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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
7th Floor, 'B' Wing,  
Janpath Bhawan, Janpath,  
शहरी विकास मंत्रालय  
(Ministry of Urban Development)  
नई दिल्ली-110001


No.K-14011/9/93-AP/NCRPB/29th(Agenda)

New Delhi-110001 12.3.93

Subject: 29th meeting of the Planning Committee of NCRP Board  
to be held at 11.00 A.M. on 19.3.93 in NCRP Board  
Office, New Delhi.

In continuation of this office letter  
No.K-14011/9/93-AP/NCRPB(29th) dated 9.3.1993,  
please find enclosed herewith the Agenda notes  
for the 29th meeting of the Planning Committee of NCRP  
Board to be held at 11.00 A.M. on 19th March, 1993  
in the office of National Capital Region Planning Board,  
New Delhi. Kindly make it convenient to attend the  
meeting.

Encl: As stated above.

  
(R.C. Aggarwal)  
Chief Regional Planner  
&  
Member-Convenor

To

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

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AGENDA ITEMS FOR THE 29TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON MARCH 19, 1993 IN THE OFFICE OF THE NATIONAL CAPITAL REGION PLANNING BOARD, JANPATH BHAVAN, NEW DELHI.

- AGENDA ITEM NO.1 : CONFIRMATION OF THE MINUTES OF THE 28TH MEETING HELD ON 8.1.1993.
- AGENDA ITEM NO.2 : REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 8.1.1993.
- AGENDA ITEM NO.3 : FINALISATION OF SUB-REGIONAL PLAN FOR RAJASTHAN SUB-REGION AND HARYANA SUB-REGION OF NCR.
- AGENDA ITEM NO.4 : AUDIO-VISUAL PRESENTATION ON THE REVISED NCR INVESTMENT PROGRAMME FOR BOTH CENTRAL SECTOR AND THE STATE SECTOR AND ISSUES ARISING THEREOF.
- AGENDA ITEM NO.5 : FINALISATION OF TIME-BOUND PROGRAMME FOR PREPARATION OF INTEGRATED MASTER PLANS AND FORMULATION OF DETAILED PHASED PROJECT PLANS FOR NEW TOWNSHIPS.
- AGENDA ITEM NO.6 : FRAMING OF TENTATIVE LAND ACQUISITION AND DEVELOPMENT PROGRAMME FOR EACH NEW TOWNSHIP IN 1993-94 AND THE REMINDER OF THE EIGHTH PLAN PERIOD.
- AGENDA ITEM NO.7 : NCR DEVELOPMENT AND FINANCE CORPORATION - CONSTITUTION AND MODALITIES.
- AGENDA ITEM NO.8 : MID-TERM REVIEW OF REGIONAL PLAN - 2001 STATUS REPORT.
- AGENDA ITEM NO.9 : IMMRTS DELHI - NEED FOR INTEGRATION WITH REGIONAL PLAN PERSPECTIVES AND PRIORITIES.
- AGENDA ITEM NO.10 : NCR PLANNING CELLS - REVIEW OF FUNCTIONING AND APPROVAL OF ANNUAL WORK PROGRAMME 1993-94.
- AGENDA ITEM NO.11 : CONSTITUTION OF REVOLVING FUNDS FOR ACCELERATED DEVELOPMENT OF URBAN INFRASTRUCTURE IN NCR.
- AGENDA ITEM NO.12 : ANY OTHER ITEM WITH THE PERMISSION OF THE CHAIR.

AGENDA ITEMS FOR THE 29TH MEETING OF THE PLANNING COMMITTEE  
TO BE HELD ON 19.3.1993 AT 11.00 A.M. IN THE OFFICE OF THE  
NCR PLANNING BOARD, NEW DELHI.

AGENDA ITEM NO.1 : CONFIRMATION OF THE MINUTES OF THE  
28TH MEETING HELD ON 8.1.1993.

The minutes of the 28th meeting held on 8.1.1993 were  
circulated vide letter No.E-14011/80/92-NCRPB dated  
8.2.1993. The Planning Committee may confirm the minutes.

AGENDA ITEM NO.2 : REVIEW OF THE ACTION TAKEN ON THE  
DECISIONS OF THE LAST MEETING OF  
THE PLANNING COMMITTEE HELD ON  
8.1.1993.

(i) Review of the discussion on actions taken on the  
decisions of the 27th meeting of the Planning Committee  
held on 14.12.1992:

(a) Sub-regional Plans

The Sub-regional Plans of Rajasthan and Haryana  
are being dealt with under Agenda Item No.3.

(b) Review of Regional Plan - 2001.

This item is being dealt with under Agenda Item  
No.8 in this meeting.

(c) Steps to be taken by the constituent States  
for implementation of newly approved strategies  
for promoting accelerated growth of satellite  
settlement areas.

With regard to the preparation of draft  
Integrated Plans for the new townships to be developed  
alongside the Priority and DMA towns, a meeting was held  
with the Administrators/Vice-Chairman/their  
representatives and the Chief Town Planners of  
Rajasthan, U.P. and Chief Coordinator Planner, Haryana  
on 12.2.1993 in which it was decided that outline  
Development/Master Plans for each of the new townships  
would be prepared and submitted to the Board by 1st  
March, 1993.

As per the decision of Planning Committee, for the  
formulation of new township Projects as pilot projects,  
it had been decided that the NCR Planning Board will  
commission preparation of 3 project reports for the  
towns of Alwar in Rajasthan, Panipat in Haryana and  
Hapur in Uttar Pradesh, respectively. The terms of  
reference for formulation of the project reports have  
been prepared by the NCR Planning Board and was



finalised in the Steering Group meeting held on 5.3.1993. Separate Consultants will be engaged for preparation of individual Project Reports for these new townships accordingly in the month of March '93.

The matter regarding the provision of matching outlays by the Constituent States in their 8th Plan for NCR Area in terms of the provisions made in the Eighth Five Year Plan as approved by the N.D.C. was discussed in the Steering Committee meetings of Rajasthan and Haryana held on 16.1.1993 and 22.1.1993 respectively. At the time of the meeting itself, the copies of the draft Memorandum of Association of the proposed National Capital Region Development Finance Corporation prepared by the NCR Planning Board along with the Brief Note were handed over to the members of the Steering Committees for their consideration. Also 25 copies of the note and the Memorandum of Association have been sent to the Uttar Pradesh Government so that the same can also be discussed in the forthcoming meeting of the Steering Committee.

In the Rajasthan Steering Committee meeting held at Jaipur on 16.1.93 decision has been taken that Rajasthan Government will participate in the NCR Development Finance Corporation. For this Rajasthan Govt. will provide equity share contribution according to the Annual Plan provisions corresponding for Rajasthan Sub-region during the 8th Plan period. During the Steering Committee meeting held on 16.1.1993 it was further pointed out by the Finance Secretary of Rajasthan that marginal adjustment can be made in the State Plan to provide for additional funds for subscription of equity to the proposed NCR Development Finance Corporation.

In case of Haryana, also, a decision has been taken to subscribe to the equity of the NCR Development Finance Corporation. However, it has been clarified in the meeting of the Steering Committee held at Chandigarh on 23.1.93 that Haryana's share of the equity capital of NCR Development Finance Corporation will not be provided for in the State's VIII Plan but in the budget for HUDA which is exclusively responsible for all urban development activity in that State. As regards U.P., the Principal Secretary, HUD, Shri R.S. Mathur has already announced in the meeting of the Planning Committee held on 8.1.93 that while Government of UP was prepared to increase the said Annual Plan allocation for NCR to about Rs.17 crore the concept of the proposed NCR Development Finance Corporation would need to be further elaborated and the modalities of its functioning explained in greater detail to enable UP Govt. to decide on the question of subscribing to its



equity capital on a matching basis. This was confirmed in the meeting of the Steering Committee in U.P. Sub-region to be held on 3.3.1993.

**(d) Availability of serviced land sites in DMA and Priority Towns for allotment in 1992-93.**

Complete information in this matter is yet to be received from the State Governments/Development Authorities. The up-to-date picture will be presented at the meeting by the State Governments.

**Agenda Item No.3: Finalisation of Sub-Regional Plans of 28th meeting for Rajasthan and Haryana.**

The item is being discussed as Agenda Item No.3 of the main Agenda.

**Agenda Item No.4: Steps to be taken by the State Governments/Delhi Administration for implementation of newly approved strategies for promoting accelerated growth of satellite settlement areas.**

The audio-visual presentation for the Central and State Sectors has been prepared and is being dealt under item no.4 of the main Agenda.

The matter regarding preparation of Master/Development Plans for the integrated New townships centred around core economic activities and located next to each of the Priority/DMA towns was discussed in a meeting held on 12.2.1993 and it was decided that the concerned authorities/State Governments/Cells would submit the Development Plans by 1.3.1993.

**Agenda Item No.5: Availability of land for allotment of 28th meeting to Government and Public Sector offices and other institutions in DMA and Priority Towns.**

The Ministry of Defence has been informed to contact the Secretaries of the State Town & Country Planning/Urban Development and Housing Departments for actual allotment of requisite land sites.

**Agenda Item No.6: Decentralisation of Wholesale of 28th meeting Trades**

The matter is under consideration of the Sub-Committee set up in pursuance of the decision of the Planning Committee.

**Agenda Item No.7: Constitution of Revolving Funds for accelerated Development of Urban Infrastructure in NCR.**

As decided in the meeting of the Planning Committee held on 8.1.1993 this subject has been placed as Agenda Item 7 of the main agenda of the present meeting for detailed consideration.

**Agenda Item No.8: Work Programme for the NCR Planning Cells for 1992-93 and Rest of the 8th Plan period.**

This item is being discussed under Agenda Item No.10 of the main Agenda.

**Agenda Item No.9 : Comprehensive studies in Transport Sector for review and revision of Transport Sector Plan in Regional Plan-2001 NCR.**

The Ministry of Urban Development has forwarded the TOR to the Dept. of Economic Affairs, Ministry of Finance, for being sent to the World Bank sponsorship.

**AGENDA ITEM NO.3 : FINALISATION OF SUB-REGIONAL PLAN FOR RAJASTHAN SUB-REGION AND HARYANA SUB-REGION OF NCR.**

The observations and comments made during the course of discussion in the sub-group meetings held on 7.1.1993 and 6.1.1993 on Haryana and Rajasthan and the decisions subsequently taken in the 28th meeting of the Planning Committee held on 8.1.1993 were sent to the State Governments of Haryana and Rajasthan for implementation. Accordingly the Governments of Haryana and Rajasthan had to amend the Sub-regional Plans and submit the same to NCR Planning Board. These amended draft Sub-regional Plans would be presented by representatives of the respective State Governments for the consideration of the Planning Committee in this meeting being finalised and placed before the NCR Planning Board in its forthcoming 16th meeting for formal approval.

**AGENDA ITEM NO.4 : AUDIO-VISUAL PRESENTATION ON THE REVISED NCR INVESTMENT PROGRAMME FOR BOTH CENTRAL SECTOR AND THE STATE SECTOR AND ISSUES ARISING THEREOF.**

An audio-visual presentation has been prepared for the revised NCR Investment Programme both for the Central and State Sector and the issues arising thereof. A brief note regarding this presentation has also been prepared and the



same is placed at Annexure I\*. The presentation will be made in the Planning Committee meeting.

**AGENDA ITEM NO.5 : FINALISATION OF TIME-BOUND PROGRAMME FOR PREPARATION OF INTEGRATED MASTER PLANS AND FORMULATION OF DETAILED PHASED PROJECT PLANS FOR NEW TOWNSHIPS.**

In the 28th meeting of the Planning Committee, it was decided that each member State Government would draw up a time-bound action programme for development of 10 integrated new townships alongside the selected DMA/Priority Towns in NCR. This programme would cover the schedule for preparing/reviewing Master Plans for each of the said towns so as to accommodate the entire assigned population upto the year 2001, as well as the phased implementation of the actual township development projects needed to implement these Master Plans. In a meeting held on 12.2.1993 with the Development Authorities/State Government representative and the Planning Cells, it was decided that outline Development/Master Plans for the integrated new township along side Priority/DMA Towns giving the phased action programme for their development would be prepared and sent to the Board by the Development Authorities/State Government by 1st April, 1993.

As further decided in the 28th meeting of the Planning Committee that the preparation of one pilot project Development Plan would be sponsored by the NCR Planning Board for each of the three member States, it has been decided to take up such studies for Alwar in Rajasthan, Panipat in Haryana and Hapur in Uttar Pradesh. The terms of reference for conducting the study were finalised in the meeting of the Steering Group held on 5.3.93. The same are sent to the selected consultants for obtaining their offers.

**AGENDA ITEM NO.6 : FRAMING OF TENTATIVE LAND ACQUISITION AND DEVELOPMENT PROGRAMME FOR EACH NEW TOWNSHIP IN 1993-94 AND THE REMINDER OF THE EIGHTH PLAN PERIOD.**

The information with regard to the outline Development/Master Plans of the new townships and the land acquisition development phasing programme provided in 1993-94 and the reminders of the Eighth Plan period, will be presented by the representative State Governments in the meeting.

\* will be circulated separately

**AGENDA ITEM NO.7 : NCR DEVELOPMENT AND FINANCE CORPORATION - CONSTITUTION AND MODALITIES.**

In the 15th meeting of the Board held on September 14, 1992, the proposal to float a subsidiary financial institution of NCR Planning Board called "National Capital Region Development Finance Corporation" was approved by the Board. Accordingly, the Memorandum of Association has been drafted. Further, the Ministry of Urban Development have been moved to make certain enabling amendments to the NCR Planning Board Rules, 1985. A detailed note on the proposed set-up along with copies of draft Memorandum of Association and amendment to the Rules are enclosed Annexure II. The same is placed before the Planning Committee for consideration and approval.

**AGENDA ITEM NO.8 : MID-TERM REVIEW OF REGIONAL PLAN - 2001 STATUS REPORT.**

**i) NCR Economy and Industrial Potential**

The Study has been awarded to M/s. Operations Research Group and the Inception Report for the same has been received from the Consultants. This study is expected to be completed by January, 1994.

**ii) Power Development**

The reconstituted Study Group on Power Development has met twice so far and is in the process of revising the demand supply projections in terms of load and energy requirements for urban and rural sectors in NCR upto 2001 A.D. in the light of the new development strategy for implementing Regional Plan goals and targets as approved by the Board in its last meeting. The Study Group is expected to meet again on the 16th March 1993.

**iii) Telecommunications**

The reconstituted Sub-group on telecom. has met twice to date and is in the process of reassessing the telecom demand supply projections for NCR upto 2001 A.D. in the light of the new development strategy for implementing Regional Plan - 2001 goals and targets as approved by the Board in its last meeting. The Sub-group is also engaged in formulating norms and guidelines for estimating the actual demand for telecom facilities which are co-related with urban development plans. The third meeting is scheduled to be held on 16th March, 1993.



#### **iv) Water, Drainage, Storm Water and Sanitation**

Terms of reference for a comprehensive study on water resource development, storm water drainage as well as flood control, have been drafted, discussed and finalised in the Steering Group meeting held on 5.3.93. It is proposed to commission the study on lines of the draft TOR in March, 93.

#### **v) Solid Waste Management**

Bids for carrying out specific studies relating to Kota, Faridabad-Ballabgarh and Hapur, as per approved TOR have been invited. It is proposed to commission these studies in March, 1993.

#### **vi) Traffic & Transport**

The detailed terms of reference have been prepared by NCRPB for a comprehensive study in transport sector in NCR with an extended time perspective of 2011 A.D. with a view to formulating a i) short-term prioritised transport plan upto 2001; and ii) a long-term directional transport plan upto 2011. The same were submitted to Ministry of Urban Development for obtaining World Bank sponsorship for the proposed study. The Ministry of Urban Development have forwarded the same to Deptt. of Economic Affairs, Ministry of Finance on February 8, 1993. The matter is being pursued with Deptt. of Economic Affairs.

#### **vii) GIS**

A meeting of experts was convened on 1.2.93 to discuss and recommend on the most desirable course of action vis-a-vis updating of base-maps and development of the requisite in-house GIS capability for preparing a revised land-use plan for NCR - perspective 2011 by end 1993. As agreed to in the meeting a task Force has been set up, consisting of experts of various expert bodies represented at the said meeting to oversee and guide the said time-bound exercises. A copy of the office orders constituting the Task Force is enclosed (Annexure III).

#### **viii) Environment and Ecology**

The draft TOR was placed before the Steering Group on 13.11.92 for the proposed mid-term review study with extended time-perspective of 2011 A.D. The same has since been finalised and bids are accordingly being invited. The study will be commissioned in March, 1993.

#### **ix) Housing Strategies for Priority towns of NCR**

The studies on housing sponsored by the Board and carried out by three research institutions, viz. Socio-Economic Research Foundation, the Society for Development

Studies and the School of Planning and Architecture - relating to Panipat, Alwar and Meerut, respectively have been completed and final reports received. Copies of these reports have been circulated to the separate State Governments and all other concerned agencies. Three workshops - one for each sub-region - are proposed to be convened to discuss the findings and conclusions of these studies and formulate concrete follow-up action plans accordingly. The first of such workshops is proposed to be held on the 16th April, 1993 at Meerut and will essentially relate to the action plan for U.P. Sub-region.

**AGENDA ITEM NO.9 : IMMRTS DELHI - NEED FOR INTEGRATION WITH REGIONAL PLAN PERSPECTIVES AND PRIORITIES.**

M/s. RILES have prepared a detailed feasibility report on an MRTS for Delhi. Their proposal envisages a multi-modal transport system of under 84.5 km. in length for Delhi comprising 1) An underground rail system of 27 km; 11) A surface rail system with the same alignment as Delhi ring rail of 140 km. (including spurs) 111) A dedicated bus way of 17.5 km.

The total project which is to be executed in two phases, the first phase extending up to 2001 A.D. and the second phase till 2011 A.D., is estimated to cost Rs.7,469 crore (Rupees seven thousand four hundred sixty nine crore) at the current level.

It is ascertained that Government have yet to take a final decision on the MRTS based on the RILES proposal (i.e. IMMRTS). In the meantime, the main components thereof have been deliberated on by the Core Group on the NCR Transport Sector set up recently by the NCR Planning Board and in the light of the observations and suggestions of the Core Group, an alternative concept plan has been prepared which seeks to provide a cost effective MRTS for Delhi by 2001 A.D. by adopting the following overall strategies:

- 1) optimum utilisation of existing ring railway and spurs as also the internal road network for MRTS;
- 11) segregation of inter-city traffic by constructing a regional rail by-pass (as per Regional Plan-2001 priorities) along with 4 directional rail/road terminals in Delhi (as per provisions of Delhi Master Plan 2001);
- 111) full integration of MRTS with the planned sub-urban rail links for DMA towns (as per RILES study report of February, 1992) and other Priority Towns in NCR, to facilitate fast commuter services along the radial rail corridors, duly inter-faced with MRTS.



A copy of a note prepared in this regard by NCR Planning Board is appended as Annexure IV.

AGENDA ITEM NO.10 : NCR PLANNING CELLS - REVIEW OF FUNCTIONING AND APPROVAL OF ANNUAL WORK PROGRAMME 1993-94.

Planning Cells which are being fully financed by the NCR Planning Board have been set up in the member States and NCT with HQs at Meerut, Gurgaon, Jaipur and Delhi. All the Planning Cells have become fully functional except that of NCT (where only a sub-cell has been set up in DDA) and are also equipped with vehicles, computer PC etc.

In accordance with the decision taken in the 28th meeting of the Planning Committee, a meeting of the Heads of the Planning Cells was held on 12.2.93 in which it was felt that though the broad functions, of the Planning cells had been defined in the original orders sanctioning the creation of these cells, in the context of the new strategy of development of the NCR, the role and functions of the Planning Cells need to be redefined. Based on the discussions, the following functions and procedures are proposed for the Planning Cells.

a) Functions

- (i) Preparation of the respective Sub-regional Plans and monitoring their implementation;
- (ii) Preparation of the sub-regional components of the Functional Plans covering the various elements of Regional Plan- 2001, in the light of the respective Sub-regional Plans;
- (iii) Preparation and finalisation of :

- Master/Development Plans for new townships, to be developed alongside the selected DMA/Priority towns, and the various Sub-regional Centres identified in the respective Sub-regional Plan;
- detailed project reports in respect of new townships, including identification and planning of the core economic activities around which the new townships have to be developed (as and where necessary)
- feasibility reports for any other development project implementation of the Regional/Sub-regional Plans as per the new development strategy for NCR (as and when required by NCR Planning Board);

- (iv) Monitoring of all on-going projects financed by the NCR Planning Board and submission of programme reports as prescribed by NCR Planning Board.
- (v) Collection and transmission of data/information required by NCRPB.

#### Procedures of Work

(a) All project proposals for financial assistance by or through NCR Planning Board should be submitted through the respective Planning Cells and duly apprised by them. After the approval of these projects by the Board and release of requisite funds, the Planning Cells will monitor the implementation of the project as per the terms and conditions of the sanction order and report physical and financial progress thereof from time to time in the manner prescribed by the Board.

N.B: In case there is any likelihood of cost/time overruns, the Planning Cells should bring the same to the notice of both the competent authority in the State Government as well as the Board immediately.

(b) As and when the funds released by or through the Board are utilised, the status report along with the requisite utilisation certificate should be submitted by the Planning Cells invariably within 15 days from the due date specified in respective sanction orders, with specific recommendations regarding the release of additional funds, if required, for completion of the project.

(c) Annual Action Plan:

The proposed Annual Action Plan for the Planning Cell should be submitted to the NCR Planning Board by the 1st of March each year.

#### AGENDA ITEM NO.11 : CONSTITUTION OF REVOLVING FUNDS FOR ACCELERATED DEVELOPMENT OF URBAN INFRASTRUCTURE IN NCR.

The following agenda item was placed before the Planning Committee meeting held on 8.1.93. This item could not be considered for want of time and as such the same is again placed for consideration before the Planning Committee.

"In the 15th meeting of the NCR Planning Board held in September, 1992 the basic strategies and financing mechanisms of the 8th Five Year Plan investment programme



for NCR development were unanimously approved. The same provide, inter-alia, for creating a revolving fund by each sub-region out of seed money to be provided by the Board and the respective States, on a matching basis for developing the proposed new townships. All the surplus revenues which is generated by these projects would have to be credited into this fund for the purpose of further development of the priority towns, sub-regional centres and the selected settlement areas, as per Regional Plan priorities.

A draft of the regulations framed by the Board for constitution and operation of revolving fund is placed before the Planning Committee for consideration."

THE BOARD HEREBY MAKES THE FOLLOWING  
REGULATIONS FOR THE CONSTITUTION OF A REVOLVING  
FUND BY THE IMPLEMENTING AGENCIES FOR FINANCING  
THE EXECUTION OF PROJECTS/SCHEMES SPONSORED BY  
THE BOARD.

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1. Short Title and Commencement:

(i) These regulations may be called NCR Revolving  
Fund Regulations, .....

(ii) These shall come into force w.e.f.  
.....

(iii) This Revolving Fund has been created for  
implementation for the scheme of  
.....

2. Definitions:

In these regulations, unless the context  
otherwise requires:

(i) 'Act' means the National Capital Region  
Planning Board Act, 1985.

(ii) 'Board' means the National Capital Region  
Planning Board constituted under Section 3 of the  
Act.

(iii) 'Implementing Agency' means the Local  
Authority Urban Development authority, Housing  
Board or such other authority of the State Govt.  
or the Union Territory as the case may be which  
has been entrusted the implementation of the  
Scheme for which this revolving fund has been  
created.

(iv) 'Fund' means the Revolving Fund created by  
the implementing agency for financing the  
execution of NCR Schemes/mentioned in clause  
1(iii) of these regulations.

(v) Participating States means the States of  
Haryana, Rajasthan and Uttar Pradesh.

(vi) Union Territory means the Union Territory  
of Delhi.



### 3. Receipts into the the revolving Fund:

The following items of receipts shall be credited into the fund.

(i) Moneys received from Board in the shape of contributions/Grant.

(ii) Moneys provided by the Stated Government/Union Territory or the Implementing Agency out of their own resources not less than the moneys received from the Board.

(iii) Revenue generated by the schemes financed through revolving fund due to sale of plots (residential/commercial/Industrial).

(iv) Miscellaneous receipts such as interest on deposits of the fund kept in bank or in some other financial institution.

### 4. Utilisation of Fund:-

Moneys credited to the Fund may be utilised for the following purposes:-

(i) Acquisition of land.

(ii) Development of land which has been purchased from the fund or from other sources of the implementing agencies.

(iii) Any other expenditure with the approval of the Board.

### 5. Temporary Diversion of Funds:

In case of extreme urgency/emergency or due to circumstances beyond the control of the implementing agencies, balances available in the Fund may be temporarily utilised on schemes/projects other than those approved by the Board. The Fund shall be recouped to the extent funds were diverted, at the earliest, but not later than the close of the financial year in which funds were diverted to other projects/schemes. A report of the diversion and recoupment of funds shall be submitted to the Board before 30th April of the following year.

#### **6. Shortfall in the funds:**

In case in any year expenditure on the approved projects exceeds the available balances in the Fund, the excess expenditure shall be met out of other available resources of the Implementing Agencies and those resources may be recouped out of the revenues credited to the Fund at a later date. A report in this regard shall be submitted to the Board by the Implementing Agencies on a half yearly basis.

#### **7. Accounts of the Fund:**

As far as possible separate bank account with a separate cash book in the usual form may be maintained in respect of all receipts into the Fund and expenditure therefrom. Where this is not feasible due to the accounting system followed by the Implementing Agencies, the account records of the Fund may be kept on a proforma basis from month to month.

#### **8. Annual Accounts of the Fund:**

The implementing agency shall submit to the Board a copy of the accounts in form 'A' by 30th November and 30th June each year in respect of the half yearly period ending 30th Sept. and 31st March respectively. In addition, a copy of the statement of completed scheme in form 'B' shall be submitted within 3 months of the close of the financial year.

#### **9. Inspection of the Accounts:**

The Board shall have the authority to inspect locally the account records maintained for receipt and payment transactions of the Fund or call for any information that may be considered necessary by the Board in this behalf.

#### **10. Closure of Revolving Fund:**

On accomplishment of the objectives for which the Fund was created and after meeting all the outstanding liabilities as also realising all the dues, the accounts of the Fund shall be closed and the net balances therein shall be distributed between the NCR Planning Board and the participating State/implementing agency in the ratio in which contributions were made into the Fund by the Board and the participating State/implementing agency as on date of closing of the accounts of the Fund.



# 11. Security for Contributions by the Board:

The contributions by the Board into the Fund shall be secured by means of a State Govt. Guarantee as to the utilisation of funds for the purpose specified in these regulations and refund of the balance amount in the manner prescribed in regulation 10.

Name of the Implementing Agency : ——— Month March/September

Monthly Statement of Receipts and Payments of the Revolving  
Fund of NCR Scheme.

RECEIPTS				PAYMENTS			
S.No.	Sub-head	During the month	Progressive for the year	S.No.	Sub-head	During the month	Progressive for the year
1.	Balance B/F from previous year.			1.	Acquisition of land		
2.	Contribution/grant received from NCR Planning Board.			2.	Development of land		
3.	State Govt./Implementing Agencies share paid into the Fund.			3.	Other Expenditure (residual heads for Misc. expenditure to be indicated object wise).		
4.	Sale proceeds of Plots.			4.	Transfer of funds to other sources/schemes. (object wise)		
5.	Interest on Bank deposits			5.	Balance carried forward.		
6.	Other receipts (residual heads of Misc. receipts to be indicated object wise)						
7.	Transfer of funds from other sources/schemes.						
Total				Total			

(Note : Receipts and payments would include book adjustments also)

(Note : Receipts and payments would include book adjustments also)



## Annual Statement of Completed Schemes.

Name of Implementing Agency .....

1. Name of the Scheme.
2. Estimated cost ..... Date of start ..... Date of completion .....
3. Actual expenditure on
4. (i)a) Acquisition of land  
b) Development of land  
c) Any other activity as approved by the NCR Planning Board.  
Total (i) :  
  
(ii) Departmental charges levied on percentage basis as per rules of the agency.  
  
(iii) Other Misc. expenditure.  
Total (i) (ii) and (iii) :
5. Amount of Revenue Generated:  
a) Sale of plots.  
b) Misc. receipts  
Total receipts (a+b)
6. Net financial implications  
(Difference of Co. 3 & 4).

NOTE ON INVESTMENT PROPOSALS FOR CENTRAL AND STATE SECTORS  
IN NATIONAL CAPITAL REGION DURING EIGHTH PLAN (1992-97)

1.0 INTRODUCTION

The National Capital Region comprises the National Capital Territory of Delhi (formerly Union Territory of Delhi) and adjacent parts of the 3 neighbouring States, namely, Haryana, Rajasthan and Uttar Pradesh.

Regional Plan-2001 which was brought into being in January 1989 has the core objectives of :

- a) reducing the pressure of population on Delhi; and
- b) achieving a balanced and harmonised development of the National Capital Region.

To fulfil these objectives, Regional Plan-2001 envisages a package of policy measures relating to population redistribution, the urban/rural settlement system, and requisite infrastructure both physical and social. The settlement system component primarily forms part of the State Sector while the development of the infrastructure is a shared-responsibility of both Centre and State.

2.0 INVESTMENT PROGRAMME - EIGHTH FIVE YEAR PLAN (1992-97)

For implementing the various development proposals contained in Regional Plan- 2001, a comprehensive investment plan involving a total outlay of Rs.2840 crore (of which Rs.1513 crore is in State Sector and Rs.1327 crore in Central Sector) has been framed by the NCR Planning Board for the VIII Plan period. The projects included under the Central Sector relate to strengthening and upgradation of the national highways, construction of expressways, augmentation of the rail system, and provision of both additional telecommunication facilities and power supply capacity. The State sector proposals included development of selected towns both in Delhi Metropolitan Area and beyond through a comprehensive programme for:

- (a) land assembly and provision of civic services in Regional Centres/DMA towns;
- (b) development of regional roads;
- (c) strengthening of the power transmission and distribution network;
- (d) development of all Sub-regional Centres; and
- (e) development of Counter-magnet Areas.



### 3.0 CENTRAL SECTOR

#### 3.1 PROGRAMME OF MINISTRY OF SURFACE TRANSPORT

The National Capital Region is traversed by 5 National Highways converging in Delhi. This has led to considerable transportation problems both in Delhi and the surrounding areas. The transport policy, as contemplated in Regional Plan 2001, envisages inter-connection of Regional Centres (Priority Towns) as well as DMA towns both with Delhi and each other; decongestion of the Delhi transport network by diverting bypassable traffic; and provision of an appropriate mass rapid transit system (MRTS) in Delhi which is fully integrated with the comprehensive transport system envisaged for Delhi Metropolitan Area and the rest of the NCR.

##### 3.1.1 National Highways

To achieve these transport objectives, Regional Plan-2001 provides for upgradation and widening of all the existing National Highways i.e. :

- National Highway No.1 - Delhi to Panipat;
- National Highway No.24 - Delhi to Hapur;
- National Highway No.2 - Delhi to Palwal;
- National Highway No.8 - Delhi to Behror and
- National Highway No.10 - Delhi to Rohtak and Hansi.

The corresponding VIII Plan programme of Ministry of Surface Transport for upgradation of these National Highways from 2-lane to 4-lane envisages :

- National Highway No.1 - Delhi to Panipat:

(An on-going Seventh Plan programme). Widening and upgradation of this stretch to be completed by 1994-95.

- National Highway No.24 - Delhi to Hapur :

Provision for land acquisition made in 1991-92 budget. Work to be taken up immediately and completed by 1996-97.

- National Highway No.2 - Delhi to Palwal;

Widening of this stretch is in progress since 1990 (under the Asian Development Bank Assistance) and will be completed in 1995-96.

- National Highway No.8 - Delhi to Behror:

Work on the Delhi-Gurgaon section (which is the only stretch to be widened to 6-lane) will commence in 1995-96 and on the Gurgaon-Behror stretch in 1993-94. Both these projects will be completed by 1998-99 (IX Plan).

- National Highway No.10 - Delhi to Rohtak and Hansi;

Work on the stretch extending from Bahadurgarh to Rohtak is to commence in 1993-94 and be completed by 1998-99 (IX Plan) while the stretch beyond Rohtak upto NCR boundary at Hansi is proposed to be both taken up and completed during the IX Plan.

Thus, as against a total target of 382 kms. of the national highway system to be widened and strengthened by the end of the 8th Plan period, Ministry of Surface Transport has planned to:

- (a) commence work and complete as much as 186 km during the VIII Plan;
- (b) commence work during the VIII Plan and complete 158 km during the IX Plan; while
- (c) the remaining 38 km would be both taken up and completed during the IX Plan itself.

In this way, the entire length of 382 km is expected to be completed during VIII & IX Plan periods.

### 3.1.2 Expressways

In order to provide easy and efficient access between the various important traffic-generating nodes within NCR, the NCR Planning Board - Investment Plan also envisages construction of expressways on the following 3 major corridors viz; :

- Faridabd-NOIDA-Ghaziabad;
- Delhi-Ghaziabad-Meerut; and
- Sonapat-Panipat.

These 3 stretches involve construction of a total length of 150 km at a cost of Rs.750 crore for which no budgetary provision has been made by Ministry of Surface Transport. On the other hand, Ministry of Surface Transport has expressed its inability to construct these expressways unless the concerned corridors are specifically declared to be 'National Expressways'. As an alternative, Ministry of Surface Transport has suggested that Ministry of Urban Development may consider implementing these on BOT basis

The proposal of NCR Planning Board is that a decision be taken in principle for construction of all 3 stretches as soon as possible on a BOT basis.

Secondly, that the Ministry of Surface Transport may declare Sonapat-Panipat stretch as part of the National Expressway already being planned by them for the Delhi-Ambala corridor passing through NCR, and undertake the same as part of their projected investment plan for the period ending 2000 A.D.



Thirdly, that the remaining 2 stretches viz. Faridabad-NOIDA-Ghaziabad and Delhi-Ghaziabad-Meerut, be taken up either by Ministry of Surface Transport or Ministry of Urban Development as special NCR-related projects.

Fourthly, that VIII Plan allocation be made for the acquisition of land for all three projects amounting to Rs.125 crore either in the budget of the Ministry of Surface Transport or Ministry of Urban Development, as may be decided.

Fifthly, that the requisite land requirements for all 3 projects be acquired during the years 1994-96, actual construction be initiated in 1996-97 and completed before the end of the IX Plan on the above basis.

Meanwhile, Asian Development Bank (ADB) has already agreed to fund the detailed feasibility study for the Faridabad-NOIDA-Ghaziabad Expressway while ILFS has shown its willingness to construct the same on a BOT basis subject to availability of an ADB sponsored project loan in due course.

### 3.2 PROGRAMME OF MINISTRY OF RAILWAYS

The Investment Plan of the NCR Planning Board envisages:

- development of a Delhi-avoiding railway line within NCR to divert bypassable goods traffic now passing through Delhi; and
- provision of an efficient system for commuter traffic in the transitional period.

#### 3.2.1 Regional Rail Bypass

At present, there is a railway line connecting Meerut with Khurja in the U.P. Sub-region and Rohtak with Panipat in the Haryana Sub-region of NCR. By proposing an additional link connecting Khurja-Palwal-Rewari-Rohtak, the plan aims to create a viable 'Delhi Avoiding Railway Line' also known as a Regional Rail Bypass (RRB). This new railway line would be 210 km in length and cost Rs.482 crore at current prices.

The Investment Plan of the NCR Planning Board envisages completion of feasibility study for the entire stretch by 1994; acquisition of land during 1994-96; initiation of construction by the end of the VIII Plan i.e. 1996-97; and completion by IX Plan period.

The Ministry of Railways have so far agreed to undertake only the final alignment survey for the proposed RRB, which is to be completed in 1993-94 as per their VIII Plan Programme.

In the light of the importance of this rail line both for the economic development of NCR and to decongest the Delhi railway terminals, it is proposed that at least the land acquisition programme for the entire stretch be completed by 1996-97 as also construction of 2 stretches falling in Phase I viz. Khurja-Palwal and Rewari-Bhiwadi; leaving the remaining (i.e. Phase II) stretches viz. Rewari-Rohtak and Rewari-Palwal for being taken up and completed in the IX Plan.

It is proposed that the entire cost of land acquisition for RRB be met by the Ministry of Railways for which a total allocation of Rs.85 crore need to be made by the Ministry of Railways in VIII Plan period. Subject to this, the following modes of financing may be explored by Ministry of Railways to defray the various other capital costs involved:

- a) loan assistance from external sources such as ADB, World Bank, etc;
- b) setting up a joint stock company on the pattern of Konkan Railway Corporation;
- c) sale of assets comprised in existing Delhi Ring Rail System for proposed MRTS.

### 3.2.2 Radial Rail System Improvements :

The following rail improvements are proposed as per the NCR Planning Board - Investment Plan primarily for establishing suitable commuter services within NCR are :

- (1) conversion of the meter gauge line between Delhi to Alwar into broad guage;
- (2) addition of an electrified line between Muradnagar and Meerut;
- (3) construction of an additional electrified pair of lines primarily for commuters between Delhi and Khurja; and
- (4) provision of an additional electrified pair of lines between Delhi and Palwal.

The corresponding VIII Plan programme of Ministry of Railways envisages that the Delhi-Alwar guage conversion which has already been undertaken and will be completed by 1994-95. However, in respect of the proposals at (2) to (4) (for which the required outlay would be Rs.294 crore) no

firm commitment has been made. On the other hand, Ministry of Railways is of the view that these lines being primarily meant for commuters, should form part of the metropolitan transport system and, as such, would need to be undertaken by the Ministry of Urban Development. Alternatively, funds should be made available to Railways, outside the VIII Plan for Railway Ministry and free of any dividend liability.

There is no gainsaying the overall need to integrate the transport services - both road and rail- within the entire National Capital Region including the Delhi Metropolitan Area and Delhi Urban Agglomeration which are its core. Keeping this in view, Regional Plan - 2001 has proposed setting up of an Unified Transport Agency for the National Capital Region which would prepare a comprehensive integrated transportation plan in the light of Regional Plan policies and priorities and coordinate the programmes and activities of concerned Central Ministries. State Governments and other agencies in the transport sector for successful implementation thereof. The proposal to set up such a Unified Transport Agency, under the aegis of the NCR Planning Board, through an amendment of the NCR Planning Board Act, 1985, may be agreed to in principle. In the meantime, a Core Group of experts as well as a Transport Coordination Committee for the Delhi Metropolitan Area has been set up under the Chairmanship of Member Secretary, NCR Planning Board.

With the help of the said Core Group a concept plan has also been proposed for an integrated MRTS-cum-Sub-urban connection system for NCR which can be jointly financed and implemented by Ministry of Urban Development and Ministry of Railways and completed by 2001 A.D. This NCR-oriented Plan which offers a more economical, cost-effective MRTS as its core, is discussed in greater detail in the succeeding section on the NCT-Delhi Sub-component of the NCR Central Sector Investment Plan.

### 3.3 PROGRAMME OF MINISTRY OF COMMUNICATIONS (MOC)

The Communications policy of the Regional Plan - 2001 provides for linking of Regional Centres (i.e. Priority towns)/DMA towns both with Delhi and each other by means of reliable cellular/cable media and trunk services; provision of telephone, telex and fax facilities practically on demand; and extension of reliable STD facilities.

As of 1992, there is a total deficit of 3.61 lakh connections in Delhi, DMA and Priority Towns. For the VIII Plan period, the Ministry of Communications has already made a provision of Rs.783 crore for the purpose of extending 11.4 lakh telephone connections in Delhi and about 2.89 lakh connections in the Priority and DMA towns. This would mean clearing all pending waiting lists and providing telecom facilities practically on demand. However, the MOC plan is



lopsided in that it does not take into account the skewed population distribution pattern in NCR which is to be substantially corrected during the VIII and IX Plan periods as per Regional Plan-2001 policies and priorities. Accordingly, it is proposed that the Ministry of Communications/Mahanagar Telephone Nigam Ltd. be asked to review their VIII Plan demand projections for additional connections in Delhi on the one hand and the DMA/Priority Towns on the other in the light of the NCR Plan policy of containing the population of Delhi to 103 lakh as against 112 lakh by 1997 (and an overall 112 lakh by 2001) and allocate the lines rendered surplus in Delhi as per the corresponding enhanced population profiles for DMA/Priority Towns.

### 3.4 PROGRAMME OF MINISTRY OF POWER

There is an overall shortage of power in the NCR States of Haryana, Rajasthan and Uttar Pradesh. In 1992, NCR Sub-regions had a peak load deficiency ranging from 6% in Rajasthan to 20% in Haryana and an energy deficit of 1% in Delhi to 10% in Uttar Pradesh.

Ministry of Power/Central Electricity Authority have planned to undertake a total of 37 power projects for the Northern Region in the VIII Plan period, 13 in the Central Sector and 24 in the State Sector. A total of 9849 mw will thus be added to the capacity of the Northern Grid. Strange it may seem, however, the NCR sub-regions (including Delhi) would face still higher peak load deficit ranging from 15% in Delhi to 49% in Rajasthan by the end of the VIII Plan. By 1996-97, the net power deficit in all the major urban settlements of NCR would be as much as 1164 mw (inclusive of 384 mw in Delhi).

The Ministry of Power have stated that no additional power can be specifically made available to the NCR per se. The NCR member-States would thus have to meet the deficit power requirements of their respective Sub-regions from out of their allocated power supplies and also strengthen their respective transmission and distribution systems within NCR to ensure that the full power demand projected for DMA/Priority Towns is actually made available to them in the VIII Plan period.

As per the decentralisation strategy envisaged in Regional Plan-2001 the population of Delhi is to be contained at 103 lakh by 1997 and 112 lakh by 2001 AD. Accordingly, Ministry of Power/CEA would have to scale down their power demand projections for Delhi to the extent of 160 mw by 1997. The projected deficit in Delhi would thus be reduced to 224 mw while towns in DMA and the Priority Towns of NCR taken together the aggregate peak load deficit would be 780 mw.

As discussions with the Ministry of Power/Central Electricity Authority now indicate, as much as 2200 mw out of the capacity of the central power stations by 1996-97 in the Northern Grid has been retained as unallocated reserve by CEA. It is therefore proposed that the additional requirement (780 mw) of the DMA/Priority Towns of NCR (excluding Delhi) should be met out of this reserve, so as to ensure that all DMA/Priority Towns enjoy full availability of power as per their demand requirements irrespective of the demand/supply position in other parts of the respective member-States.

### 3.5 PROGRAMME OF THE GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI.

#### 3.5.1 Master Plan of Delhi

In view of the over-riding need for reducing pressure on the National Capital Territory of Delhi, Regional Plan-2001 envisages containing the population size of Delhi to 112 lakh by 2001 AD and accordingly all plans, programmes and strategies of the NCT Govt. have perforce to be oriented to achieve this goal. However, while the various Central and State Sector programmes are being re-oriented and dovetailed to meet this scaled-down population target for NCT, the Master Plan for Delhi 2001, while making a reference to the NCR Plan objectives, envisages a development programme for a population of 128 lakh by 2001 AD. It is, therefore, imperative that the Master Plan of Delhi is amended right away so as to conform to the population target for Delhi prescribed in Regional Plan-2001 for the NCR.

#### 3.5.2 Water Supply

The most pressing problem of Delhi is the scarcity of drinking water. As of 1991-92, against the demand of 2930 MLD of drinking water, the supply was only 2070 MLD leaving a deficit of 860 MLD. The likely demand by the end of the VIII Plan is 3532 MLD which would mean ensuring an additional supply of 1462 MLD during the Eighth Plan.

The identified sources of additional bulk water supply are:

- a) Tehri Dam for 675 MLD;
- b) Ranney Wells to yield 22 MLD;
- c) Western Yamuna Canal for 180 MLD; and
- d) Other sources including re-cycling and exchange of treated sewage with Haryana for agricultural purposes, to the extent of 585 MLD.

To construct the physical works required to tap these various sources, schemes involving a total outlay of Rs. 241 crore were proposed by the Government of National Capital Territory for the VIII Plan period against which only Rs. 22

crore has been allocated. In addition, an amount of Rs. 445 crore was proposed in the VIII Plan for 2 viz Kishau Dam (UP) and Renuka Dam (HP) projects, for augmenting Delhi's sources of water during the IX Plan; however, only Rs. 42 crore has been allocated for these 2 projects. Thus, as against a total proposed outlay of Rs. 686 crore, only Rs. 64 crore has actually been allocated to meet Delhi's additional bulk-water supply requirements. On the other hand, to improve the existing distribution system and also augment the water treatment capacity in Delhi, an amount of Rs. 439 crore has been allocated during the 8th Plan period against the provision of Rs. 487 crore asked for by Government of NCT. This mismatch needs to be set right at the earliest.

The water supply projections for Delhi are required to be closely dovetailed with the present and the future growth needs of the Capital City. Considering that the population of NCT is proposed to be contained to 112 lakh by 2001 AD, the aggregate water supply requirement of Delhi should come down to 1175 MLD by the end of VIII Plan and 1962 MLD by 2001 AD. This would mean that as much as 287 MLD during the VIII Plan period and 575 MLD during the IX plan period, could be utilised to improve the present per capita availability of water in Delhi which is only 225 LPCD against the Delhi Master Plan norm of 360 LPCD.

### 3.5.3 Power Supply

In regard to power supply requirements of Delhi, as of 1991-92, the demand was 1537 mw against which the availability was 1310 mw resulting in a net deficit of 227 mw. By 1996-97, the projected demand for power is 2532 mw against which the likely availability is 2148 mw thus leading to a higher deficit of 384 mw.

As per the decentralisation strategy envisaged in Regional Plan-2001 the population of Delhi is to be pegged at 103 lakh by 1997 and 112 lakh by 2001 AD. Accordingly, Ministry of Power/CEA would have to scale down their power supply projections for Delhi to the extent of 160 mw by 1997. The projected power deficit in Delhi at the end of VIII Plan would thus be reduced to 224 mw. This deficit could be suitably ironed out through a hike in electricity tariffs of Delhi Electric Supply Undertaking (DESU) coupled with deterrent charges for misuse as per specific proposals made in para 3.5.4 and 3.5.5 below.

### 3.5.4 Electricity Tariff in Delhi

There is a wide variation between the electricity charges prevailing in Delhi vis-a-vis those of member-NCR States. In most cases the rates in Delhi are much lower than in the said 3 neighbouring States taken together.



For instance, the rates for domestic supply up to the first 200 units is only 50 paise/unit in Delhi as against 75 paise in Rajasthan, 95 p. in Haryana and 123 p. in Uttar Pradesh. For industrial consumers, it varies from 125 p. to 200 p. + Rs.60/KVA in Delhi as against 165 p. to 220 p. in Rajasthan, 167 p. in Haryana and 160 to 220 p. (in addition to varying charges of Rs.27 /HP to Rs.180/KVA for continuous and non-continuous supply) in Uttar Pradesh. Similarly for agriculture, the electricity tariff is only 20 p./unit in Delhi as against a 30 p./unit in Haryana and Uttar Pradesh and 37 p./unit in Rajasthan.

Keeping in view the need to reduce infrastructure subsidies in Delhi in general, and the strong multiplier effect that a hike in electricity charges would have on the forces of decentralisation and dispersal of economic activity in particular, it is proposed that the power tariff in NCT-Delhi be raised immediately to the full-floor level rates viz.

- 75 paise /unit up to 200 units for domestic use as in Rajasthan.
- 180 p./unit up to 200 units and 228 p./unit above 200 units for commercial use as in Uttar Pradesh.
- 149 p./unit to 186 p./unit + Rs.27/HP to Rs.180/KVA for continuous and non-continuous supply for industrial use as in Uttar Pradesh.
- 30 p./unit for agricultural use as in Haryana/Uttar Pradesh.

### 3.5.5 Power pilferage in Delhi

As reported by DESU, there is a large-scale pilferage of electricity in Delhi leading to a substantial loss of revenue as well as a high peak-load deficit. It is therefore proposed that penal provisions for illegal consumption of electricity in Delhi should be raised to deterrent levels as in the neighbouring member-State of Uttar Pradesh viz. three times the current use rate for six months for the connected load.

### 3.5.6 Mass Rapid Transit System

Another daunting problem facing the National Capital City is its increasingly inadequate transport system. At present, Delhi's transportation needs are exclusively being met by the over-extended road-based transport system. The Indian Railways' contribution in providing intra-urban transport is marginal. The Govt. of NCT together with RITES has accordingly prepared a detailed project called IMMRTS (Integrated Multi-Modal Mass Rapid Transport System) network of 184.5 km, (with an underground metro of 27 km) which is estimated to cost Rs. 7469 crore at 1992-93 prices.

While the immediate provision of suitable mass rapid transit system for Delhi is an inescapable need, it is equally vital to ensure that the same is fully integrated with the sub-urban (commuter) services required to link Delhi with both DMA and Priority towns of NCR. Only then will it lead to a substantial dispersal of economic activities and commensurate population from the central core of Delhi to the DMA/Priority towns. This can be achieved by augmenting and upgrading the rail services along the radial corridors within NCR so as to provide for fast/frequent commuter trains and also segregating the inter-city traffic to the maximum possible extent by:

- (a) constructing the proposed Regional Rail By pass (i.e. Delhi - Avoiding line within NCR);
- b) developing the 4 directional road/rail terminals (proposed in MPD - 2001);
- (c) providing suitable inter-change facilities between the terminals on the one hand and sub-urban/rail road corridors/Delhi MRTS on the other; and
- (d) linking the 2 southern directional terminals with their northern counterparts through separate rail corridors for continuous and fast movement of inter-city passenger traffic through Delhi, where need be.

All this implies the need for setting up the proposed unified transport agency for NCR, as already covered in item 3.2.2 above and for Ministry of Railways as well as Ministry of Urban Development/Govt. of NCT to jointly implement the following projects on a top priority basis by 2001 AD.

i) , Construction of Regional Rail bypass which would facilitate segregation of the inter-regional traffic from that of intra-regional traffic.

ii) Development of 4 directional rail/road terminals and their links with (a) DMA/Priority towns; (b) Delhi Ring Rail and spurs; (c) each other through separate NS/EW rail corridors for inter-city passenger traffic required to pass through Delhi.

(iii) Strengthening of the Delhi Ring Rail (including radial spurs) and construction of dedicated busways along 2 surface road corridors (running in a N-S & E-W direction) within Delhi to connect the 4 directional terminals and serve as the main component of the proposed MRTS.

It is proposed that Items (i) to (iii) above be given priority over the much more costly underground metro and quadruplication of the Delhi Ring Rail system which could be postponed to Phase II if found both viable and necessary after 2001 AD.

### 3.5.7 Rationalisation of Tax Structure

Another important issue relating to Delhi is the need for urgent reforms of the fiscal structure. The lower sales tax regime in Delhi in comparison to the participating States of Haryana, Rajasthan and Uttar Pradesh, causes large scale diversion of trade as well as shifting of manufacturing activities into Delhi. In order to achieve the objective of an integrated and balanced development of NCR, a fair degree of rationalisation is, therefore, necessary in the fiscal structure of the National Capital Territory of Delhi vis-a-vis the participating states of the National Capital Region.

The NCR Planning Board has deliberated on this issue on a number of occasions and most recently on the basis of a report submitted to it by a committee set up under the Chairmanship of Dr. Raja Chelliah. The broad recommendations that have emerged from the Chelliah Committee are:

- 1) Sales Tax rates in Delhi should be raised to achieve uniformity in tax structure in the National Capital Region and to arrive at minimum floor level of taxation. (This covers 29 commodity groups on which there is a national consensus + 36 commodity groups suggested in deliberations of a follow-up meeting taken by Member Secretary with the Finance Secretaries of member-States).
- 2) The present rate of Central sales tax in Delhi be raised from 2% to 4%.
- 3) Effective combined burden of the motor vehicles tax and passengers and goods tax in Delhi be raised to a minimum floor level.
- 4) Consignment tax should be levied by the Government of India as a follow up action to the 46 Constitutional Amendment Act, 1982 and as per the recommendations of the group of Chief Ministers' Conference held in 1984,

The status of these proposals is:

- \* A proposal for revision of sales tax rates in Delhi submitted by the NCT - Delhi has been considered by the Ministry of Home Affairs. Out of the 32 commodities on which Delhi was to raise Sales Tax, the rates in respect of only 5 commodities have been brought up to the suggested level.
- \* Both enhancement of Central Sales Tax and raising combined burden of motor vehicles tax and passengers and goods tax, are pending for consideration with the Government of National Capital Territory of Delhi.



- \* A decision to levy consignment tax is to be taken by Ministry of Finance.

It is proposed that Government of NCT/MHA/MOF take immediate action to implement these long pending recommendations in the interests of speedier realisation of NCR objectives.

### 3.5.8 Preparation of Sub-regional Plan for Delhi

A comprehensive Sub-regional Plan needs to be finalised for reducing the rate of population growth by more than 50% and containing the Capital city within 112 lakh by 2001 AD. Such a plan will need inter-alia to identify specific manufacturing and wholesale trading activities which can be decentralised, formulate a package of policies and draw up time-bound programmes for their dispersal. To facilitate framing and implementation of such decentralisation policies and dispersal projects, an NCR Co-ordination and Monitoring Cell is required to be set up in the Government of National Capital Territory of Delhi which would be fully financed by the NCR Planning Board.

The task of preparing the Delhi Sub-regional Plan has already been taken up by the NCT Government through the Delhi Development Authority and the draft is expected to be completed by the end of March, 1993. Subsequently, a time-bound implementation programme will have to be prepared and completed by end of June, 1993. Meanwhile, the proposal of setting up of NCR Coordination and Monitoring Cell in the Govt. of NCT- Delhi which is pending with the Ministry of Urban Development needs to be cleared on a top-priority basis so as to facilitate the speedy finalisation of the Delhi Sub-regional Plan and the said time-bound programme for its implementation.

### 3.6 PROGRAMME OF MINISTRY OF URBAN DEVELOPMENT

The Ministry of Urban Development is the nodal Ministry for the development of the National Capital Region. The Ministry will therefore need to issue a directive to DDA to amend the Master Plan of Delhi so as to bring it in conformity in all respects with the Regional Plan for NCR (see also para 3.5.1 above)

The Ministry of Urban Development will also need to provide a minimum Plan provision of Rs. 50 crore to the NCR Planning Board every year commencing from financial year 1993-94 during VIII Plan period, so as to enable the Board to ensure the infrastructure development of the Region in equal phases over the remaining 4 years of the Plan. In this connection, it will also need to take immediate action to amend the NCR Planning Board Rules, 1985 to provide for

setting up of the NCR Finance Development Corporation as a subsidiary to NCR Planning Board and also to permit the Board to raise and disburse the additional funds required to fund the total State Sector component of the VIII Plan investment programme in NCR. Lastly, Ministry of Urban Development will need to monitor and coordinate the shifting of Govt./public sector offices from Delhi to DMA/Priority Towns based on the recommendations of the High Power Committee set up under the Chairmanship of the Cabinet Secretary and the relevant principles enunciated in Regional Plan-2001 viz. all Government and other public sector offices which are not dealing specifically with ministerial, protocol or liaison functions, to locate/relocate elsewhere in NCR.

### 3.7 NATIONAL CAPITAL REGION PLANNING BOARD

The National Capital Region Planning Board needs to immediately set up a subsidiary financial institution i.e. NCR Development Finance Corporation, to enable it to promote development of new townships and regional transportation links for speedy achievement of Regional Plan-2001 goals and targets. NCR Planning Board will also need to strengthen and restructure its main office/secretariat to enable it to discharge its enhanced responsibilities more efficiently and effectively in the VIII Plan period and beyond.

Central Sector:

Proposal

View of the Ministry  
concerned

Comments of NCR Planning Board

I. Ministry of Surface Transport:

1. Construction of  
Expressways on stretches:

- a) Faridabad-NOIDA-Ghaziabad
- b) Delhi-Ghaziabad-Meerut
- c) Sonapat-Panipat

Ministry of Surface Transport would not be able to execute these projects unless they are declared as National Expressways. As such, Ministry of Urban Development may consider implementing them on BOT basis.

a) Faridabad-NOIDA-Ghaziabad Expressway is an Inter-State Highway which would act as a Regional Road Bypass for Delhi, diverting all the through traffic of NH-2 and NH-24.

b) Delhi-Ghaziabad-Meerut is urgently required in view of the projected traffic counts on this corridor and also because it is linked with the F-N-G Expressway.

As such both a) and b) should be taken up in the 8th Plan period itself by MOST/MOUD, on a BOT basis.

c) Sonapat - Panipat Expressway forms part of Delhi-Ambala National Expressway which has already been identified for development by 2000 AD in the ADB study report for the Min. of Surface Transport. Hence MOST may commission a detailed techno-economic feasibility study for the project within a year.



## II. Ministry of Railways:

1. Construction of Regional Rail Bypass connecting Khurja-Palwal-Rewari-Rohtak-Panipat

Only final alignment survey for the stretch incorporated in the 8th Plan.

MOR will not be able to undertake this project unless funds outside the Railways budget are made available free of dividend liability. Further the sponsoring Ministry should bear the operating losses.

With the development of regional rail bypass and marshalling yards at key stations enroute, all goods traffic not required to enter Delhi can easily be diverted thereon and hence provide sufficient traffic load for this important alternate intercity rail link. The project would simultaneously relieve the almost the entire Delhi Ring Rail and spurs for the proposed MRTS. A techno-economic feasibility study may therefore be commissioned by Min. of Railways on these lines based on the outcome of the final alignment survey now in the final stages of completion.

2. Strengthening of radial corridors of Muradnagar-Meerut; Delhi-Khurja and Delhi-Palwal lines

As these projects are primarily meant for commuter traffic, they should form part of the intra-urban transport system and should be implemented by MOUD. If to be implemented by MOR, funds to the extent of Rs.294 crore free of dividend liability to be made available to MOR.

Min. of Railways may set up a joint Stock company on the lines of Konkan Railway Corporation which could float loans/raise equity and develop it on BOT basis. With this in view, a techno-economic feasibility study may be commissioned immediately by the Min. of Railways and completed within a year.

### III. Ministry of Communications

1. Due to inducement of population proposed in the Regional Plan-2001 in Priority and DMA towns, the communications requirement of Delhi should come down and that of Priority and DMA towns would go up.

Ministry of Communications/ Mahanagar Telephone Nigam Ltd (MTNL) should recast its plans for Delhi considering the reduced population target for Delhi (i.e. 103 lakh by 1997 and 112 lakh by 2001 AD). Accordingly surplus additional connections now planned for Delhi be diverted in DMA and Priority towns to meet the full requirements of the additional populations assigned in the Regional Plan-2001 for these towns.

### IV. Ministry of Power

1. There would be a substantial deficit in the availability of power in the constituent areas of NCR.

NOP is of the view that no additional power could be made available to the various sub-regions. The additional requirements would have to be met by the states from out of the total power available with them.

The Min. of Power /CEA to recast its power allocation plans for the Northern Grid so that:

- a) the power saved due to reduction in demand in accordance with the lower population targets, 103 lakh by 1997 and 112 lakh by 2001, in Delhi would offset the deficit in Delhi by 160 MW.

- b) The additional requirement of DMA/ Priority towns of NCR (780 MW) to be met out of the central reserve of the Northern Grid.

V. Ministry of Urban Development

1. Provision of adequate fund for the Development of NCR - State Sector.

In view of the committed outlay of Rs.200 crore for the NCR during the 8th Plan, an allocation of atleast Rs.50 crore may be made in the current year 1993-94 to match the following State outlays:

a) Rajasthan	Rs. 3.85 crore
b) Uttar Pradesh	Rs.10.60 crore
c) Haryana	Rs.32.88 crore
(1/4th of the expenditure of Rs.131.5 crore proposed during 1992-97)	
d) Delhi National Capital Territory	Rs 3.25 crore.

2. Revision of Master Plan for Delhi

The Min. of Urban Development may issue a directive to DDA to amend Master Plan of Delhi-2001 so as to reduce their population target from 132 lakhs to 112 lakh by 2001 AD and accordingly to revise their development programmes for Delhi to bring them in consonance with the corresponding provisions of Regional Plan-2001 for NCR.



3. Decentralisation of the Public sector/Government Offices from Delhi

4. Filling up of the posts in the NCR Coordination and Monitoring Cell of the NCT Planning Cell.

a) Min. of Urban Development to prepare and monitor a time bound programme for the shifting of public sector offices already identified by the High Power Committee under the Chairmanship of the Cabinet Secretary by June, 1993.

b) CPWD may be directed to develop lands belonging to GOI in Ghaziabad, Faridabad and other DMA/priority Towns and construct requisite office space and/or staff quarters under a time-bound programme.

MOUD may issue formal orders sanctioning creation of posts for NCR Planning Cell in the NCT-Delhi on the lines of similar orders issued by Governments of Haryana and Uttar Pradesh respectively.

Ministry of Water Resources:

- i. In 1991-92, the drinking water deficit in Delhi was 860 MLD. The deficit is estimated to increase to 1462 MLD by 1996-97.

Ensure adequate availability of drinking water to Delhi for 103 lakh population by 1996-97.

VII. All concerned Central Ministries:

- i. Each Ministry to prepare a Special Component Plan for NCR for the 8th Plan period as well as corresponding Annual Plans and to incorporate the same in their budget proposals.

VI. Government of National Capital Territory of Delhi

1. Decentralisation and dispersal of economic activities from Delhi to the National Capital Region.

Immediate action to be taken for identification of the economic activities such as industries, wholesale trades etc. to be decentralised and relocated within the NCR and preparation of a time-bound programme for their dispersal.

2. The electricity charges are much lower in Delhi than in the member-NCR States and there is a large scale pilferage of power.

The power tariff structure need to be raised to full-floor level rates and penal provisions for illegal consumption be raised to deterrent levels.

3. To meet the increasing traffic demand, an efficient MRTS is an absolute necessity.

A rail based MRTS partially overground and partially underground at a cost of Rs.7469 crore proposed.

The MRTS Plan needs to be reoriented and fully integrated with the railway priorities of both NCR Development Plan & Delhi Master Plan. The said integrated rail system should be recast so as to provide for the following in Phase I upto 2001 AD:

- i) Completion of the Regional Rail bypass
- ii) Construction of 4 directional road/rail terminals for inter-city traffic
- iii) Provision of suburban commuter services catering to DMA/Priority Towns fully integrated with MRTS.
- iii) Strengthening of Ring railway and radial spurs and carving out of dedicated buslanes to take care of all peak-hour passenger traffic within Delhi.



5. Rationalisation of Tax Structure in NCR as per Recommendation of Dr.Chelliah Committee.

- 1) Recommendations with respect to Sales Tax to be fully implemented.
- 2) Central Sales Tax to be raised from 2% to 4%.
- 3) Effective Combined burden of Road Tax and Goods Tax on Goods Vehicles in Delhi to be raised to a minimum floor level (MFL).
- 4) Consignment Tax to be imposed as a follow up to 46th Constitutional Amendment and as per the recommendations of the Chief Ministers Conference.

6. Shortage of water in the NCT-Delhi: An amount of Rs.439 crore has been approved for the augmentation of the treatment capacity but for the supply of raw water against the requirement of Rs.686 crore, only Rs.64 crore have been approved.

7. NCT-Delhi to prepare a Sub-regional Plan incorporating inter-alia the activities to be decentralised from Delhi and package of policy measures designed for the purpose.

Full allocation for raw water to be firmied up to match the additional treatment capacities being created for Delhi in 8th Plan.

To be completed by March, 1993

#### 4.0 STATE SECTOR

The NCR Planning Board in its 15th meeting held on September 14, 1992 approved certain basic strategies and financing mechanisms for accelerated development on the 8th Plan period and beyond.

The approved plan of action envisages :

- Developing new townships adjacent to Priority towns and also DMA towns, where necessary.
- Each new township to be centred around core economic activities.
- Such core economic activities, inter-alia, to include the ones to be shifted from Delhi.
- These townships to be provided with a higher order of physical and social infrastructure and commensurate housing for all income groups.
- Intra-regional linkages such as road, rail, telecom and power systems to be developed simultaneously to make these townships both viable and attractive.

Accordingly, the specific programmes to be included in the NCR Planning Board's Investment proposals for the State Sector in the 8th Plan are:

- 1) Land acquisition and infrastructure Development in the 8 Priority Towns/Complexes and the 2 DMA towns of Kundli and Bahadurgarh.
- 2) Development of Sub-Regional Centres;
- 3) Development of Counter-magnet Areas;
- 4) Upgradation of Regional Roads;
- 5) Extension of power transmission and distribution systems; and
- 6) Institutional Strengthening for Planning and Implementation.

#### 4.1. Land Acquisition and Development in Priority/DMA Towns

If the present trend of population growth continues, Delhi is projected to reach a population of 132 lakh by 2001. To obviate this catastrophe, Regional Plan-2001 advocates a conscious policy for re-distribution of population to the extent of 20 lakh, all of whom would have to be suitably deflected from Delhi to the various Priority Towns of the NCR. Similarly, the Plan has assigned a population of 37 lakh by 2001 AD for the 6 DMA towns against the 1991 population of 15.28 lakh. While the 4 DMA towns of Faridabad, Gurgaon, Ghaziabad and NOIDA are likely to achieve their assigned perspective populations, the growth of Bahadurgarh and Kundli needs to be specifically induced to enable them to accommodate an additional population of 2.66 lakh by 2001 AD.

As per Regional Plan - 2001 targets, the Priority Towns in Uttar Pradesh namely Meerut, Hapur and Bulandshahr-Khurja, would together need to accommodate an additional population of 15.99 lakh. Similarly, the 5 Priority towns in Haryana would have to cater to an additional population of 9.33 lakh and the two in Rajasthan, 3.89 lakh.

Thus all the Priority towns would, have to reach a population size of 49.00 lakh by 2001 AD against 19.79 lakh in 1991, by accomodating an additional population of 29.21 lakh. Of this 29.21 lakh, the induced growth envisaged is of the order of 10.00 lakh in Uttar Pradesh sub-region, 7.47 lakh in Haryana sub-region and 2.89 lakh in the Rajasthan sub-region totalling to 20.36 lakh.

Accordingly, each of the Priority Towns including the DMA towns of Kundli and Bahadurgarh needs to be specifically planned and developed to cater to its assigned perspective population (including natural growth). Further, the induced component therefore will be specifically provided for in terms of concessional finance for land acquisition and development during the period 1992 to 2001, by the NCR Planning Board.

The proportionate target for the NCR Planning Board's VIII Plan Investment Programme in the State Sector is thus to provide for land acquisition and infrastructure development for 11.51 lakh population, 10.18 lakh being the induced component in all the Priority Towns and 1.33 lakh in the two selected DMA towns.

Since the ready availability of land is a pre-requisite for triggering the process of urban development, the NCR Planning Board proposes to fully finance the cost of land acquisition to provide for induced population in all the priority towns. This would require 9247 hectares of land on density norms envisaged in the Regional Plan of which 1253 hectares is already available in the towns of Meerut, Panipat and Bhiwadi. The remaining land viz. 7994 hectares, is to be acquired at a cost of Rs.619.11 crore.

Of the total land to be acquired, the projects for core-economic activities such as the wholesale markets, office complexes, industrial estates etc., should be developed on a priority basis to provide for employment generating activities. The resources thus generated will be ploughed back for development of the remaining areas. In addition, concerned development authorities would need to tap various institutional sources to secure the comprehensive development of the planned new township.

The investment strategy thus envisages development of 1/4th of the acquired land in each of the priority towns for core-economic activities and also to provide housing for economically weaker sections of the population. This would mean the physical development of land to the extent of 2322 hectares at a cost of Rs.293 crore.

Similarly, the cost of land acquisition in the two DMA towns would be Rs.72.54 crore and that of land development Rs.39.26 crore.

The aforesaid programme for land acquisition and infrastructure development for all the 8 Priority Towns and the two selected DMA towns would thus require a total investment of Rs.1024 crore on the part of NCR Planning Board during the VIII Plan period.

#### 4.2. Programme of Development of Sub-regional Centres

The Regional Plan envisages development of a four tier hierarchical system of settlements, namely, Regional Centres, Sub-regional Centres, Service Centres and Basic Villages. The Sub-regional Centres form the essential link between the Regional Centres and the other lower order settlements. A total of 34 Sub-regional Centres numbering 17 in Uttar Pradesh, 12 in Haryana and 5 in Rajasthan, have been identified by the States for purposes of development in VIII Plan period.

The investment programme of the NCR Planning Board for the VIII Plan period envisages strengthening the infrastructural network in these towns for which an average investment of Rs.4 crore for each of these settlements has been proposed. Thus the aggregate investment outlay for development of Sub-regional Centres would be of the order of Rs.136 crore.

#### 4.3 Development of Counter-magnet Areas

In addition to the development of DMA/Priority towns and Sub-regional Centres within NCR, Regional Plan-2001 envisages the development of Counter-magnet Areas outside the NCR.



Five Counter-magnet Areas have been identified, namely, Patiala in Punjab, Hissar in Haryana, Bareilly in Uttar Pradesh, Gwalior in Madhya Pradesh and Kota in Rajasthan.

The strategy for development of Counter Magnet Areas envisages the setting up of a revolving fund at the rate of Rs.20 crore each with a total investment of Rs.100 crore.

#### 4.4 Programme of Development of Regional Roads

In order to reduce congestion in Delhi and facilitate the dispersal of economic activities over the NCR as a whole, two road grids have been proposed in Regional Plan-2001, namely, the outer grid connecting all the Priority Towns and an inner grid connecting major DMA towns.

The inner and outer grids comprise existing State Highways (except for a few links). The investment programme envisages strengthening and upgradation of these roads and also the construction of bypasses adjacent to existing towns. During the 8th Plan, it is proposed to acquire the land required for widening the grids so as to provide a two-lane right-of-way and also construct the bypasses wherever necessary. This programme will involve a total investment of Rs.210.28 crore during the 8th Plan period.

#### 4.5 Programme of Strengthening of Power Transmission and Distribution System

In order to ensure that uninterrupted power supply is provided in the Priority Towns/DMA towns, it would be necessary to strengthen the transmission and distribution systems for power supply within the 3 sub-regions for which the total investment requirement has been worked out by Central Electricity Authority to be about Rs.492 crore.

#### 4.6 Strengthening of NCR Planning Board and Planning Cells

For successful planning and implementation of this time bound programme, the need for strengthening of the NCR Planning Board Secretariat and also the Planning Cells in the sub-regions has been fully recognised and for this purpose, the Investment Plan proposes an investment of Rs.5 crore during the 8th Plan. This requirement would be entirely met from out of the internal resources generated by the NCR Planning Board.

Thus the total investment programme to be implemented in the State sector during the 8th Plan period is as follows:

Programme	Rs Crore
1) Land Acquisition and Development in the Priority Towns and selected Delhi Metropolitan Area Towns.	1024
2) Development of Sub-Regional Centres.	136
3) Development of Counter-magnet areas	100
4) Upgradation of Regional Roads	210
5) Extension of power transmission and distribution systems	492
Total	Rs. 1962 crore

#### 4.7 FINANCING PATTERN OF STATE SECTOR PROGRAMMES - 8th PLAN PERIOD

Of all the programmes to be taken up thus during the 8th Plan period, the development of DMA/Priority Towns, Sub-regional Centres and Counter-magnet Areas will be the joint responsibility of the NCRPB and the member-State Governments, while the States would need to exclusively undertake the upgradation of regional roads and strengthening of the power transmission and distribution systems in their respective sub-regions.

The total investment requirement works out to Rs.1962 crore (excluding requirement for institutional strengthening) of which requirement of Priority towns and two DMA towns, Sub-regional Centres and counter-magnet Areas is Rs.1260 crore and that of exclusive State sector projects relating to regional roads and power development, Rs.702 crore.

#### 4.8 Financing by NCR Planning Board through NCR Development Finance Corporation:

To implement the investment programme of Rs.1260 crore for the development of Priority towns, DMA towns, Sub-regional Centres and Counter-magnet areas, a special allocation of Rs.200 crore has since been made in the Central Sector Plan outlay for NCR.

For utilising this as seed money the NCR Planning Board has decided to float a company called NCR Development Finance Corporation as a subsidiary to the NCR Planning Board. In turn, this equity contribution of Rs.200 crore would be matched by contributions from the States and Delhi-NCT to provide the NCRDFC with a capital base of Rs.400 crore.

The total fund requirement for implementing the shared programmes would be of the order of Rs.563 crore in Uttar Pradesh Sub-region, Rs.519 crore in Haryana and Rs.137 crore in Rajasthan Sub-region.

#### 4.9 Allocations by Participating States and the Government of National Capital Territory of Delhi:

Adhoc allocations in the 8th Plan for State Sector projects in the member-States as well as Delhi NCT have been made by the Planning Commission. While Uttar Pradesh, Rajasthan and Delhi NCT have Plan allocations of Rs 45 crore, Rs 17.5 crore and Rs 11 crore respectively, Haryana has made a notional provision of Rs 1 lakh for the 8th Plan with its Government indicating that the required funds would be provided by the HUDA on behalf of the State.

For the rest, the need for National Capital Territory of Delhi to bear its fair share of the proposed expenditure needs no elaboration. NCT being an equal partner beneficiary of the entire process of decentralisation and dispersal could afford to share at least one-fourth of the total State-side matching contribution of Rs.50 crore. It is therefore proposed that the allocation of Government of National Capital Territory be stepped-up to Rs 50 crore from Rs 11 crore. This contribution in turn facilitate the development of land for core-economic activities in the Priority towns and two DMA towns to the extent of 50%. Further, an amount of Rs 480 crore is likely to be saved in the power sector in Delhi during the 8th Plan on account of reduction of population from 112 lakh to 103 lakh by 1997. As such the entire equity contribution of Rs.50 crore could be provided by NCT out of the said savings in the power sector component of NCT's VIII Plan.

#### 4.10 Action Programme

The Action Programme to be followed by the participating States during the period 1992-97 is as under:

- (1) Revision of Master Plan for each of the Priority and two DMA towns incorporating the proposed integrated New Township.
- (2) Meanwhile, an Outline Development Plan to be prepared for each of the Priority and selected DMA towns.
- (3) The Outline Development Plan to indicate:
  - Magnitude and spatial direction of new township including location of core economic activities;
  - Routing of major elements of transportation and infrastructural networks;

- Location of major facilities - housing, education, health, recreation etc., and

- Norms for Provision of Infrastructure.

(4) Set-up Sub-Regional Area Development Authorities wherever necessary.

(5) Prepare Project reports and phased, incremental investment programmes for each new township.

#### 4.11. Issues relating to State Sector proposals

1. Eighth Plan allocations of Participating States and NCT to be enhanced to the prescribed level of equity participation aggregating to Rs. 200 crore in NCR Development Finance Corporation.
2. Appropriate allocations to be made in the respective State Plans for funding the Regional Roads and Power Transmission and Distribution programmes to the required extent.
3. Central Government in the Ministry of Surface Transport and Ministry of Finance to make suitable allocations out of the Central Road Fund for upgradation of Regional Roads.
4. Member-State Governments to take up construction of bypasses around the selected towns as part of the Regional Roads development programme through involvement of private sector and on a BOT basis.
5. For financing the development of infrastructure at the township level, institutional sources like HUDCO, NHB, NABARD, ILFS etc. may be tapped.
6. Member State Governments to ensure that land in all the respective new townships is made available on a preferential basis for all economic and housing activities to be decentralised and dispersed from Delhi.
7. Member State Governments to set-up Sub-regional Area Development Authorities for their respective NCR Sub-regional Areas.
8. Member State Governments to set up joint stock companies (Development Corporation) or local Development Authority for each township.
9. Member State Governments to prepare a Sub-component Plan for VIII Plan and also for corresponding Annual Plans and incorporate the same in their respective budgets.



## NOTE ON THE PROPOSED SET UP OF NCRDEC

In the last, i.e. 15th meeting of the Board, held on September 14, 1992, the adoption of certain basic strategies and financing mechanisms for implementation of the 8th Five Year Plan Investment Programme for the NCR development, as outlined in the note pertaining to item No.3 of the agenda, was unanimously approved. These proposals inter-alia envisage setting-up an umbrella-type financial institution to be named as "NCR Development Finance Corporation" under the Companies Act, 1956, in order to (a) raise the requisite additional resources for funding the State-sector investment programme relating to the development of selected 'Priority' and DMA towns, sub-regional centres and Counter Magnet Areas; and (b) to manage the total investible funds of the Board (which includes the seed money of Rs.400 crores to be provided by way of budgetary assistance by both Central and other member Governments) on sound professional banking lines and ensure their optimum utilisation in the development of the new townships and promotion of other regional plan priorities in a time-bound manner.

Accordingly, the constitution and functions of the NCR Development Finance Corporation have been drafted in consultation with experts drawn from various financial and other institutions involved in the sphere of housing and urban development such as HUDCO, IL&FS, SCICI, SBI, HDFC and SDB. A Copy of the draft Memorandum of Association is enclosed at appendix I.

The Memorandum of Association has been prepared with the following detailed scenario in view:

- a) The Corporation will be registered under the Companies Act, 1956 as a Government Company with 51% of the equity capital to be held by NCR Planning Board.

The main functions of the Corporation will be to:

- 1) promote the development of National Capital Region by building up land banks and providing requisite urban infrastructure in 10 new

townships (as per strategies recently approved by the Board), and also assist in the development of sub-regional centres and counter-magnet areas as per Regional Plan priorities.

ii) raise funds by way of equity subscription and floating of bonds/debentures, from various financial institutions such as UII, OIC, LIC, scheduled banks, and by tapping the capital market in general, both at home and abroad.

b) The authorised equity capital of the Corporation will be Rs.1000 crore comprising 1.0 crore shares of Rs.1000 each.

c) During the 8th Plan period the subscribed equity capital will be Rs.400 crore of which Rs.200 crore will be subscribed by the NCR Planning Board out of 8th Plan budgetary support to be provided by the Central Govt. and the balance Rs.200 crore will be matched by subscriptions from the participating State Governments of U.P., Rajasthan, Haryana and the Govt. of National Capital Territory of Delhi as per the following shares:-

U.P.	Rs.67.50 Crore
Haryana	Rs.64.50 Crore
Rajasthan	Rs.18.00 Crore
NCID	Rs.50.00 Crore
Total :	<u>Rs. 200.00 Crore</u>

d) In the 8th Plan period as a whole, the Corporation will help finance the proposed NCRPB investment programme in

the State Sector amounting to Rs.1260 crore as detailed below:

	(Rs. Crs.)
i) Land acquisition and Infrastructure development (provision of physical services)	1024.00
ii) Development of sub-regional centres	136.00
iii) Development of Counter-magnet areas	100.00
Total:	1260.00

e) Accordingly, and in order to mobilise resources over and above equity contribution by the Board and the constituent States/NCLD, the Corporation will invite equity subscription as well as loan assistance from financial institutions like HUDCO, which are actively engaged in the urban development sphere, and also raise additional funds from the capital market to the extent necessary subject to maintaining an overall debt equity ratio of 3:1.

f) For the year 1993-94 the Corporation will have a paid-up equity capital of Rs.100 crore out of which Rs.50 crore will be subscribed by the NCR Planning Board as against phased annual budgetary support to be provided by Central Government over each of the remaining 4 years of VIII Plan, and the remaining Rs.50 crore will be provided on a proportionate matching basis by the participating State Governments of U.P., Rajasthan, Haryana and NCLD.

g) The Corporation will, accordingly, fund a capital investment programme of Rs.375 crore in 1993-94 and in each of the remaining 3 years of the 8th Plan under the following heads:

- 1) Land acquisition and infrastructive development



i) Sub-regional centres

iii) Counter Magnet Areas

h) The promoters of the Corporation will be as under:

i) Member Secretary, NCR Planning Board

ii) Chief Regional Planner, NCR Planning Board.

iii) Joint Secretary (Housing/Finance), Ministry of Urban Development

iv) Chairman-cum-Managing Director, HUDCO.

v) Secretary, Urban Development, Govt. of Rajasthan.

vi) Secretary, Urban Development, Govt. of U.P.

vii) Secretary, Urban Development, Govt. of Haryana.

i) Subject to clearance of Ministry of Finance, the Corporation will float the following bonds during 8th Plan period.

i) Tax free bonds carrying 10.50% interest

ii) Bonds carrying 13.00% interest, to be treated as Govt. securities.

i) The Corporation will finance the execution of projects covered under a(i) above either by subscribing to the equity capital of similar corporations or joint stock companies to be set up at the Sub-regional/local level or by grant of seed capital for revolving funds, especially set up for such development purposes at the sub-regional/local level as per strategies recently approved by the Board. In this way, a substantial portion of the Corporation investments



would not carry any specific interest charges. However, to enable the Corporation to balance its books and earn reasonable surpluses to fund the future (IX Plan) investment programmes of the Board, the balance of financial assistance will be provided by the Corporation at various rates of interest ranging from 12% to 20%, depending on the priority as well as viability - ratings of the various development schemes. The investment policies of the Corporation would, thus, have to be worked out by it from time to time within this overall directional frame.

The NCR Planning Board Act does not provide for the Board to directly raise loan funds from capital market and invest the same in NCR development schemes. However, we are advised that there is nothing in the statute which prohibits the Board from floating a subsidiary company under Companies Act, 1956 to carry out these functions, provided a suitable enabling provision is made in the NCR Planning Board Rules. A draft of the proposed amendments to the Rules has, therefore, been prepared and furnished to the Ministry of Urban Development which is competent to bring the same into immediate effect through a gazette notification. Ministry of Urban Development has desired that, in the first instance, a resolution be passed by the Board in favour of the said amendments. A copy of the draft amendments is at Appendix II.

The Planning Committee may kindly approve the proposed course of action.

A draft Memorandum of Association of the proposed NCRDFC was sent to the State Governments of Rajasthan, Haryana and Uttar Pradesh as an agenda item for discussion in the meetings of the various Sub-regions of NCR, which were held on 15.1.93, 22.2.93 and 3.3.93 respectively.

In the meantime, while keeping the main objectives of the Corporation unchanged, the draft of the Memorandum of Association has been modified and improved in consultation with certain experts, with a view to ensuring that the Corporation is able to avail of tax rebates which have been extended to similar financial institutions in the country. The improved version of the draft Memorandum of Association is placed below for consideration of the Planning Committee.

Company, incorporated under the Companies Act, 1956  
limited by Shares.  
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MEMORANDUM OF ASSOCIATION

OF

NATIONAL CAPITAL REGION DEVELOPMENT FINANCE CORPORATION  
LIMITED (formed in pursuance of Chapter VII-Rule 49 of  
the National Capital Region Planning Board Rules, 1985)

I The name of the Company is NATIONAL CAPITAL  
REGION DEVELOPMENT FINANCE CORPORATION  
LIMITED

II The Registered Office of the Company will be  
situated in the National Capital Territory of Delhi.

III The Objects for which the Company situated is  
established are:

(A) MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS  
INCORPORATION ARE:-

IN ACCORDANCE WITH THE PLAN OF THE NATIONAL  
CAPITAL REGION PLANNING BOARD (HEREINAFTER REFERRED TO  
AS THE BOARD) CONSTITUTED UNDER SUB-SECTION(1) OF  
SECTION 3 OF THE NATIONAL CAPITAL REGION PLANNING BOARD  
ACT, 1985, AND IN PURSUANCE OF CLAUSE (e) OF SECTION 7,  
THEREOF, READ WITH THE NATIONAL CAPITAL REGION PLANNING  
BOARD RULES, 1985.

1. to carry on, in the National Capital Region and  
the counter magnet areas, the business of  
providing long term finance, to any person or  
persons, Government or company or corporation or



institution, society or association of persons or body of individuals, with or without interest and with or without security, for the purpose of enabling such borrower:-

(i) to develop urban areas, townships and infrastructure facilities or projects connected therewith, in conformity with the policies evolved for the harmonised development of the NCR by the Board.

(ii) to aid, assist, promote and establish economic activities engaged or to be engaged in the manufacture, preservation, and processing of goods, including all related, incidental or ancillary functions and activities, conducive to the promotion of economic activities.

(iii) to organise, conduct and manage technical, economic and other surveys, studies, experiments and research and to prepare feasibility reports or schemes and projects, related to the regional or sub-regional Plans and to make known such surveys, studies, experiments, research and reports through publications, periodicals or exhibitions or in any manner, whatsoever.

(iv) any other activity connected therewith, furthering the harmonious and coordinated development including monitoring the businesses



mentioned in (i) to (iii) above and for reducing the pressure or concentration of population in the National Capital Territory of Delhi.

(B) OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS

- 2) To acquire by purchase, lease, exchange, hire or otherwise lands and property of any tenure or any interest in the same in India.
- 3) To develop and turn to account any land acquired by the Company or in which the Company is interested, and in particular by laying out and preparing the same for building purposes, constructing, altering, pulling down, decorating, maintaining, furnishing, fitting up and improving buildings and by planting, paving, draining, farming, cultivating, letting on building lease or building agreement and by advancing money to and entering into contracts and arrangements of all kinds with builders, tenants and others.
- 4) To advance money to any person or persons, Government, company, Corporation, institution, society or association of persons, body or individuals with or without interest. and with or without security for the purpose of enabling such borrower to engage in any activity conducive to the all round economic development of the National Capital Region and the counter magnet areas.

5) Subject to the Provisions of the Banking Regulation Act, 1949, to receive moneys on deposits, loans or otherwise with or without interest and to secure the same in such manner and on such terms and conditions as the Company may think fit and proper either by itself directly or jointly with or through suitable agencies and to guarantee the debts, obligations and contracts of any person firm, company or corporation whatsoever.

6) Subject to the provisions of Section 50-A of Companies Act, 1956, and rules made thereunder and directions issued by Reserve Bank of India to borrow or raise or secure payment of money in such manner as the Company may think fit and to secure the same or the repayment or performance of any debt, liability, contract, guarantee or other engagement to be entered into by the Company in any way and in particular by the issue of debentures perpetual or otherwise, charged upon all or any of the Company's property (present and future) including its uncalled capital, and to purchase, redeem or pay off any such securities. Company shall not carry on banking or insurance business.

7. To negotiate loans of every description or issue debentures or bonds, convertible into shares of

the company, and to pay commission, fees, brokerage in respect thereof.

8. To borrow, for the purposes of the company with the previous consent of the President, foreign currency or to obtain foreign lines of credit including commercial loans, from any bank or financial institution/Government or Authority in India or abroad.

9. To receive grants, loans, advances, or other moneys on deposit, or otherwise from State or Central Government Banks, Companies, trusts, institutions, association of persons or body of individuals, with or without allowances or interest thereon.

10. To promote or assist in promoting or contract with any person or company for the promotion of any other company or business whatsoever and to subscribe for and hold the shares or stocks or debentures or debentures stocks or securities of any other company or any part thereof and to take or underwrite or guarantee the issue or subscription of any shares or stock or obligations of such company or any other company and to guarantee the payment or any interest on such shares or stock or obligations, and to assist any such company by advances of money or otherwise.

11. To enter into any arrangement with any person, association of persons, firm, company, corporation, Union or State Government, municipal or any local or public authority that may be conducive to the company's objects or any of them and to obtain from any such person or association of persons, firm, company, corporation, government, municipal or local or public authority any rights, privileges or concessions which the company may think fit desirable to obtain and carry out, exercise, and company with any such arrangements, rights, privileges and concessions.

12. To undertake, form and/or execute any trusts, the undertaking of which may seem to the Company desirable or conducive to all or any of the objects of the Company.

13. To aid any Government, State or any Municipal Corporation, or Company or Association of persons or body of individuals with capital, credit, means or resources for the prosecution of any works, undertakings, projects or enterprises which are conducive to all or any of the objects of the Company.

14. To prosecute and execute directly or by contribution or other assistance, undertakings, projects, enterprises, in which or in the



prosecution whereof or on the security whereof or of any profits or emoluments, derivable therefrom, the Company shall have invested money, embarked capital or engaged its credits.

15. To establish companies and associations for the prosecution or execution of undertakings, works projects or enterprises whether of private or public character in India and to acquire, underwrite and dispose off shares and interest in such companies or association or in any other company or association or in the undertaking thereof.

16. To acquire, by purchase, lease, exchange or otherwise, lands, buildings and hereditaments of any tenure or description or any estate or interest or rights over or connected with land so situated and to turn the same to accounts as may seem expedient and in particular by preparing building sites and by constructing, reconstructing, altering, improving, decorating, furnishing and maintaining houses, flats, offices, factories, warehouses, shops, wharves, buildings, works and conveniences of all kinds and by consolidating or connecting or subdividing properties.

17. To effect and maintain insurance against loss of or injury to any property of or any persons employed by the Company or against any other loss to the Company.
18. To establish, provide, maintain and conduct experimental workshops for scientific and technical experiments, to undertake and carry on scientific and technical experiment and tests of all kinds, to promote studies scientific and technical, investigations and inventions by providing, subsidising, engaging or assisting workshops libraries, lectures, meetings and conferences and generally to encourage, promote and reward studies, investigations, experiments, tests and inventions of any kind that may be considered likely to assist any business which the company is authorised to carry on.
19. To enter into any arrangements that may seem conducive to the Company's objects or any of them with the Government of India, or any local or state Government in India or with any authorities local or otherwise including foreign institutions, associations and agencies or with other persons and to obtain from them any rights, powers and privileges licences, grants, concessions and assistance which the company may think it desirable to obtain or to carry out, exercise and

comply with any such arrangements, agreements, rights, privileges and concessions.

20. To mortgage or charge all or any part of the properties and rights of the Company including its uncalled capital.

21. To issue and deposit any securities which the Company has power to issue by way of mortgage to secure any sum less than the nominal amount of such securities and also by way of security for the performance of any contracts or obligations of the Company or of its customers or other persons or corporations having dealings with the company or in whose business or undertakings the Company is interested, whether directly or indirectly.

22. To enter into any contract or arrangement for the more efficient conduct of the business of the company or any part thereof and to sublet any contracts from time to time.

23. To invest the moneys not immediately required for the business in such manner as may from time to time be thought fit and to hold, sell and deal with the stocks, shares, bonds, debentures, debenture stocks, obligations, notes and securities of any Government, States, Company, Corporation, Municipal or local or other Body or Authority.



24. To vary the investments of the Company.
25. To make, draw, accept, endorse, execute and issue cheques, promissory notes, bills of lading, debentures and other negotiable or transferable instruments.
26. To sell, let, exchange or otherwise deal with the undertaking of the company or any part thereof for such consideration as the company may think fit, and in particular for shares, debentures, or securities of any other company having objects altogether or in part similar to those of this company.
27. To sell, improve, manage, develop, exchange lease, mortgage, enfranchise, dispose of turn to account or otherwise deal with all or any part of property and rights of the company.
28. To promote and undertake the formation of any institution or company for the purpose of acquiring all or any of the property, rights and liabilities of the company any other purpose which may seem directly or indirectly calculated to benefit this company or form any subsidiary company or companies.
29. To let out on hire all or any of the properties of the company whether movable or immovable



including all and every description of apparatus or appliances.

30. To enter into partnership or into any arrangement for sharing or pooling profits, amalgamation, union of interests, cooperation, joint ventures or reciprocal concession or otherwise or amalgamate with any person or company carrying on or engaged in, or about to carry on or engage in any business or transactions which this company is authorised to carry on or engage in any business, undertaking or transactions which may seem capable of being carried on or conducted so as to directly or indirectly benefit this company.

31. To provide for the welfare of the employees or ex-employees of the company and wives, widows and families or the dependents of such persons as permissible/required under law and as may be feasible or considered necessary from time to time.

32. To train and pay for the training in India or abroad any of the company's employees including training for enterprenure, artisans self-employed persons or any candidate or to recruit and employ experts in the interests of or furtherance of the company's objects.

33. To obtain, apply for, arrange for the issue or enactment of order or Act of Legislature or Act of Authority in India or any other part of the world for enabling the company to obtain powers, authorities, protection, financial and other help, necessary or expedient to carry out or extend any of the objects of the company or for any other purposes which may seem expedient and to oppose any proceedings or applications or any other endeavours, steps or measures which may seem calculated directly or indirectly to prejudice the company's interests.

34. To subscribe for, underwrite, purchase or otherwise, acquire and to hold, dispose of and deal with the shares, stocks, securities, and evidence of indebtedness or the right to participate in profits or other similar documents issued by any Government, authority corporation or body or by any company or body or persons and any option or right in respect thereof.

35. To act as an agent of the Government or public sector financial institutions, to exercise all the rights and powers exercisable at any meeting of any company engaged in the planning, investigations, research, design and preparation of preliminary feasibility/and detailed project reports, execution and maintenance of development



projects in respect of any shares held by the Government, public financial institutions, scheduled banks, nationalised insurance companies with a view to secure the most effective utilisation of the financial investments and loans in such companies and the most efficient development of the NCR and counter magnet area.

36. Generally, to do all such other things as may be deemed incidental or conducive to the attainment of the objects or any of them.

And it is hereby declared that:

- (a) the terms 'India' when used in this clause unless repugnant to the context, shall include all territories from time to time comprised in the Union of India.
- (b) the terms National Capital Region, Subn-region, National Capital Region Plan, sub-regional Plan, Project Plan, Functional Plan, National Capital Region Planning Board Counter Magnet area, and participating States, National Capital territory' when used in this Memorandum shall have the same meaning as assigned to in the National Capital Region Planning Board Act, 1985 (No.2 of 1985), National Capital Region Planning Board Rules, 1985 or National Capital Region Planning Board Regulations 1986, as the case may be.

(c) the objects specified in preceding clauses shall be construed independently of the other clauses and none of the object mentioned in any clause shall be deemed to be merely subsidiary to the objects in any other clause (except where otherwise expressed in such clause).

(d) The liability of the members is limited.

(e) The authorised share capital of the company is Rs.1000,00,00,000 (Rupees one thousand crores) divided into 1,00,00,000 (one crore) equity shares of Rs.1000/- (Rupees one thousand) each.



LIST OF PROMOTERS

1. Member Secretary, NCR Planning Board
2. Chief Regional Planner, NCR Planning Board
3. Joint Secretary (Housing/Finance), Ministry of Urban Development
4. Chairman-cum-Managing Director, HUDCO.
5. Secretary, Urban Development, Govt. of Rajasthan
6. Secretary, Urban Development, Govt. of U.P.
7. Secretary, Urban Development, Govt. of Haryana.

PROPOSED AMENDMENT OF THE NCR PLANNING BOARD RULES, 1985.

CHAPTER VII 749) Formulation of a Company or Corporation  
and Investment of Funds. :

\*\*\*\*\*

- 1) With the prior approval of the Government, the Board may float a development Company or Corporation subject to such terms and conditions, as may be prescribed from time to time by the Government in this regard, for the purpose of promoting various urban development and infrastructure projects in fulfilment of Regional Plan priorities, aims and objectives.
- 1i) The Company or Corporation so formed shall be governed by the provisions of Companies Act, 1956 or any other relevant legislation. The collective investments in such Company or Corporation by the Board, the three participating State Governments and the National Capital Territory of Delhi all put together shall not be less than 51% of the paid up equity Capital while up to 49% thereof may be contributed by financial institution such as LIC, GIC, HUDCO, UTI, Scheduled Banks, and also members of the general public, including non-Govt. Companies.
- 1ii) The Board may invest its funds in the equity capital and/or debenture bonds/stocks of the said Company or Corporation to the extent required.
- 1v) The Corporation or Company shall function as a subsidiary of the NCR Planning Board. The Board shall accordingly appoint the majority of its governing body of directors, including the chief executive thereof and frame suitable policy guidelines for the functioning of the Company or Corporation, from time to time.

(ANNEXURE-III)

Member-Secretary  
Tel. : 3325774

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
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शहरी विकास मंत्रालय  
(Ministry of Urban Development)  
नई दिल्ली-110001  
New Delhi-110001

No.K-14011/47/89-NCRPB

15.2.1993

dc  
**Sub: Task Force - constitution in connection with preparation of base maps and Geographical Information System (GIS) for review of the Regional Plan 2001 AD for NCR.**

The Regional Plan 2001 for NCR which was brought into force w.e.f. 23rd January, 1989 is required to be reviewed/revised, as per the provisions of NCR Planning Board Act 1985, once every 5 years. The Secretariat of NCR Planning Board has already initiated various consultations and expert studies in this regard within the framework of an extended time perspective of 2011 AD. The Regional Plan, as revised in the light of this exercise, is expected to be brought into force by early 1994. In order to ensure the preparation of revised landuse plan for NCR as part of the on-going mid-term review, the timely preparation of base maps in suitable scales is an important pre-requisite. Further, with a view to facilitating Analysis of all requisite inputs and landuse proposals, it is proposed to develop a suitable inhouse GIS (Geographical Information System) capability for the purpose. These exercises are time-bound as the review exercise in all respects is expected to be completed and approved by the Board by end of 1993.

Keeping these aspects in view, and in pursuance of the proceedings of the meeting of the Committee of Experts taken by MS, NCR Planning Board on 1.2.1993, it has been decided to set up hereby a Task Force comprising the following experts in all the aforesaid related fields to assist NCR Planning Board in the implementation of the aforesaid objectives and preparation of a fresh regional landuse plan for NCR - perspective 2011 AD.

- 8
1. Chief Regional Planner Chairman  
NCR Planning Board
  2. Brig. K K Gupta  
Director, Survey (Air)  
Survey of India  
R K Puram, West Block No. 4  
New Delhi
  3. Dr. R A Chansarkar  
Director  
Defence Terrain Research laboratory (DTRL)  
Metcalf House, Rajpura Road  
Delhi - 110 054
  4. Dr. Mukund K. Rao  
Scientist  
Space Application Centre  
Ahmedabad - 380 053
  5. Shri Prem Nath Singh  
Associate Town Planner  
T.C.P.O., I P Estate  
New Delhi
  6. Dr. V. Raghav Swamy  
Scientist 'SF'  
Landuse Division  
National Remote Sensing Agency  
Batanagar,  
Hyderabad - 500 037
  7. Dr. B L Manchanda  
Director  
Remote Sensing Cell  
Hissar, Haryana
  8. Shri P Jayapal  
Assistant Town Planner  
NCR Planning Board
  9. Shri S Arunachalam Member Convener  
NCR Planning Board

The task force will ordinarily meet in the <sup>forenoon</sup> PM of the last Friday every month, starting 26th February, 1993, in the Office of the NCR Planning Board, until the completion of its assigned tasks.

(CECIL NORONHA)  
MEMBER SECRETARY

Copy to all the members of the Task Force



NATIONAL CAPITAL REGION PLANNING BOARD

DELHI MMRTS - TOWARDS MORE COST-EFFECTIVE NCR - INTEGRATED APPROACH

1.0 A summary of the RITES proposal for the Delhi Mass Rapid Transit System (MRTS) is given in the statement enclosed (Annexure I). Certain salient features thereof are discussed below.

1) The proposal envisages a multi-modal transport system of 184.5 kms. comprising

- an underground rail system (metro) of 27 kms.
- a surface rail system with the same alignment as the Delhi Ring Rail (including spurs) of 140 kms.

ii) The total multi-modal system which is estimated to cost Rs. 7469 crore at the current price level ('92-93) is expected to become fully operational only after 20 years, i.e. by 2011 AD.

iii) The most cost-intensive component of the proposed multi-modal system is the metro (underground) (Rs. 3295 crore), which is designed for a capacity of 40,000 passengers per hour per direction (PHPD), with provision to upgrade to 80,000 PHPD.

iv) To help finance the project, it is proposed to raise Rs. 3377 crore by means of property development in the central part of the city.

v) Although the full system would be completed only by 2011 AD, both the phasing of its implementation and the method of financing, will inevitably lead to a further concentration of commercial activities and population pressures in the central

part of Delhi. by the year 2001 AD itself. This runs counter to the main thrust of the NCR development strategy, whose overall objective is to decongest Delhi through a progressive decentralisation and dispersal of economic activity, involving a deflection of about 20 lakh people from Delhi to the various DMA towns and regional centres (i.e priority towns) within NCR.

vi) Further more the proposal does not take into account other vital aspects of both Delhi Master Plan (MPD-2001) and the NCR development plan (Regional Plan-2001) both of which have been approved by the Central Govt./ Central Cabinet, such as

a) the spatial dispersal of commercial activity in the shape of district centres/community centres which are to be more located in a widely distributed way throughout the Delhi Urban Agglomeration Area, as per prescribed land-use plan of MPD-2001 ;

b) the Regional Plan-2001 proposal to develop a Regional Rail by-pass to facilitate inter-city freight movement and connect various regional centres (priority towns) in the outer ring of NCR ; and

c) the need for improving suburban/commuter rail facilities within NCR as per Regional Plan-2001 and for closely interlinking the same with the Delhi MRTS (which has been examined in great detail in a subsequent study carried out by RITES for NCR Planning Board in 1992 viz.. Improvement of Transport Facilities in Delhi Metropolitan Area (DMA)).

2.0 To make good these various draw-backs and deficiencies in the RITES proposal and to provide for a much more cost effective

MRTS for Delhi. which could also become operative by the end of VIII plan period (1996-97), the following vital schemes need to be given a high priority than the proposed underground component and quadruplication of the Delhi Ring Rail and Spurs, viz..

i) construction of the proposed regional rail by-pass (210 kms.), connecting Khurja, Palwal, Rewari, Rohtak and Panipat. (This system would help segregate inter-city freight movement and release the existing Delhi Ring Rail exclusively for MRTS)

ii) Laying of additional tracks and/or electrification as described below to facilitate the introduction of exclusive commuter rail services along existing/proposed rail corridors running between Delhi and DMA/NCR priority towns.

a) between Delhi (Directional Terminals) and DMA Towns

- |                     |                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------|
| o Delhi-Bahadurgarh | - Additional coach requirement (42 Nos.)                                                    |
| o Delhi-Sonipat     | - Electrification and additional coaches (47 Nos.)                                          |
| o Delhi-Gurgaon     | - Additional coach requirement (43 Nos.)                                                    |
| o Delhi-Ghaziabad   | - Extension of EMU's from Ghaziabad                                                         |
| o Delhi-Faridabad   | - Conversion of existing 3 lines into 4 electrified lines between Tuglakabad-Palwal section |

b) Between Delhi-DMA towns and Priority towns in NCR

- o Provision of additional pair of lines between Faridabad and Palwal
- o Addition of a line between Muradnagar and Meerut and electrification of Ghaziabad - Meerut section.
- o Additional pair of lines between Ghaziabad and Khurja
- o Laying of single B.G. line between Delhi-Rewari-Alwar



iii) development of the four directional passenger terminals at Holambikalan (North), Anand Vihar (East), Jughlakabad (South) and Bijwasan (West) to serve as the main interface between inter-city rail traffic and the proposed intra-city rail system (MRTS).

iv) The facilities at (i)-(iii) to be handed over to the Indian Railways in exchange for the Delhi Ring Rail in due course:

v) Pending (i) & (ii) above.

a) The existing two tracks of the Delhi Ring Rail to be intensively utilised in the peak hours (8.30 am to 11.00 am and 5.00 pm to 7.30 pm) for fast passenger movement by means of EMUs.

b) All stations along Delhi Ring Rail & Spurs to be connected by a network of feeder buses centered around two main busways to be carved out as a major component of MRTS. (These busways can be aligned to correspond with the North-South and East-West corridors proposed for the underground sub-system in the RITES plan, and should be extended in due course (i.e. by 2001 AD) right upto the four directional terminals.)

c) All EMU trains from the suburbs in DMA/NCR towns to be moved continuously along the Ring Rail system of MRTS to enable commuters to change mode at various pre-selected stations on Ring Rail, instead of only at New Delhi, Old Delhi Railway Stations, as at present.

A sketch map of the new integrated rail configuration proposed vide the aforesaid alternative proposal is enclosed (Annexure II).



Needless to say, the total outlay required for the proposed NCR-integrated system vide above would be very much more affordable than as per the RITES proposal, vide the details given in Annexure III. It could also be implemented more easily in the short run postponing the costlier and more techno-economically complex components of the RITES plan such as the metro (i.e. underground), and the quadruplication of the Delhi Ring Rail System to the period beyond 2001 (Phase II) when the feeder traffic for such long & expensive sub systems would be better assured than at present.

# ANNEXURE 1

## RITES PROPOSAL FOR MRTS

The RITES study has recommended following integrated public transport system for Delhi.

- (1) Underground Metro 27 kms.
  - (2) Surface Rail 140 kms.
  - (3) Dedicated bus way (to be changed to a rail system due to revision of population of Papankalan) 17.5 kms.
- 184.5 kms.

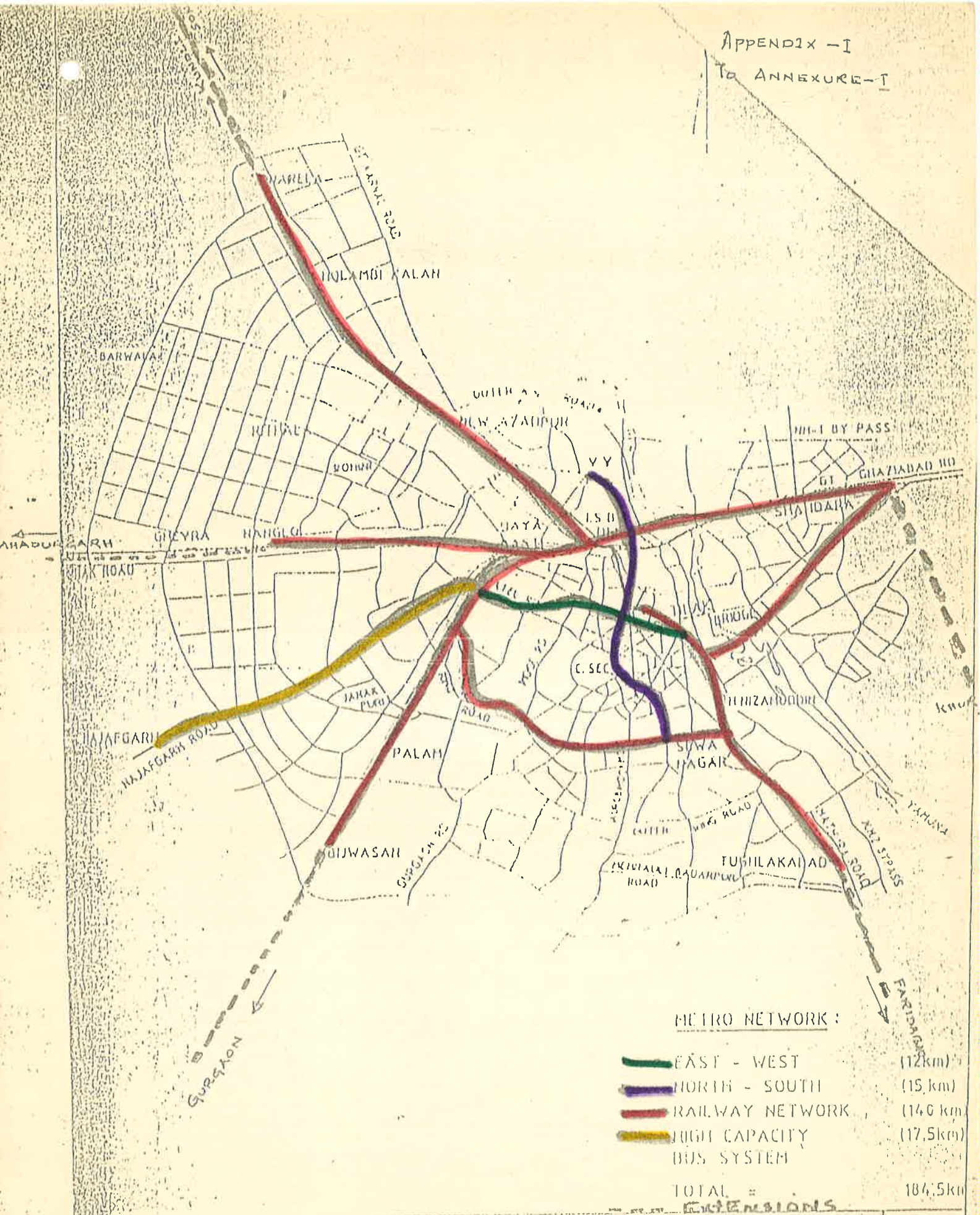
The estimated cost (1987 price level) of the project as indicated by RITES is given below.

Route length in km.			Total cost in crores		
Underground	Sur. Rail	Total	1987 price level upto 2001	1992-93 price level upto 2011	
1st phase					
17.0	17.5	31.0	2,555.0	3,401.0	
2nd phase					
8.0	109.0	117.0	2,823.0	4,068.0	
27.0	17.5	140.0	5,378.0	7,469.0	

RITES has proposed the following method for financing the recommended MRTS system.

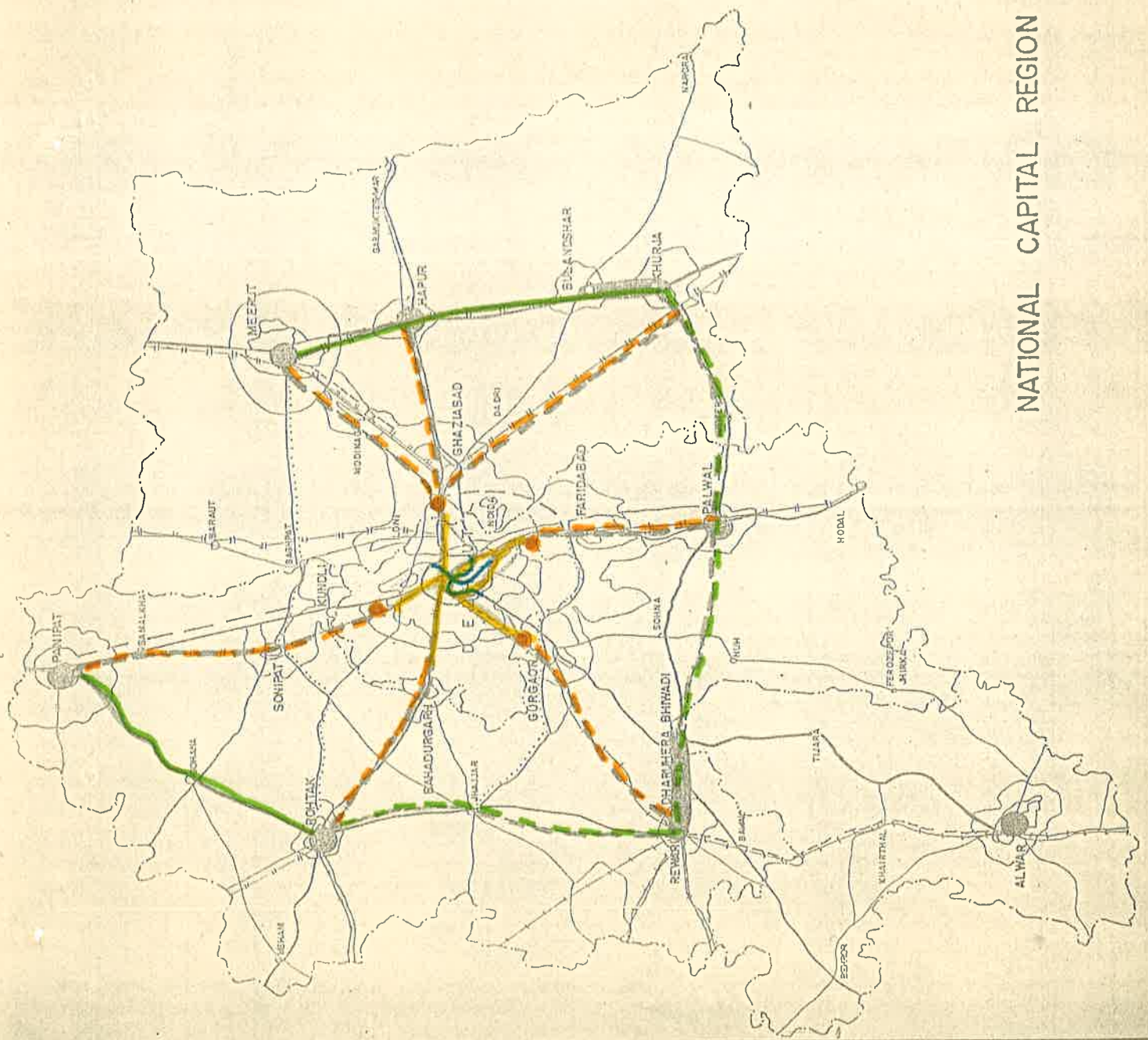
S.No.	Source	1st phase	Total system
1.	Through property developments	Rs.1555 Crs.	Rs.3377 Crs.
2.	Government allocation (Rs.100 Crs/yr)	Rs.1000 Crs.	Rs.2000 Crs.
Total :		Rs.2555 Crs.	Rs.5377 Crs.







ANNEXURE - II



LEGEND

BOUNDARY

N.C.R.

STATE

NATIONAL HIGHWAYS

STATE HIGHWAYS

RAILWAY LINE B.G.

RAILWAY LINE M.G.

URBAN AREA 1977

PROPOSED

URBANISABLE AREA 2001

EXPRESSWAYS

OUTER GRID 2 LANE

INNER GRID 2 LANE

RLY LINE B.G. DOUBLE TRACK

RLY LINE B.G. SINGLE TRACK

REGIONAL RAIL BYPASS

EXISTING

PROPOSED

DIRECTIONAL TERMINALS

RING RAIL AND SPURS

PROPOSED RAIL EXTENSIONS

EXPRESS BUSWAYS

NATIONAL CAPITAL REGION



RITES PROPOSAL		NCR - INTEGRATED PROPOSAL	
PHASE - I & II	Rs. in crores	PHASE - I	Rs. in crores
1. Metro (Underground Corridors)	3295 (2370)	1. Regional Rail bypass (210 km)	550 (385)
2. Surface Rail	4031 (2920)	2. Suburban Rail Commuters Services:	
3. Bus way	123 (800)	i. For DMA towns (59 kms)	100
		ii. For priority towns in rest of NCR (335 KMS)	395
Total	7469 (5378)	3. Directional Terminals	800
		4. Surface Rail (Improvements only i.e. signalling, Telecommunications and Rolling Stock etc.)	1600
		5. Express Bus ways (Grade Separated at Intersections) (24 kms )	60
		Total	3505

Note: The figures in brackets indicates corresponding actual figures at 1989 price level.

1

24th Meeting Agenda

SUPPLEMENTARY AGENDA ITEM FOR THE 24TH MEETING OF  
THE PLANNING COMMITTEE TO BE HELD ON 20.3.93

SUB : Flow progress of ongoing NCR Schemes and  
withdrawal of funds by the State  
Govt./Implementing Agencies in 1992-93.

In accordance with phasing of expenditure  
approved by the Project Sanctioning and Monitoring  
Group in respect of ongoing schemes, the NCR  
Planning Board was required to release loan  
assistance of Rs.20.75 crores during 1992-93. The  
same was provided in the Revised Budget Estimates  
for the year 1992-93. In addition, an amount of  
Rs.3.0 crore was provided in the Revised Estimates  
1992-93 towards contribution by the Board to the  
Development Funds of Counter Magnet towns.

On the basis of firm proposals received so  
far, the Board had sanctioned loan assistance of  
Rs.10.87 crores (detailed below) out of which an  
amount of Rs.8.87 crores has already been released  
to the concerned State Govt./implementing  
agencies, leaving an amount of Rs.2.0 crore to be  
drawn by the HUDA on submission of the requisite  
agreement and State guarantee.

1. Development of Industrial      Rs. 307.00 lakh  
Township phase-3 at Bhiwadi
2. Integrated Development scheme, Rs. 300.00 "  
Jawahar Nagar, Chandra Nagar,  
Chitrakoot Vasudhara and Patel  
Nagar, Bhiwadi.
3. Gandanagar Residential Scheme Rs. 280.00 "  
Phase I at Meerut.

Total      Rs. 887.00 "

4.	Sector 2,3 & 4 (Part) Residential scheme at Rohtak	Rs. 200.00 "
	Grand Total	Rs.1087.00 "

It has been noted that physical and financial progress in respect of remaining ongoing schemes has been below expectations in that the last loan instalments paid along with matching contributions have not been spent so far by the implementing agencies. In general these ongoing schemes seem to have got seriously enmeshed in serious time and cost over-runs. <sup>A statement</sup> giving details of the said schemes such as estimated cost, scheduled date of completion, loan assistance released and the expenditure reported so far is annexed. It is proposed to place these details before the PSMG for consideration with reference to the relevant proceedings of the last meeting of PSMG held in December, 1992 (extract enclosed).

As regards release of funds for counter magnet areas no firm proposals have been received from the concerned State Govts after complying with the stipulated conditions.

The matter is placed before the Planning Committee for information.

EXTRACTS FROM MINUTES OF THE 18TH MEETING OF THE  
P.S.M.G. HELD ON 22.12.92.

-----

AGENDA ITEM NO. 2 : REVIEW OF PROGRESS OF ONGOING  
NCR SCHEMES

While reviewing the progress of the on-going NCR schemes, the Group noted with dismay that notwithstanding its observations on the subject in its meeting of 25.8.1992, the required quarterly progress reports in respect of on-going schemes were still not being furnished in time and, when received, were found to be often in-complete. It was also noted that in the following cases, the schemes had badly overshoot their stipulated target dates for completion.

- a) Construction of External Link Road, Gurgaon,
- b) Development of Industrial Sector 7 in Panipat,
- c) Bhagat Singh Scheme in Bhiwadi,
- d) Budh Vihar Residential Scheme in Alwar
- e) Hasan Khan Mewati Nagar Residential Scheme in Alwar,
- f) Truck Terminus in Alwar,
- g) Commercial Complex in Bulandshahr
- h) Transport Nagar in Khurja
- i) Hathkargha Nagar Housing-cum-work Centre in Meerut,
- j) Scissors Manufacturing work-cum-shelter Complex in Meerut,



k) Sports Goods Manufacturing and Trading Complex in Meerut.

In this connection, the Group noted in passing that the completion of external link road in Gurgaon continued to be held up due to lack of clearance by the Defence Ammunition Depot while in the case of Industrial Sector 7, Panipat, the land development work had yet to start even though the stipulated completion time was March 1993. Yet in neither of these cases had the project reports been suitably revised and placed before the Group. On the other hand, for the Scissors Manufacturing-cum-Shelter Complex at Meerut, the due date of completion had been extended to March 1994 but the financial and other implications thereof were yet to be worked out and placed before the Group. Thus there appeared to be no uniform policy in dealing with such cases of delay.

It was felt that in the above 3 cases and all other ongoing schemes where there were such delays, the entire project would need to be reviewed in terms of the consequential cost overruns and/or necessary charges to be made in the phasing and/or other important elements of the scheme. The Group, therefore, decided that the respective implementing authorities should be asked to carry out a detailed review of each such

scheme and submit a revised project report to the NCR Planning Board for being placed before the next quarterly meeting of PSMG (Jan-March 1993), so as to enable the Group to decide on the further course of action regarding financing for these schemes.

The Group also specifically noted that progress had not been reported, since June 1992, in respect of Brass Market scheme and Shopping Centre Sector 3 both at Rewari, Shopping Centre Sector 6 at Dharuhera and all other on-going schemes in Haryana sub-region. The on-going schemes for Bulandshahr-Khurja, Bulandhsahr Complex the quarter ending Sept. 1992 had also not been reported. Shri B P Sinha, Haryana promised to see that the delayed reports relating to his sub-region were furnished within a week. While deprecating the persistent lapses of the implementing agencies/Planning Cells in this regard, Member Secretary indicated that henceforth if the progress reports were not received in time, the presumption would be that there was no progress to report and no further loan instalments would be made available by NCR Planning Board until and unless the project reports were duly revised and approved by PSMG. Furthermore, stringent action might have to be initiated to recall the funds already released in such cases.

In this context, it was also observed by the Group that except in the case of Haryana sub-region, there were no members and/or representatives present to explain the position in respect of the delayed completion of schemes and/or non-submission of progress reports vide above. It was pointed out that no meaningful review in respect of the implementation of these schemes could be held in the absence of concerned members or other representatives of the respective sub-regions. Member Secretary indicated that he would bring this to the notice of the Housing/Urban Development Secretaries of Uttar Pradesh and Rajasthan respectively. In the meantime, both CRP and FAO of NCR Planning Board would be deputed to visit the Hqrs of the respective Planning Cells/agencies/State Govts and obtain first hand information relating to the present stage of implementation and future prospects of concerned schemes while streamlining procedures for ensuring that the requisite reporting systems work without hitch in future.

(Rs. in lakhs)

Name of the Scheme	Amount Placed for the year 1982-83	Estimated Cost	Date of Start/ Sanction by the Board	Area in acre	Loan Sanctioned by the Board	Stipulated/ likely date of completion	Total expenditure incurred on the scheme	Remarks
A. HARYANA SUB REGION								
Construction of External Link Road Connecting Sector 14/17 with Sector 42/7 at Gurgaon.	32.00	LA - 116.00 LD - 274.00 <u>390.00</u>	2/87		1987-88 - 25.00 1988-89 - 50.00 1989-90 - 50.00 1990-91 - 113.00	2/92	96.82	
Sector 25 (Industrial) Ph-2 at Panipat	75.00	LA - 50.00 LD - 303.78 <u>353.78</u>	2/88	52.64	1987-88 - 23.00 1988-89 - 22.00 1989-90 - 25.00 1990-91 - 25.00	2/94	67.61	
Development of Industrial sector 7 at Panipat	100.00	LA - 216.00 LD - 477.00 <u>693.00</u>	2/90	135.00	90-91 - 108.00	2/94	415.84	
Brass Market Scheme at Rewari	64.50	LA - 5.14 LD - 90.06 Completed - 87.82 <u>183.04</u>	2/92	9.14	91-92 - 27.00	2/93	3.47	
Shopping Centre Sector 6 at Bawal	14.00	LA - 21.58 LD - 21.70 Completed - 18.83 <u>44.11</u>	2/92	2.46	91-92 - 8.00	2/93	11.49	
Shopping Centre Sector 3 at Rewari	7.00	LA - 0.86 LD - 14.38 Completed - 12.91 <u>28.15</u>	2/92	1.58	91-92 - 7.00	2/93	0.85	
B. Uttar Pradesh								
Hathras Nagari Radh. cum work Centre at Meerut	148.00	LA - 720.40 LD - 796.00 <u>1516.40</u>	87-88	217.45	87-88 - 26.00 88-89 - 130.00 89-90 - 250.00 <u>406.00</u>	2/91 2/94	870.30	
Spirits goods mfg. work cum trading unit complex, Meerut	100.00	LA - 543.00 LD - 460.00 <u>1003.00</u>	89-90	82.93	89-90 - 200.00 90-91 - 201.50 <u>401.50</u>	2/91 2/94	433.45	
Shahdoli Nagari Sector 2, 3 & 4 56.68 at Meerut	215.00	LA - NIL LD - 1073.60 <u>1073.60</u>	90-91	412.00	90-91 - 50.00 91-92 - 270.00 <u>320.00</u>	2/92 2/93	397.25	
Scheme No-6 at Meerut	39.00	LA - 1450.97 (Quoted)	81-82	269.86	86-87 - 125.00 87-88 - 100.00 88-89 - 45.00 90-91 - 35.00 <u>305.00</u>		1613.69	
Transport Nagari Scheme, Khurja	33.00	LA - 23.00 LD - 141.57 <u>166.57</u>	90-91	25.00	90-91 - 50.00	2/92	10.00	
Yamunapuram Road scheme Ph-2, Bulandshahr	170.00	LA - 443.00 LD - 674.53 <u>1117.53</u>	91-92	95.30	91-92 - 70.00	2/94	NIL	
C. Rajasthan	10.50	LA - 51.06 LD - 51.06 <u>102.12</u>	91-92	22.58	NIL	92-93		* Loan of Rs. 10.00 for the work sanctioned in 2/91 but it has not been drawn so far by U.P. Govt.
District Centre Sector 8 at Alwar	108.00							
D. Counter Marginal Towns	300.00							





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शहरी विकास मंत्रालय  
(Ministry of Urban Development)  
नई दिल्ली-110001

सं० के.-14011/9/93-र.रा.क्षे.यो.बोर्ड

New Delhi-110001  
Fax No. 3320204

26.4.93

विषय : राष्ट्रीय राजधानी क्षेत्र प्लानिंग बोर्ड की प्लानिंग कमेटी की  
दिनांक 20.3.93 को 11.00 बजे पूर्वाह्न को हुई बैठक के  
कार्यवृत्त ।

महोदय,

उपरोक्त विषय पर संलग्न में आपको उक्त बैठक के कार्यवृत्त सूचना  
एवं आवश्यक कार्रवाई हेतु भेजे जा रहे हैं ।

*Amal Kumar*

॥ आर.सी. अग्रवाल ॥  
मुख्य क्षेत्रीय नियोजक

संलग्न : उपरोक्तानुसार ।

MINUTES OF THE 29TH MEETING OF THE PLANNING COMMITTEE  
OF NATIONAL CAPITAL REGION PLANNING BOARD HELD AT 11.00  
A.M. ON 20TH MARCH, 1993 IN THE OFFICE OF NATIONAL  
CAPITAL REGION PLANNING BOARD, JANPATH BHAWAN, NEW  
DELHI.

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List of participants is annexed.

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AGENDA ITEM NO. 1: CONFIRMATION OF THE MINUTES OF THE  
28TH MEETING OF THE PLANNING  
COMMITTEE HELD ON 8.1.1993.

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The minutes of the 28th meeting of the Planning  
Committee held on 8.1.1993 were confirmed.

AGENDA ITEM NO. 2: REVIEW OF THE ACTION TAKEN ON THE  
DECISIONS OF THE LAST MEETING OF  
THE PLANNING COMMITTEE HELD ON  
8.1.1993.

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i) Review of the actions taken on the decisions  
of the 28th meeting of the Planning Committee held on  
8.1.1993:

a) Sub-regional Plans:

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The matter was discussed under Agenda  
Item No. 3.

b) Review of Regional Plan-2001:

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The matter was discussed under Agenda  
Item No. 4.

c) Steps to be taken by the constituent  
States for implementation of newly  
approved strategies for promoting  
accelerated growth of satellite  
development areas.

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The Programme for preparation of draft  
Integrated Plans for the new townships  
to be developed along the Priority Towns  
and the DMA Towns was discussed in  
detail under Agenda Item No. 5.

The progress regarding the preparation of pilot projects was noted.

The progress regarding the formation of the National Capital Region Development Finance Corporation (NCRDFC) and the views of the State Governments of Haryana, Rajasthan and Uttar Pradesh regarding their equity participation in NCRDFC were noted. It was pointed out by the representative of the Delhi Development Authority, Shri J.C. Gambhir, that the draft Memorandum of Association of the NCRDFC had not been circulated to the Delhi Administration. It was, therefore, decided that a copy of the draft Memorandum of Association should be sent to Shri Jagdish Sagar, Secretary (Land & Building), who is the member of the Planning Committee, NCR Planning Board for obtaining views of the national Capital Territory Government of Delhi in the matter,

- d) Availability of serviced land sites in DMA and Priority Towns for allotment in 1992-93.
- 

It was explained that the requisite information had already been furnished to the NCR Planning Board except in the case of Alwar and Bhiwadi; in Rajasthan Sub-region. Shri B.S. Minhas, Secretary, Urban Development and Housing Deptt., Rajasthan and Member, Planning Committee undertook to furnish the same very shortly.

AGENDA ITEM NO. 3,4,5,6,7,8 and 9 of the 28th meeting of the Planning Committee:

The progress in respect of each of the items as indicated in the agenda note was noted.

AGENDA ITEM NO. 3: FINALISATION OF SUB-REGIONAL PLAN  
FOR RAJASTHAN SUB-REGION AND  
HARYANA SUB-REGION OF NCR.:  
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After due consideration, the following revised time-table was agreed upon, with the concurrence of the participants representing the respective Governments, for finalisation of the draft Sub-regional plans and their submission of NCR Planning Board for approval, viz:

- |    |                                     |           |
|----|-------------------------------------|-----------|
| 1) | Rajasthan                           | 30.4.1993 |
| 2) | Haryana                             | 31.5.1993 |
| 3) | National Capital Territory of Delhi | 30.6.1993 |

AGENDA ITEM NO.4: AUDIO-VISUAL PRESENTATION ON THE  
REVISED NCR INVESTMENT PROGRAMME  
FOR BOTH CENTRAL SECTOR AND THE  
STATE SECTOR AND ISSUES ARISING  
THEREOF.  
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The Audio-visual presentation prepared for the proposed NCR Investment Programme in both the Central and State Sectors was screened.

The Commissioner (Planning), Delhi Development Authority raised the issue of the difference in Delhi's assigned population for 2001 AD as between the Delhi Master Plan (MPD-2001) and NCR Plan (Regional Plan-2001). According to the former, through a process of normal population growth Delhi was expected to reach a population size of 144.26 lakhs (urban) and 5.27 lakhs (rural) making a grand total of 149.53 lakhs, by 2001 AD. Thus after deducting roughly about 20 lakh people who were due to be deflected as per the provisions of Regional Plan-2001, MPD-2001 had sought to provide for the development needs of the resultant population of Delhi (viz. 124 lakh urban and 4 lakh rural) in 2001 AD.

Chairman, Planning Committee, pointed out that the normal population growth size of Delhi by 2001-AD had been projected as not more than 132 lakh (both urban



and rural) by the Registrar-General of Census Operations. Further, as against the projections earlier made by the latter for a population of 93.7 lakh by 1991, the actual population as per Census 1991 was found to be 94.2 lakh which involved a deviation of hardly 0.5%. By that token alone, there seemed to be no good reason why the Registrar-General of Census Operation's projected figure of 132 lakh by way of normal growth of population by 2001 AD should be disputed at this stage. As such, Chairman, Planning Committee felt that the need to plan for reduced population target of 11.2 m i.e. 11 m (Urban) + 0.2 m (Rural), as per Regional Plan-2001 provisions, was wholly in order and that instead it was the much higher projections made in the Delhi Master Plan that prima facie called for a fresh look at this stage. The Chairman, Planning Committee also indicated that (a) it was for Government in the Ministry of Urban Development to resolve the issue one way or the other as Ministry of Urban Development had cleared both the Regional Plan-2001 and the Delhi Master Plan (MPD-2001), (b) these differences in perception regarding Delhi's population projections, if allowed to remain unresolved any longer, would inevitably lead to a duplication of costly infrastructure within the National Capital Territory of Delhi and thereby perpetuate a higher growth rate for Delhi than envisaged in Regional Plan-2001. In this way, the highly pessimistic assumptions of normal population growth on which MPD-2001 had been predicated could prove to be self-fulfilling in the long run; (c) to help bring about the requisite congruence of views between Delhi Development Authority and the National Capital Region Planning Board in this all-important matter, the issue would also be referred to the Task Force on Demographic Trends in NCR which had recently been set up as part of the on-going mid-term review of Regional Plan-2001.

Subject to these observations, the audio-visual presentation and accompanying note were cleared for being placed before the forthcoming meeting of the NCR Planning Board.

AGENDA ITEM NO.5: FINALISATION OF TIME BOUND  
PROGRAMME FOR PREPARATION OF  
INTEGRATED MASTER PLANS AND  
FORMULATION OF DETAILED PHASED  
PROJECT PLANS FOR NEW TOWNSHIPS:

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A clarification was sought as to whether the planned townships were intended to cater to the total population to be added in the run-up to 2001 AD or only

the induced component thereof. Member Secretary explained that these new townships would now have to be planned for the total incremental population i.e. the assigned population for 2001 AD minus the existing population as per 1991 Census figures.

However, due to financial constraints, the seed money to be provided for development of these new townships in 8th Plan would be restricted to the land acquisition requirement of the induced component only as well as the proportionate development costs pertaining to the industrial/commercial sector thereof.

After due consideration, the following time-table was drawn up for preparation of the requisite (a) Outline Development Plans (interim land use plans); (b) detailed project reports for the physical development of the prescribed new townships as per said ODPs by 2001 AD.

No.	Town	Due Date for finalisation of land use plan(ODP)	Due Date for finalisation of interim sation of Development Project for new township.
HARYANA			
1.	Kundli		31.5.1993
2.	Bahadurgarh	31.5.1993	31.8.1993
3.	Panipat	30.6.1993	31.12.1993
4.	Rohtak	31.5.1993	31.7.1993
5.	Rewari	Already available	31.8.1993
6.	Palwal	30.6.1993	30.9.1993
7.	Dharuhera	30.6.1993	30.9.1993
UTTAR PRADESH			
1.	Meerut	15.4.1993	30.9.1993
2.	Bulandshahr	31.3.1993	30.9.1993
3.	Khurja	31.5.1993	30.11.1993
4.	Hapur	31.3.1993	30.11.1993
RAJASTHAN			
1.	Alwar	Already available	30.11.1993
2.	Bhiwadi	31.5.1993	30.9.1993

AGENDA ITEM NO. 6: FRAMING OF TENTATIVE LAND  
ACQUISITION AND DEVELOPMENT  
PROGRAMME FOR EACH NEW TOWNSHIP IN  
1993-94 AND THE REST OF THE EIGHTH  
PLAN PERIOD:

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It was brought to the notice of the Committee that the information regarding the development programme for the new townships alongside the Priority Towns of Meerut, Bulandshahr/Khurja and Hapur in the Uttar Pradesh Sub-region of the National Capital Region had been provided by the Uttar Pradesh Government. In this connection, Chief Town and Country Planner, Uttar Pradesh suggested that while the Regional Plan-2001 had assigned a population of 8 lakhs for Bulandshahr-Khurja Complex, in order to achieve such a high degree of population growth, Bulandshahr-Khurja Complex should be extended to include the neighbouring service centre of Chola. Thus, according to him the total assigned population in the complex would have to be allocated as under:

Bulandshahr	3.0 lakhs
Khurja; and	2.5 lakhs
Chola	2.5 lakhs
<hr/>	
Total	8.00 lakhs
<hr/>	

It was agreed that this matter called for greater deliberation in the light of Regional Plan provisions for which a separate meeting would be held by Member Secretary, NCR Planning Board, before the matter was brought before the Planning Committee for due consideration. In the meantime, Uttar Pradesh Government may be requested to furnish the NCR Planning Board with a detailed note along with the plans showing the prescribed urbanisable area within which the said additional pockets were proposed to be developed as part of the integrated new township at Khurja-Bulandshahr.

It was also brought to notice that Haryana Government had furnished the requisite annual land acquisition and development programmes for the towns of Bahadurgarh, Panipat, Rohtak, Rewari-Dharuhera and Palwal, while in the case of Kundli, a similar programme would be finalised and made available as soon as the development plans for the new township were ready i.e. by 31.5.1993.

As for the land acquisition and development programmes for the Priority Towns of Alwar and Bhiwadi, the Committee was informed that the same would shortly be cleared by Government of Rajasthan and furnished to NCR Planning Board.

AGENDA ITEM NO. 7: NCR DEVELOPMENT AND FINANCE  
CORPORATION CONSTITUTION AND  
MODALITIES:

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The details of the progress made in this regard were reported. It was brought to notice that to date no specific comments had been received from the State Governments of Haryana, Rajasthan and Uttar Pradesh, to which the draft MOA had already been circulated at the time of the recent meetings of the various sub-regional Steering Committees held at Chandigarh, Jaipur and Lucknow, respectively. On the presumption, therefore, that the draft MOA was acceptable to the constituent States, Chairman, Planning Committee proposed that the Planning Committee clear the same subject to whatever comments might be received from Govt. of National Capital Territory of Delhi to whom the draft would be circulated immediately vide proceedings under item (1) (c) above.

AGENDA ITEM NO. 8: MID-TERM REVIEW OF REGIONAL PLAN-  
2001 STATUS REPORT:

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The Committee noted the progress made so far in respect of the various consultations and studies included in the overall mid-term review programme.

AGENDA ITEM NO. 9: IMMRTS DELHI-NEED FOR INTEGRATION  
WITH REGIONAL PLAN PERSPECTIVES AND  
PRIORITIES:

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It was agreed that for the timely development of NCR as a whole it would be necessary to inter-link the Delhi IMMRTS with the proposed NCR transport network and develop a comprehensive intra-regional rail/road system for NCR by 2001 AD, keeping the objectives, policies and priorities of both MPD-2001 and RP-2001 in view.



The representative of the Delhi Development Authority was of the view that rather than treat this concept plan as an alternative to the RITES proposal for IMMRTS, it should be perceived as the frame-work of a concrete proposal to integrate the Regional Pla-2001 transportation network with the IMMRTS for maximum mutual benefit. This was also accepted by the Committee.

AGENDA ITEM NO.10: NCR PLANNING CELLS-REVIEW OF  
FUNCTIONING AND APPROVAL OF ANNUAL  
WORK PROGRAMME 1993-94:

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The arrangement of functions and various methods/procedures of work for effective discharge of these functions, were approved.

AGENDA ITEM NO.11: CONSTITUTION OF REVOLVING FUNDS FOR  
ACCELERATED DEVELOPMENT OF URBAN  
INFRASTRUCTURE IN NCR:

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The constitution of the Revolving Fund was discussed. It was appreciated that with the creation of the National Capital Region Development Finance Corporation the pattern of financing in the case of constituent States would undergo a complete change in that they would be eligible for a grant of 100% seed money from the Corporation as envisaged in the proposed State Sector Investment Programme for NCR. The revolving fund would thus serve as a vehicle through which this initial investment could be utilised by the implementing authorities and the surplus revenues generated thereby ploughed back for further development of the township in accordance with the pattern of phasing envisaged in the projected implementation plan. Considered in this context, the proposed methodology of the Revolving Fund was approved.

SUPPLEMENTARY AGENDA: SLOW PROGRESS OF ONGOING NCR  
SCHEMES AND NON-DRAWAL OF  
FUNDS BY THE STATE  
GOVT/IMPLEMENTING AGENCIES IN  
1992-93:

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The Planning Committee noted the information contained in the Supplementary Agenda Note and that

this Agenda note is being placed in the next meeting of  
the Project Sanctioning and Monitoring Group-1 (PSMG-

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No. K-14011/9/93-NCRPB  
NCR Planning Board, 7th Floor,  
'B' Wing, Janpath Bhawan,  
New Delhi-110001.

New Delhi, the 26 April, 1993

Copy forwarded to Chairman and all  
members/participants in the Planning Committee meeting.



( R.C. AGGARWAL )  
Chief Regional Planner

- In Chair
1. Shri Cecil Noronha  
Member Secretary, NCRPB.
  2. Shri Jagdish Sagar  
Secretary (L&B),  
National Capital Territory of  
Delhi, New Delhi - 110002.
  3. Shri B.S. Minhas,  
Secretary,  
Urban Development & Housing Deptt.,  
Govt. of Rajasthan, Jaipur.
  4. Shri D.N. Basu,  
Economic Adviser (HUD & WS),  
Planning Commission, Yojana Bhawan,  
Sansad Marg, New Delhi.
  5. Shri C.S. Mehta.  
Chief Town & Country Planner, Govt. of Rajasthan  
Jawahar Lal Nehru Marg, Jaipur.
  6. Shri H.K. Sharma,  
Chief Town & Country Planner,  
Town & Country Planning Deptt.,  
Govt. of Uttar Pradesh, Lucknow-226001.
  7. Shri Jagdish Prasad Bhargava,  
Officer on Special Duty,  
Housing & Urban Development Deptt.,  
Govt. of U.P., Janpath Bhawan,  
Lucknow-226001.
  8. Shri K.R. Bhagwan,  
Deputy Secretary,  
Ministry of Power, New Delhi.
  9. Shri K.T. Gurumukhi,  
Addl. Chief Planner,  
Town & Country Plg. Organisation,  
Govt. of India, I.P. Estate,  
New Delhi.
  10. Shri B.D. Gulati,  
Chief Coordinator Planner-NCRR Planning Cell,  
Government of Haryana, Gurgaon.
  11. Shri K.K. Narang,  
Deputy Adviser, Plg. Commission,  
Yojana Bhawan, New Delhi.

12. Shri J.C. Gambhir,  
Commissioner (Plg), Delhi Develp. Authority,  
Vikas Minar, New Delhi.
13. Shri V.K. Soni,  
Chief Projects,  
Housing & Urban Development Corporation,  
HUDCO House, Lodi Road,  
New Delhi - 110003.
14. Shri N.S. Jain,  
*Superint. Engr. (RW)*, Ministry of Surface Transport,  
New Delhi-110001.
15. Shri R.C. Aggarwal,  
Chief Regional Planner, NCRPB.      Member Convenor

#### OTHER PARTICIPANTS:

1. Shri Ashok Kumar,  
Deputy Director,  
Central Electricity Authority,  
(PP Dte), New Delhi.  
*Sewa Bhawan R.K. Puram*
2. Shri S.K. Bansal,  
Assistant Secretary, Ministry of Power,  
Shram Shakti Bhawan, New Delhi.
3. Shri R.K. Jain,  
Director (STP),  
Central Electricity Authority,  
New Delhi. *Sewa Bhawan R.K. Puram.*
4. Shri V.k. Vidyarthi,  
Associate Planner,  
*N.C.R. plan. cell. Mohanpuri*  
*Deerind.*

#### NCR PLANNING BOARD

1. Shri S. Arunachalam, Senior Planning Engineer
2. Shri R.P. Rastogi, Regional Planner.
3. Shri J.N. Barman, Associate Planner.
4. Shri V.K. Thakore, Senior Research Officer.
5. Shri M.M.A. Baig, Asstt. Town Planner.



6. Shri Manmohan Singh, Research Officer.
7. Shri P. Sisupalan, Research Officer.
8. Shri N.K. Dhiran, Asstt. Town Planner.
9. Shri K.L. Sachar, Finance & Accounts Officer.
10. Shri N.K. Aneja, Deputy Director.