLANNING CELLS  
IN THE PARTICIPATING STATES

The Planning Committee considered the staffing pattern of the Planning Cells prepared by the participant States. Agreeing to the functions proposed and the need for a multi-disciplinary nature of the Cell, the Planning Committee approved the core staffing pattern consisting of 30 functionaries. It was also decided that the liability by way of additional staff, if any, would be entirely borne by the concerned State Governments, while the NCR Planning Board would finance to the extent of 50% of their expenditure on the core staff and attendant permissible charges till the end of the 7th Five Year Plan. The Cell will be designated as 'NCR Planning and Monitoring Cell' with the Head quarters in Meerut for U.P., Faridabad or Gurgaon in Haryana and Alwar in Rajasthan. The financial assistance will be in the form of grants to the participant States as already approved by the Board.

AGENDA ITEM NO. 6

GUIDELINES FOR LOCATION OF INDUSTRIES IN DMA

The Member Secretary drew the attention of the Committee to the broad guidelines given in the Draft Regional Plan and the need for formulation of operational guidelines for certain specific cases such as, a soap factory in Mohan Nagar, Ghaziabad, where a captive unit at an estimated cost of Rs. 5 crores as an addition to the existing factory in the same plot was proposed. The Planning

Committee approved the suggested guidelines as follows :-

- (1) These guidelines shall be applicable where proposed unit/expansion relate to existing Medium/Large scale units.
- (2) The proposed unit/expansion should be in conformity with landuse of the approved Master Plan.
- (3) The proposed structure is in accordance with the plans approved by the Competent Authority.
- (4) The proposed unit/expansion should be in the nature of an ancillary or of an allied nature to the existing unit or for the moderanisation of the existing unit.

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  
7th Floor, 'B' Wing, IOC Bhawan,  
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Dated, the 23rd December, 1987

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



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