



Annexure XI

Comments on the Feedback received during the Workshop on "the Study of Counter Magnet Areas to Delhi and NCR"

Sl. No.	Proceedings	Comment
I to 5	<p>A Workshop on "Dissemination of CMA Study Findings and Interaction with Stakeholders" was held on 22.11.07 at 11.00 A.M. in Annexe Building, India International Centre, New Delhi wherein members & co-opted members of the Planning Committee, representatives of the Stake holder States and Experts in the field of Planning participated. List of Participants is annexed at Annexure-I. The main objective of the workshop was to disseminate the findings and the recommendations of the Study on counter magnet areas to Delhi and rest of NCR and to get a feedback on it.</p>	No Comments
	<p>2. The Workshop was inaugurated and Chaired by Shri. M. Ramachandran, Secretary, Ministry of Urban Development, Govt. of India. In his inaugural address, he stressed on the need to check in-migration to Delhi and rest of NCR, importance of the development strategy for CMAs for Delhi and rest of NCR, association with JNNURM, funding pattern and the role of the NCRPB in the development of the CMAs.</p>	
	<p>3. Shri P. D. Sudhakar, Member Secretary, NCR Planning Board gave welcome address. He presented an overview about the need for the CMA study and the process of the identification of the CMAs.</p>	
	<p>4. Detailed presentations were made on the findings & recommendation of the Draft Final Report by Shri J. C. Gambhir (Project-in-Charge) & Dr Manjula Chakravarty (Sociologist) from M/s. Consulting Engineering Services Ltd. and by Shri. Arijit Bhattacharya (Economist) from ICRA's. The presentation consisted of three parts. Part I was on the profile and migration pattern to Delhi and NCR. The major content of the presentation of part I was:</p> <ul style="list-style-type: none">(i) Project background(ii) Objectives of the Study(iii) Profile of NCR(iv) Migration Pattern NCTD and other areas in NCR(v) Profile of Migrants(vi) Projection of Population and Migration to NCTD and rest of NCR(vii) Migration Study - Primary Survey	
	<p>Part II of the presentation was on the new recommended CMAs. The major structure of the presentation was:</p> <ul style="list-style-type: none">(i) Existing Counter Magnet Areas(ii) Process for Identification of Proposed New Counter Magnet Areas(iii) Recommended New CMAs(iv) Recommendation for Special Package and Existing CMAs	
	<p>Part III of the presentation was on development strategy for the recommended CMAs. The major contents of the presentation were:</p>	



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	(i) Investment Climate in India (ii) Investment Climate and Opportunities in New Recommended Counter Magnet Areas (iii) Strategies for Development in New Recommended CMAs (iv) Resource Mobilisation (v) Urban Development	
	5. Appreciating the elaborate presentations, Chairman invited comments and suggestions from the participants.	
6.	<p>Prof. H. B. Singh, former Head, Regional Planning Department, School of Planning & Architecture observed that in the NCR Planning Board Act, 1985 it has been mentioned that urban area outside the NCR is to be selected as Counter Magnet Area whereas rural areas are sending more migrants to NCR. The Consultant has rightly considered district as a unit for the purpose of the Study.</p> <p>He observed that in the proposed CMA towns, development of SEZ has been envisaged as a catalyst which may not serve the purpose. Instead the labour intensive and resource based industry should be promoted in the CMA towns as the Study revealed that migrants were not well educated and belong to the unskilled labour class. He further added that the distance should not be a criterion for selection of CMA in view of the globalization.</p>	<p>a) In addition of whatever has been given in the Report, it may also be mentioned that labour intensive industries/activities of varying types would be promoted by the State Governments depending upon their development potential in the area.</p> <p>(b) Distance Criteria is one of the criteria in the scanning process in Chart II, page 14, Chapter 5 of the DFR which has been used to limit the distance initially to 1200 kms. from NCR in relation to the intensity of migration from the areas of out-migration. Distance criteria is important because there is a fall in number of out- migrants to Delhi as distance increases upto 600 kms. In between 600 kms and 1200 kms the intensity of out-migration is significant but it drops down beyond 1200 kms. This significant phenomena need to be considered for the Study for scanning process</p>
7	Mr. A. K. Jain, Commissioner (Planning), DDA observed that recent developments like SEZ and proposed Delhi-Mumbai Industrial Corridor should also be taken into account in the study. He further suggested that new towns should be developed instead of urban extensions.	<p>(a) & (b) Development of SEZs and DMIC corridors would help in diverting the migrants outside Delhi to the said areas within NCR or outside NCR.</p> <p>(c) It may be appropriately incorporated that urban extensions or new towns may be developed by the State Governments depending upon the development potential of the area.</p>
8	Shri B. N. Singh, Director, AMDA suggested that District Plans should be prepared for the districts by the respective State Governments in which CMAs have been identified to focus on development. He further suggested that CMA could be developed for specialized activities or industries.	a) Preparation of District Plans is mandatory under the 74 th Constitutional Amendment. The concerned State Governments should identify CMAs and prepare their development plan as well as plan of action which could be integrated by them in the District Plan.



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		b) As given at 6(a) above
9	Shri D.S. Dhese, Financial Commissioner & Secretary, Town & Country Planning Department, Haryana observed that the States should also be involved in the selection of CMA so that State policies are also focused to the development of CMA towns	The finalization of CMAs is to be done in consultation with the concerned State governments and the current Workshop was part of this consultation process. The recommendations of the final report would also be discussed in the Planning Committee meeting as well as Board where; representatives of concerned State Governments are Members.
10	Shri S. S. Dhillon, Director, T & C Planning Deptt, Govt. of Haryana appreciated the selection of Ambala as CMA in Haryana because it has got a lot of development potential. He was of the opinion that towns with population less than 3 lakhs particularly in Haryana should also be considered. He further suggested that the type of industry to be located in Ambala could be given in the Study.	While considering the population size of a town as one of the criteria for selection of CMA, initially at the Interim Stage Report consultant had suggested minimum population size of 5 lakhs which was reduced to 3 lakhs to cover large number of towns under consideration zone. With regard to type of industry, the action would have to be taken by the State Government depending upon the development potential of the area.
11	Shri Lalit Kapoor, Executive Director (Metro), Railway Board was of the opinion that Law & Order should also be one of the parameters for selection of CMA. He observed that due to Law & Order problems, industries are shifting from Bareilly and Ferozabad to Utrakhand. In addition to this, availability of infrastructure like power and transportation are also lagging behind, which play very significant role in development	Law & Order is a State subject and is to be handled by the concerned State government to promote the development of economic activities in specific areas. Similarly, State Governments would have to provide power and other infrastructure facilities in order to have planned development. Considering availability of infrastructure as one of the important factor for development, CMIE infrastructure index and MOF District Development Index have been considered while identifying the Counter Magnet Areas
12	Shri Shankar Agarwal, Principal Secretary, Housing, U.P. suggested that in the present scenario, land acquisition is difficult and susceptible to public agitation. Marginal and waste land should be used for urban development. He suggested that Jhansi could be included as CMA.	It may be appropriately added in the report that as far as possible marginal & waste lands should be used for urban development. Jhansi District was considered as one of the CMA upto Stage V. It could not qualify at stage VI as the peripheral areas including Jhansi provide very low level of out migration to NCT-Delhi and districts in the rest of NCR.
13	Shri K. S. Mehra, Principal Secretary, PWD, GNCT-Delhi observed that from the survey findings it	It is a Study based on available facts & figures. Kota



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	appears that migrants are ready to move out from Delhi if the employment opportunities are created at their places of origin which is a positive sign. There is need to create more employment opportunities in the CMAs. He pointed out that in the Study recommendations there is no proposal of CMA in Rajasthan State which sends significant migrants to Delhi & NCR.	which is one of the existing CMA town has been found to be sending insignificant out migration to NCT-Delhi & districts in the rest of NCR and accordingly, the recommendation has been made in the report.
14	Ms. Anita Bhatnagar Jain, Commissioner, NCR, U.P. stated that Firozabad is part of TTZ and is environmentally sensitive area. It has already got base of small scale industries. She added that bringing more industries to this area would be difficult. Kanpur has potential for development but historically, the progress of project development has been very slow. Bareilly is existing CMA and it has also been proposed in the study. The past progress of development projects in Bareilly has not been very encouraging. The Transport Nagar was constructed with the help of NCR fund but transporters from the congested area have not shifted so far. The development strategy of CMA towns should have proper integration with other Govt. plans. Good agriculture land should be protected from urbanization.	It may be recorded appropriately in the report that Firozabad is part of Taj Trapzium Zone (TTZ) and development of industries would not be possible. In view of this, Firozabad is not appropriate as one of the Counter Magnet Area. With regard to development strategies of an area, the decision in this regard would have to be taken by the concerned State Governments that which kind of development they want to propose. For this, the concerned State Governments would have to prepare a development plan for the CMA along with Plan of Action for its implementation.
15	Shri Rajeev Gupta, Principal Resident Commissioner, Uttrakhand stated that Dehradun has been appropriately recommended as one of the CMA town in the Study. He suggested that Rishikesh & Haridwar should also be included along with Dehradun as CMA. He further suggested that in order to encourage development, the Governments should formulate a policy to shift some of the Government offices to the CMAs.	Rishikesh & Haridwar fall in the influence zone of Dehradun which has been identified as CMA. With regard to suggestion of shifting of Government offices, such provisions exists in the Regional Plan-2021 in para 5.4.2 (C) and the concerned State Government may take appropriate action.
16	Sh. R. Srinivas, Associate Planner, TCPO, Govt. of India suggested that selection of CMA should be left with the State Governments and it should be developed as per Metropolitan Development Plan.	The finalization of CMAs is being done in consultation with the concerned State Governments and the current Workshop was part of this consultation process. The recommendations of the final report would also be discussed in the Planning Committee meeting as well as Board where representatives of concerned State Governments are Members.
17	Shri Mehak Singh, Chief Accounts Officer, Special Area Development Authority (SADA), Gwalior stated that Regional Plan-2021 identified Gwalior as a CMA and Govt. of Madhya Pradesh had notified SADA adjacent to Gwalior City for development as Counter Magnet area where new integrated township is being developed. SADA has already tied up with the education department to develop it as an education hub. Various infrastructure projects are in pipeline. He pleaded that in view of the above, the existing status of Gwalior (SADA) as CMA be continued.	Gwalior was considered as one of the CMA upto Stage V. It could not qualify at stage VI as the peripheral areas including Gwalior provide very low level of out migration to NCT-Delhi and districts in the rest of NCR. It is only a recommendation, final decision for dropping this town would depend upon the decision of the Planning Committee and the Board.



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18	<p>Shri J. C. Gambhir, Project In-charge, CES stated that the CMAs have been identified in a systematic manner based on scientific study and analysis. The focus of the Study was on the city but the district as a whole was considered for the analysis and integrated development. He added that Cities and towns proposed as counter magnet areas fall on major transport corridors. The urban extensions can be planned in such way that it can act as new towns as well as economic base. The influence zone of Dehradun has been considered while proposing Dehradun as a CMA. He further added that land is state subject, therefore, the development of the CMA has to be planned by the respective State Governments. He stated that there are new methods of land development and compulsory land acquisition is not necessary. Land pooling^ land sharing and other alternatives could be considered by the respective State Governments while developing the CMAs. While identifying the land for development, they would have to see that the development on marginal and waste land is proposed and not on good agriculture land. The concerned State governments would have to play an important role in implementation of various schemes of CMAs and should take advantage of the funding and the other facilities provided by the Govt. of India under various schemes and NCRPB for developing the CMAs.</p>	
19	<p>Shri P. D. Sudhakar, Member Secretary, NCRPB stated that selection of the CMA towns through such a comprehensive scientific study should not remain a paper exercise. A lot of sincere efforts are required to be made for making the development of Counter Magnet Area a success and suggested that the State Governments should take initiatives for preparing Development Plans, identification & formulation of projects and implement the same through States & Central funding. He quoted the example of present CMAs of Kota, Patiala and Gwalior from where no projects were received in last few years. He further added that even today, no representative is present from Government of Punjab and Rajasthan. Development of Counter Magnet Areas depends upon the initiatives taken by the concerned State Governments</p>	
20	<p>Shri M. Ramachandran, Secretary, Urban Development, Govt. of India in his concluding remarks stated that issues regarding Law & order and land acquisition have no single point solution which would have to be dealt with by the States. He suggested that various land development models available like land pooling which was successful in Maharashtra and Gujarat should be adopted to avoid public agitation/litigation. He further added that Railway should look into the connectivity with faster rail system such as Delhi-Ghaziabad-Meerut and Delhi-Panipat. States should try to get priority by forming joint ventures as is being done in Tamil Nadu and Karnataka. They have to play pro-active role in this regard. Chairman mentioned that the findings & recommendations of the Study would also be discussed in the Planning Committee and subsequently in the Board meeting where the Chief Ministers of the State concerned are the Members.</p>	<p>Following may be appropriately incorporated in the Report :</p> <p>As far as possible marginal and waste lands should be used for urban land development. Models like land pooling, which has been successful in Gujarat & Maharashtra could be adopted. States could also form joint ventures in the land development process.</p>