

National Capital Region Planning Board  
(Planning Committee)

**20th Meeting**  
**3 August 1990**

MC(20)<sup>6</sup>1990

1026

Agenda & Minutes



B. N. SINGH  
Chief Regional Planner  
Tel. : 3325496

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

नई दिल्ली, तारीख

No.K-14011/35/90-NCRP3

Dated, New Delhi the 3.7.1990.

MEETING NOTICE

Subject: 20th Meeting of the Planning Committee of the NCR -  
Planning Board to be held at 11.00 A.M. on August 3,  
1990 instead of 19.7.1990 in the office of the NCR  
Planning Board, New Delhi.

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In continuation of our meeting notice of even  
number dated 22.6.1990 regarding the 20th meeting of the  
Planning Committee, it is informed that the meeting will  
now be held at 11.00 A.M. on August 3, 1990 instead of  
July 19, 1990. Inconvenience, if any, caused to you due  
to this postponement is regretted.

2. Agenda items together with notes are being sent  
separately. You are requested to kindly make it convenient  
to attend the meeting.

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

To

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

SPE

Cont-911  
Acc-1086  
MC(20)1990

LIST OF MEMBERS OF THE PLANNING COMMITTEE AS ON 1.7.1990

1. Shri K.K. Bhatnagar,  
Member Secretary, NCRPB
2. Shri J.K. Duggal, Secretary,  
Town & Country Planning & Urban Estate,  
Government of Haryana, Haryana  
Civil Sectt., Chandigarh.
3. Shri N.K. Verma,  
Secretary,  
Urban Development & Housing Deptt.,  
Government of Rajasthan, Jaipur.
4. Shri Shambhu Nath,  
Secretary, Housing Department,  
Govt. of U.P., Lucknow-226001.
5. Shri Cecil Noronha,  
Vice Chairman, Delhi Development  
Authority, Near INA Colony,  
New Delhi.
6. Smt. Suman Sawrup,  
Secretary (L&B),  
Delhi Administration, I.P. Estate,  
New Delhi-110002
7. Shri D.S. Meshram,  
Chief Planner,  
Town & Country Planning Organisation,  
I.P. Estate, New Delhi.
8. Shri D.P. Gupta,  
Chief Engineer (Planning),  
Ministry of Surface Transport,  
Transport Bhawan, New Delhi-110001
9. Shri S.K. Sharma,  
Chairman-cum-Managing Director,  
Housing & Urban Development Corporation,  
HUDCO House, Lodhi Road, New Delhi-110003
10. Shri S.M. Mittal,  
Executive Director (MTP),  
Railway Board, Rail Bhawan, New Delhi-1.
11. Shri V.K. Sibal,  
Director (Planning),  
Department of Power,  
Ministry of Energy, Shram Shakti Bhawan,  
New Delhi-110001.
12. Shri R.K. Singh,  
Director,  
Town & Country Planning &  
Urban Estate and Chief  
Administrator, HUDA,  
S.C.O. 861, Manimajra (U.T.),  
Chandigarh-160018.
13. Shri C.S. Mehta,  
Chief Town Planner,  
Town & Country Planning Dept  
Government of Rajasthan,  
Jaipur.
14. Shri J.P. Bhargava,  
Chief Town & Country Planner  
T & C. P. Department,  
Govt. of Uttar Pradesh,  
7-Bandaria Bagh,  
Lucknow-226001
15. Dr. D.P.S. Seth,  
General Manager (Telecom)  
Department of Telecom,  
Sanchar Bhawan,  
New Delhi-110001
16. Dr. S. Maudgal,  
Adviser (IA-1),  
Department of Environment,  
CGO Complex, New Delhi-110003
17. Shri Arjun Krishan,  
Adviser (HUD),  
Planning Commission,  
Yojana Bhawan,  
New Delhi-110001.
18. Shri P.P. Srivastava,  
Additional Secretary (UD),  
Ministry of Urban Dev.,  
Nirman Bhawan, New Delhi-11.
19. Shri B.N. Singh,  
Chief Regional Planner,  
(NCR Planning Board.)

Copy forwarded to :-

1. Shri J.C. Gambhir,  
Commissioner (Planning), Delhi Development Authority, Vikas Minar,  
I.P. Estate, New Delhi.
  2. Shri B.D. Gulati,  
Chief Coordinator Planner - NCR, Government of Haryana,  
61, Shop-cum-Office, Sector 8, District : Ambala,  
(Haryana).
- P. K. K. K.*



AGENDA FOR THE 20TH MEETING OF THE NCR PLANNING COMMITTEE TO BE HELD AT 11.00 A.M. ON AUGUST 3, 1990 IN THE OFFICE OF THE NATIONAL CAPITAL REGION PLANNING BOARD, NEW DELHI:

- AGENDA ITEM NO.1 : Confirmation of the minutes of the 19th meeting held on February 16, 1990.
- AGENDA ITEM NO.2 : Review of the decisions of the 1st meeting of the Planning Committee held on February 16, 1990 and action taken thereon.
- AGENDA ITEM NO.3 : Preparation of Sub-Regional Plans for the NCR Sub-Regions and setting up of Planning Cells.
- AGENDA ITEM NO.4 : Proposal for setting up of NCR Development Finance Corporation.
- AGENDA ITEM NO.5 : Proposal for establishment of Building Centres in the Priority Towns of NCR.
- AGENDA ITEM NO.6 : Expressways/State Highways/other infrastructure projects in NCR - Arrangements for implementation.
- AGENDA ITEM NO.7 : Review of achievements during VII Plan:  
a) By Telecom. Deptt.  
b) Schemes financed by NCR Planning Board.
- AGENDA ITEM NO.8 : Functional Plan for Delhi Metropolitan Area.
- AGENDA ITEM NO.9 : Monitoring of landuse changes : Pilot Study by Defence Terrain Research Laboratory, Delhi and C.I.S. by Space Application Centre, Ahmedabad.
- AGENDA ITEM NO.10 : Training of Personnel for NCR Plan Implementation.
- AGENDA ITEM NO.11 : Simplification of Guarantee Procedure.
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AGENDA FOR THE 20TH MEETING OF THE PLANNING COMMITTEE  
TO BE HELD AT 11.00 A.M. ON AUGUST 3, 1990 IN THE  
OFFICE OF THE NCR PLANNING BOARD,

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AGENDA ITEM NO.1 : Confirmation of the minutes of  
the 19th meeting held on February  
16, 1990.

The 19th meeting of the Planning Committee was  
held on February 16, 1990 and the minutes of the  
meeting were circulated on February 27, 1990. The  
Planning Committee may like to confirm the minutes.

AGENDA ITEM NO.2 : Review of the decisions of the last meeting of the Planning Committee held on February 15, 1990 and action taken thereon.

i) Functional Plan for Delhi Metropolitan Area. This item is being discussed in Agenda Item No.4 in this meeting.

ii) Recommendations of the Working Group on Urban Services and Resource Mobilisation by local bodies in National Capital Region.

The Report on Recommendations of the Working Group on Urban Services and Resource Mobilisation by local bodies were discussed in the 18th Planning Committee meeting on 29.12.1989 and again in the 19th meeting in February, 1990. The Government of Haryana have accepted the recommendations but the views of Rajasthan and Uttar Pradesh are still awaited.

iii) Review of the implementation of policies contained in NCR Plan-2001:

The Representatives of the state governments to indicate further progress.

iv) Development of Counter-Magnet Towns

The representative from participating State Governments may like to report the progress about finalisation of development plans.

v) Review of Plan Allocations for NCR During 1990-91.

The following allocations have been made by the respective participating States for NCR during 1990-91.

Haryana	Rs. 60 lakhs
Rajasthan	Rs. 380 lakhs
Uttar Pradesh	Rs. 600 lakhs

vi) Study on Industrial Potential in NCR

For the study on 'Industrial Potential in NCR' offers have been invited from various professional Consultants/Institutions. The award of the study is being processed.

AGENDA ITEM NO.3 : Preparation of Sub-Regional Plans  
for the NCR Sub-Regions and  
setting up of Planning Cells.

The progress of preparation of sub-regional plans for the NCR sub-regions was discussed at length in the meeting of the Chief Town Planners held on June 29, 1990. It was decided that the Sub-Regional Plan should be prepared by the 1st week of August in draft form and circulated to the concerned departments in the State Governments for their views and observations. The Plan should be finalised by the end of September, 1990. In the case of Delhi Sub-Region, since the Planning Cell has not come into function either in the Delhi Administration or in the Delhi Development Authority, the work has not been commenced. However, it was urged that the Planning Cell is created at the earliest and the Sub-regional plan be prepared as soon as possible.

As regards creation of Planning Cells in the States, the State Governments presumably have already initiated action to strengthen the Planning Cells to their full strength as per revised staffing pattern and in terms of D.O. letter No.K-14011/10/88-NCRPB dated 24.5.1990.

Members from the participating States and Delhi UT may like to inform the progress on preparation of respective Sub-regional Plans and the setting up of the NCR Planning Cells in the meeting.

AGENDA ITEM NO. 4 ! Proposal for setting up of NCR Development Finance Corporation Ltd.

The National Capital Region Planning Board in the 10th meeting held on 17th July, 1989 approved the Investment Plan for the National Capital Region for the Eighth Five Year Plan. The investment plan envisages an investment of Rs.2900 crores during the Eighth Five Year Plan. The quantum of resources required for carrying out the time bound activities in the National Capital Region is quite huge and it will not be possible to meet this requirement within the budgetary resources of the Government of India and the participating States and it would be necessary to tap the resources of the financial institutions and even resort to market borrowings. The National Capital Region Planning Board approached the various financial institutions like L.I.C., U.I.C., National Housing Bank and found that it will not be possible to raise substantial resources through such institutions in view of certain legal constraints as provided in the National Capital Region Planning Board Act, 1985 and the Rules framed thereunder. After examining the various proposals for financing the NCR projects, it was felt that the recourse may be taken to set up a separate financial institution through which loans can be raised from public or other financial institutions. This matter was considered in a meeting taken by Additional Secretary, Ministry of Urban Development on 15.2.1990 where representatives of Governments of Haryana, Rajasthan, and Uttar Pradesh; Ministry of finance and Planning Commission were present. The idea of setting up National Capital Region Development Finance Corporation Ltd. was endorsed in principle in that meeting. However, in that meeting the members desired that the matter may be legally examined whether this function could be performed by the National Capital Region Planning Board itself before a separate Corporation is floated. The matter was referred to Department of Legal Affairs of the Government of India who are of the opinion that National Capital Region Planning Board cannot perform such functions unless the Act is amended. The matter was further examined in another meeting chaired by the Additional Secretary on 30th May, 1990. In this meeting, the draft Memorandum of Association and Article of Association for the proposed National Capital Region Development Finance Corporation Ltd. were also discussed and some modifications were suggested. The amended provisions have now been circulated to the State Governments on 9th July, 1990 and they have been requested to give their formal consent.

The members may offer their views in this regard.



AGENDA ITEM NO.5 : Proposal for establishment of Building Centres in Priority Towns of NCR.

A Centrally sponsored scheme for establishment of Building Centres has been introduced by the Government of India in 1988 with a view to improve low cost building technologies through skill upgradation of local artisans and training urban and rural youth, manufacturing low-cost building components using wastes and re-cycling techniques, and upgradation of traditional technologies. The scheme is being implemented through HUDCO which has been identified as the overall implementing agency for this scheme. Since this scheme has immense potential for creation of job opportunities and also develop low cost technologies in meeting the shelter needs of the masses, it is proposed that construction of Building Centres be taken up in all the Priority Towns of the National Capital Region. It is learnt that Building Centres have already been established in Delhi, Alwar, Ghaziabad and Gurgaon and efforts are being made to establish such a centre in Meerut. A copy of the circular of the Ministry of Urban Development, Government of India to the States and UT Governments is at Annexure I. The Planning Committee may like to consider the steps taken by the concerned participating States in establishing such Centres and priority to be accorded to the Regional Centres ( Priority Towns) of the NCR.

AGENDA ITEM NO. 6 : Expressways/State Highways/Other  
infrastructural projects in NCR.-  
Arrangements for Implementation.

1.10 The Regional Plan 2001 for the NCR inter alia contains proposals of 3 expressways connecting (1) Delhi-Meerut (2) Sonapat-Panipat, and (3) Faridabad-NOIDA-Ghaziabad, upgradation/widening of existing National Highways and development of an inner and outer grids in the transport sector Plan. For implementation of the above proposals, Ministry of Surface Transport has agreed to include proposals for upgradation of National Highways in the 8th Five Year Plan. The inner and outer grids were considered for implementation by the State Governments. To decide on the modalities for the construction of expressways, with regard to its financing, recovery of the cost of construction and maintenance and other related issues a meeting was convened by Director General (Roads), Ministry of Surface Transport on April 18, 1990.

2.0 In the above meeting, it was decided that National Highway Authority of India could be considered for the preparation of detailed project reports for expressways in collaboration with National Capital Region Planning Board and Ministry of Surface Transport. For construction of the expressways, participation of the private/public sector may also be explored besides seeking external loan assistance from the World Bank or the ADB. Regarding levy of toll, it was informed that the National Highway Act is being amended for enabling the levy of tolls and user fees etc. on National Highways and Expressways. As for State Roads no such legal impediment is there for the levy of tolls.

3.0 In the meantime, the Board has also been exploring the possibility of channelising funds from financial institutions like the Infrastructure Leasing and Financial Services Ltd. (IL & FS), which is a financial institution jointly promoted by the Central Bank of India, Unit Trust of India and HDFC. The IL & FS is interested in financing the infrastructure related projects which are commercially viable and revenue yielding ensuring the repayment of the investment. The sectors which could attract their investments are construction of expressways, regional road network, power generation, transmission & distribution and water supply systems to industrial estates. A meeting was held on 20.6.90 with Managing Director of IL & FS Ltd. and National Highway Authority of India regarding their association in the development of NCR and the following points of action emerged after discussion.

A. Faridabad-NOIDA-Ghaziabad Expressways:

i) Efforts should be made to arrange finances for acquisition of land and complete the physical acquisition as quickly as possible. Initial funding could be arranged with the help of State Governments, HUDA, NOIDA and Ghaziabad Development Authority), National Highway Authority, NCR Planning Board and HDFC. The entire amount would be a part of the total project cost and reimbursed by IL & FS after acquisition has been completed. IL & FS would contact HDFC and; after their reaction has been received, the Board shall initiate further action.

ii) The work for preparation of detailed project report should be initiated by the National Highway Authority. Identification of areas on the proposed interchange/intersection points, which could be developed for commercial purpose, (Property development) would form part of the project report so that commercial potential of the expressway could be fully explored. The Authority shall also keep the ILFS in picture while finalising the terms of reference for the proposed project report.

iii) The ILFS would, at their earliest, send a note indicating the various parameters of their participation in the implementation of the project.

B: Construction of Inner and Outer grid stretches:

i) The ILFS would examine the detailed information furnished to them in the meeting and send their reactions there on and the parameters of their participation. It was felt that administratively it would be more convenient in case entire stretches falling in the jurisdiction of one State were considered for execution at one time. It was also informed to IL & FS that not much land acquisition may be involved since these were existing stretches on State Highways and wherever it was needed for purposes of widening or improvement of existing links, it could be continued while the construction was still on.



ii) It was indicated that the Board shall taken up the matter further with the State Governments after the reactions of IL & FS have been received.

In the meanwhile, the Board has invited the initial reactions from the Secretary PWD of the participating States vide D.O. letter No.K-14011/5/89-NCRPB dated 13.06.1990 on the proposals of taking financial help from the international financial institutions for the construction of regional roads.

5.0 For exploring the possibility of financial participation by IL & FS in infrastructure development projects in NCR, a letter has been sent to State Secretaries of participating states on 20.4.90 along with a copy of the letter dated 21.3.90 received from the IL & FS Ltd., Bombay, indicating the various items of infrastructural services which they would like to finance and the broad methodology of their funding for various schemes for the views of the State Government. The reactions of the State Governments are still awaited.

The Committee may discuss the possibility of obtaining funds from the IL & FS and other financial institutions for implementing the infrastructure projects during the 8th Plan. The Secretaries in charge of Urban Development of the participating States may like to seek the views of their counterparts in the Public Works Department on these issues. They may even request a representative of the P.W.D. to participate the meeting.



AGENDA ITEM NO.7 : Review of achievements during VII Plan!  
a) By Telecom. Deptt.  
b) Schemes financed by NCR Planning Board.

a) BY TELECOM. DEPARTMENT.

This will be circulated in the meeting.

b) SCHEMES FINANCED BY NCR PLANNING BOARD

During the 7th Plan 51 schemes have been under financial assistance on matching basis by the NCR Planning Board out of this 34 were on going schemes and 17 were new schemes. As many as 32 schemes ( 29 on going and 3 new) have been completed by the end of March, 1990. These schemes were mainly in Gurgaon and Panipat of Haryana, Alwar and Dhiwadi of Rajasthan and Meerut and Hapur of Uttar Pradesh. The schemes broadly comprise residential, industrial, commercial, infrastructural institutional and work-cum-shelter projects for informal sector activities. The progress of the schemes as on 31.3.1990 is at Annexure II for review.

AGENDA ITEM NO.8 : Functional Plan for Delhi Metropolitan Area.

The Coordination Committee on Delhi and Delhi Metropolitan Area deliberated in detail in its meeting held on June 14, 1990 the various issues relating to important development aspects of the DMA. The meeting discussed at length the population assignment to the DMA towns, physical linkages including inter-faciling facilities, infrastructure-water supply, sewerage, sanitation, transport and development details in terms of area/number of plots planned, developed, occupied and constructed. Location policy in respect of Central Government offices was also discussed for each town in the DMA. The Committee decided to commission studies through Consultants on behalf of the Board on improvement of transport facilities in DMA, physical infrastructure and industrial development. These studies are being separately processed. The Committee also decided to set up a Study Group comprising the Town Planners of the concerned towns with the Chief Regional Planner of the NCR Planning Board as convener with two experts, namely, Shri C.S. Chandrasekhara and Shei E.F.N. Rebeiro both former Chief Planners of TCPO. The Study Group will submit its report in the course of three months (by September, 1990). The Study Group has already met once to broadly discuss and decide the contents, scope and operational details of the study. Town-wise development, concept, strategies and proposals along with statistics and information are being presented by the respective town authorities during July, 1990 to facilitate drafting of the report during August, 1990.

AGENDA ITEM NO.9 : Monitoring of Landuse Changes; Pilot Study by Defence Terrain Research Laboratory, Delhi and GIS, by Space Application Centre, Ahmedabad.

A Pilot Study was undertaken for monitoring of landuse through interpretation of Satellite Imageries for selected areas of National Capital Region by Defence Terrain Research Laboratory, Ministry of Defence. Three areas lying in Gurgaon (Haryana), Nangloi Sayed (West Delhi) and Ghaziabad (Uttar Pradesh) were selected for the study. High resolution SPOT data, and IRS, FCC pertaining to 1987 and 1988, satellite imageries in FCC were used for analysis. In the present study (after the preparation of Landuse map on 1:250,000 scale of total NCR based on toposheets, aerial Photos and 1:50,000 FCC satellite data prints), selected parts were interpreted from high resolution SPOT images and indigenous IRS data to familiarise and acquaint with the potential of these data products - firstly in visual mode. The results are quite promising and it has been possible to categorise different pertinent land uses, and focus on the specific aspect of proliferation in the constructional activities which have been substantiated by field checks.

The pilot study identified the need for the work to be carried through Geographic Information System (GIS) for integration of textual, statistical and spatial data. Accordingly, the Space Application Centre, (Department of Space) Ahmedabad collaborating with the Board in developing GIS for Delhi Metropolitan Area presently. This exercise is expected to develop monitoring of developments in various parts of the region on temporal basis which could be useful to the participating States. This study is also likely to provide a data base facilitating updating and augmentation.

The SAC collaborative efforts are likely to result in establishing this specialised activity within NCR Planning Board to start with,

AGENDA ITEM NO.10 : Training Workshop on  
Implementation of Regional Plan -  
2001.

The NCR Planning Board is proposing to organise a 'Training Workshop on Implementation of Regional Plan - 2001' for the officers from the Planning Cells, Town and Country Planning Departments, Development Authorities, Municipal Bodies and other specialised agencies of the participating States and the Union Territory of Delhi who are concerned with the implementation of the policies and programmes of the Regional Plan for NCR. The Workshop is intended to acquaint the participants with the rationale and philosophy of the National Capital Regional Plan - 2001 and its policies and strategies. The Workshop is also expected to equip the participants with the steps and techniques involved in the formulation of specific development project proposals particularly those which relate to the development of land and infrastructure, and employment generating activities. Detailed procedures for seeking financial assistance from various financing institutions for funding the projects, their systematic implementation, monitoring and evaluation would also be imparted to the trainees.

2. The Training Workshop will be held during September 3-8, 1990 in New Delhi and will be conducted by the National Institute of Urban Affairs. A Group of selected professionals and experts in various fields of urban planning, finance and administration would be providing training lectures and guidance for the practical application to the trainee officers.

3. Various Departments/Agencies of the participating States and UT of Delhi are being requested to nominate suitable officers for the proposed training workshop.

4. Planning Committee may take note of this for information.



AGENDA ITBM NO.11 : Simplification of Guarantee Procedure.

According to Rule 42 of the National Capital Region Planning Board Rules, 1985, loans sanctioned by the Board to Local Authorities, Urban Development Authorities, Housing Boards and other Implementing Agencies are required to be covered by adequate security which shall, normally, be 33.33%, more than the amount of the loan, or it may be covered by a State Guarantee in lieu of the security. At present, loans sanctioned to the Implementing Agencies are covered by State Guarantee.

It has been the experience of the Board's office that State Governments usually take considerable time in issue of guarantees in favour of their Implementing Agencies and as a result, the agencies are not in a position to draw the loans from the Board within a reasonable time after sanction. The Implementing Agencies have been pressing for some time that the procedure for obtaining guarantees may be simplified, so that they can draw the loans from the Board at the earliest. In consultation with the participating State Governments, it was decided that the Government may be requested to modify Rule 42 of the National Capital Region Planning Board Rules, 1985 by including Bank Guarantee in addition to State Guarantee. The matter was accordingly taken up with the Ministry of Urban Development, who have decided that specific cases where it is proposed to accept Bank Guarantee instead of State Guarantee for release of loans to the Implementing Agencies should be brought before the Project Sanctioning and Monitoring Group under the Chairmanship of Secretary (UD) for consideration and approval.

This is for the information of the Members of the Planning Committee. They may advise their Implementing Agencies for submitting Bank Guarantee in lieu of State Guarantee as and when it may be necessary.

ANNEXURE - I

COPY OF THE LETTER NO. N-18012/7/87-H.I. DATED 12TH AUGUST, 1988 FROM THE SECRETARY, MINISTRY OF URBAN DEVELOPMENT ADDRESSED TO THE CHIEF SECRETARIES OF ALL THE STATES AND U.T. GOVERNMENTS REGARDING CENTRALLY SPONSORED SCHEME FOR SETTING UP OF BUILDING CENTRES - GUIDELINES.

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The National Housing Policy which was placed before the Parliament in May, 1988 has laid great emphasis on encouraging production and use of building materials based on local resources and of standardised low cost building materials and components, as also on improving and upgrading construction skills. Under the rubric of Building Materials (paragraph 12) in the National Housing Policy document, inter alia, the following policy guidelines have been laid down :

"To meet the large demand for housing, maintain quality and speed up construction, production of standardised low cost building materials and components will be encouraged, preferably on decentralised basis. Building material production estates will be established, wherever necessary, for this purpose."

"To provide for easy access to standardised building materials and components, establishment of supply centres on a decentralised basis will be promoted."

"To propagate and promote the use of lowcost and standardised building materials and components and appropriate technologies and designs, demonstration-extension-cum-training centres will be set up."

2. The extension of relevant lowcost building technologies to the grass roots level is a new and difficult area. The Nirmithi Kendra at Quilon in Kerala State has demonstrated that one of the effective methods is of training local artisans in handling these technologies. Spurred by the success of the Quilon experiment, the Government of India have decided to launch a national programme of setting up of a network of building centres in all the districts of the

country: The Finance Minister, in his Budget speech delivered on 29th February, 1988, had announced as follows:

"There is great scope for using local low-cost materials in housing. Our scientists and engineers have also developed considerable experience in low-cost housing technology. It has been decided to set up a national network of Nirman or Nirmithi Kendras which will provide easy access to low-cost housing materials and techniques. It is proposed to set up one Kendra in each district. In the coming year, 100 Kendras will be set up."

3: Accordingly, a Centrally Sponsored Scheme for establishment of Building Centres has been sanctioned by the Central Government. The Scheme will be implemented and operated through the Housing and Urban development Corporation. The following will be the general guidelines of this scheme:-

(i) OBJECTIVES: The setting up of Building Centres in an institutional development approach for the extension of improved low-cost building technologies through skill upgradation of local artisans and training of urban and rural youth, at State, district and block levels. Low cost building technologies to be propagated through these Building Centres will have to be carefully identified on the basis of local needs, resources and environment. The following will be the broad areas of action:-

(a) Upgradation of traditional technologies will be one of the major concerns of the Building Centres. Development and manufacture of established mudblocks by using small quantity of lime and cement, making the traditional thatched roofs in the rural areas water-proof and fire resistant by adopting various methods and such other measures will be propagated by the Centres.

(b) Development of skills for pre-fabricating low-cost building components with efficient utilisation of steel and cement, like RCC sanitation rings and ferro-cement water tanks, hollow blocks, stone blocks, channel

roofing system, fibre concrete tiles etc. would be the major thrust area in these Centres.

- (c) Encouraging building components using wastes and recycled materials would be another major concern of these Centres.
- (d) Various manufactured low-cost building components like asphaltic roofing sheet, sulabh sanitary wares, siporex components etc. can be stocked by the Building Centres and sold to home builders at reasonable price.
- (e) The local artisans and unemployed youth will be trained in the use of low-cost building components and improved tools and equipments developed by building research institutions etc. so as to upgrade their skills.
- (f) The Centres will also promote low-cost house designs which relate to the life style of the local people.

(ii) FINANCING PATTERN: The Ministry of Urban Development will sanction a grant of Rs. 2 lakhs to each Building Centre through HUDCO. This grant-in-aid may be utilised as follows:-

- (a) construction of workshop, training centre, godown and office Rs. 1.00 lakh
- (b) purchase of equipment, training material etc. Rs. 1.00 lakh

Within the overall ceiling of Rs. 2 lakhs, minor variations in the grant-in-aid for the two items mentioned above will be permissible. Since this Scheme aims at promoting gainful employment to Young men and women from urban and rural areas by training them in the use of low-cost building materials and technologies, thereby giving an impetus to low cost construction, this scheme needs to be suitably dovetailed with various



rural development programmes like TRYSEM, RLEGP, NREP, IAY and IRDP etc., subject to subsisting guidelines. Similarly funds earmarked for research and development under the Indra Awas Yojana can be legitimately utilised for developing these Kendras. Funds can also be tapped for these Kendras from various schemes sponsored by the Ministry of Labour and Department of Industries. Financial support from the Department of non-conventional energy sources and the Department of Environment could also be enlisted.

In addition to the grant from the Ministry of Urban Development and financial assistance which may come from the various rural development programmes and the schemes of Department of Labour, Department of Industry, Department of Environment etc., additional loan assistance will be made available to the Centres by the Housing and Urban Development Corporation to the extent of Rs. 4 lakhs per Centre at 10% interest rate per annum, repayable in 10 years with moratorium of 2 years. Within a year or so of their becoming functional, these Kendras should become self-supporting and financially viable and make every effort to repay the loan through their earnings.

(iii) LAND: Each Centre will be set up on a plot of land preferably measuring one-and-a-half acres to two acres. The land earmarked for the purpose should be easily accessible and have a fair degree of infrastructural facilities like transport, water supply and power. The land may be made available to the centre by the State Government/U.T. Administration/Local body/development agency/housing agency/voluntary agency, free of cost or on nominal rent. Land available with promoting agencies such as Cooperative Sugar Factories and Industrial Cooperatives could also be used for this purpose.

(iv) Institutional frame-work: To ensure freedom and flexibility in its working, each Centre may be managed by setting up of an organisation in the form of a registered trust/society under the Public Trust/Charitable Endowments Act/Societies Registration Act, 1960 or such other Act. available in the State. Model of this organisation may be that of the Quilon Building Centre/Nirmithi Kendra.

(v) Marketing of the Products: It has to be ensured that an assured market for use of the products manufactured/stored in the Building Centres is created by the State Public Work Department, Block Development Agencies, Municipalities, Housing/Development Boards/Authorities etc. by ensuring the use of these products while putting up the buildings under various development schemes and while putting up dwelling units etc. under public housing schemes/programmes. These authorities could place orders with the centres for supply of an assured quantity of products from them at the beginning of the year. These training-cum-production Centres may be deemed as SSI Units and the finished products should get necessary price-preference etc., as are applicable to SSI Units.

(vi) Involvement of Non-Governmental Organisations: Non-Government Organisations can make a significant contribution in the development of the Building Centres. They could be contacted for managing some of these centres. Dedicated professionals and social workers can also provide the required leadership and directed to this programme. Social/voluntary organisations may be able to also provide financial support. Involvement of such non-governmental organisations would be good supporting strategy for the success of the programme.

4: Since, the setting up of Building Centres is a new concept, involving organisation of a difficult activity on efficient lines, the Housing & Urban Development Corporation (HUDCO), which has been identified as the overall implementing agency for this scheme at the Central level, is bringing out an "Action Plan Manual" for the setting up of these Centres. Copies of the Manual will be forwarded to you by HUDCO in due course. This Manual will be a guide for those who propose to start a Building Centre. The provisions in the Action Plan Manual will be flexible, to suit the local situations.

5: The State/UT Governments are requested to give wide publicity to this scheme through various local media. Individual projects for setting up of Building centres in different districts may be drawn up by enlisting the involvement of various local authorities,

Housing Boards, Development Authorities/Agencies, reputed non-governmental bodies, cooperative organisations and potential entrepreneurs. The projects once drawn up may be sent to the Housing and Urban Development Cooperation which will scrutinize the same for the purposes of release of financial assistance in the form of grant-in-aid, loan, etc. If the project is approved, the Central Government grant-in-aid will be released to the Centre through HUDCO. Since, during the current year, it has been targetted to set up 100 Centres throughout the country, it is requested that sufficient number of district-wise projects for setting up a Building Centre each may be formulated and sent to HUDCO at the earliest, under intimation to this Ministry.

## DETAILS OF ONGOING AND NEW SCHEMES BEING FUNDED BY THE MCR PLANNING BOARD

Sl. No.	Name of the Scheme	Estimated cost	Area	Loan Sanctioned By the Central Govt. upto 3/86	By the Board from 4/86 to 3/90	Expenditure incurred as per quarterly progress report upto 3/90	Physical progress upto 3/90	Remarks
		(a) (Rs. in lakhs)	(b)	(a) (Rs. in Lakhs)	(b) (Rs. in Lakhs)	(Rs. in Lakhs)		

1 2 3 4 5 6 7 8 9

## BARTANA

## GURGAON

## On-going

1.	Construction of Link Road between Sector 4, 7 & 15	126.00 (1987 prices)	-	-	63.00	116.90	LA: 100X LD: NIL	
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## Completed

1.	Sector 14 (Residential) Scheme at Gurgaon	574.92	166.23	10.36	-	262.96		
2.	Sector 17 (Residential) Scheme at Gurgaon	367.87	340.00	13.00	-	390.14		
3.	Development of Sector 16 (Industrial) New No. 18, 19 & 20	584.64 (1981 prices)	1146.03 acres	261.00	230.00	1810.00		
4.	Development of Sector 4 & 7 scheme	378.96 (1981 prices)	410.92 acres	60.00	26.00	346.16		
6.	Development of Institutional Sector 32 and Part Residential sector 39.	1880.00 (1988 prices)	235.00 acres	-	250.00	950.28	LA: 100X Board is financing for LA only Treated Completed.	



1	2	3	4	5	6	7	8
<b>PANIPAT</b>							
<b>On-going</b>							
1. Transport Nagar Scheme	92.00	-	-	16.00	65.90	Completed: - 21 Nos. convenient shops - 4 Nos. shops - 2 Nos. P.U.S. In Progress: - 18 Nos. S.C.P. - 6 Show rooms - 4 P.U.S	
2. Sector 26 (Industrial) Phase II for Informal Sector	253.00 (1987 prices)	64	-	33.00	65.25	LA: 100% LD: Not Started	
3. Development Scheme of Industrial Sector 7 at Panipat	593.00 (1989 prices)	135.00	-	108.00	-	Loan sanctioned in 3/90 but not drawn so far.	
<b>Completed</b>							
1. Development of Sector 11 & 12 (Residential)	686.87 (1981 prices)	186.96 acres	87.00	273.50	867.71	The Scheme has been treated as complete so far as Board's Financing is concerned	
2. Sector 26 (Industrial) Scheme at Panipat.	126.00	100.00	28.00	-	117.37		
<b>Total Schemes II</b>	<b>5762.26</b>	<b>-</b>	<b>469.36</b>	<b>1128.50</b>	<b>1931.99</b>		

**ABSTRACT OF LOANS (BARTANA)**

(Rs. in lakhs)

By the Central Government upto 3/86	:	469.36
By MCR Planning Board during		
1986-86	:	126.00
1986-87	:	138.50
1987-88	:	219.00
1988-89	:	296.00
1989-90	:	181.00
	!	108.00 yet to be drawn

**Total Rs. 1697.85**

1	2	3	4	5		7	8	9
				(a)	(b)			
Name of the Scheme								
Estimated cost		Area	Load Sanctioned By the Central Govt. upto 3/85	Load Sanctioned By the Board from 1/86 to 3/90	Expenditure Incurred as per quarterly progress report upto 3/90		Physical progress upto 3/90	
(Rs. in Lakhs)		(b)	(a) (Rs. in Lakhs)	(b) (Rs. in Lakhs)	(Rs. in Lakhs)			

RAJASTHAN

ALWAR

On-going

1.	Rail Road Over Bridge	236.00 (1987 prices)	127 mt. long	-	70.00	117.79	LA: 100X LD: Superstructure-50X	
2.	Residential scheme - Hasan-Khan Mexntl Nagar	328.00 (1987)	148.00	-	78.50	205.96	LA : 100X - Survey, demarcation & leveling etc- 100X - Roads drainage etc.- 90X - Parks and open space -30X - Electrification amount deposited-100X - Water supply 10X	
3.	Truck Terminal	105.42 (1989 prices)	39.62 acres	-	35.00	31.79	LA : 100X - Survey, demarcation and levelling etc -100X - Roads 10X - Drains 10X - Electrification amount deposited 1	
4.	Residential scheme Budh Vihar Plotted development	376.00 (1988 prices)	219.00 acres	-	21.00	20.71	(a) Survey, demarcation & levelling - 100X (b) Drainage, Roads, etc. - 20X	

Completed

1.	11 Residential and 6 Commercial schemes	534.80	184.22 acres	262.00	-	526.66	One scheme was dropped due to land dispute	
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 1    2                                    3                                    4                                    5                                    6                                    7                                    8  
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2. Development of Kacchi Basti	-	-	38.00	-	75.57
3. IUDP Counter Magnet Scheme	-	-	41.05	-	94.18
4. Commercial Complex scheme	31.73 (1986 prices)	-	-	16.50	16.92
6. Shivaji Park Commercial Complex scheme	29.40 (1987 prices)	126 shops + 8 kiosks	-	14.70	23.73

**BHIVADI**  
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**On-going**  
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1. Residential & Commercial Scheme (Bhagat Singh Scheme)	250.00 (1988 prices)	94.80	-	95.00	157.19
2. Residential scheme at Chandra Nagar & Jawahar Nagar	500.00 (1989 prices)	315 acres	-	160.00	-

I.A: 100%  
 WDM .96%; Drainage 65%  
 Road & BT Works 15%  
 Arboriculture 50%; Water supply-15%;  
 Boring of Tube well started  
 Electricity-15%; RCC poles for electric line collected at site.

Negotiations on for land acquisition.

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 Total Schemes 11    2393.35                                    -                                    337.05    483.70                                    1273.49  
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**ABSTRACT OF LOANS (RAJASTHAN)**  
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By the Central Government upto 3/86		: Rs. 337.05 Lakhs
By MCR Planning Board during	1986-86	: Rs. 75.00 "
	1986-87	: Rs. 36.60 "
	1987-88	: Rs. 68.20 "
	1988-89	: Rs. 134.00 "
	1989-90	: Rs. 170.00 "

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 Total Funds Released : Rs. 820.75 "  
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1	2	3	4	5		7	8	9
				(a)	(b)			
Name of the Scheme		Estimated cost	Area	Loan Sanctioned By the Central Govt. upto 3/85	Loan Sanctioned By the Board from 1/85 to 3/90	Expenditure incurred as per quarterly progress report.	Physical progress	Remarks
		(Rs. in lakhs)	(b)	(Rs. in Lakhs)	(Rs. in Lakhs)	(Rs. in Lakhs)		

UTTAR PRADESH

MEERUT

On-going

1.	Residential Scheme between Meerut & Garhmukteshwar Road in front of Medical College (Scheme - 6)	1460.97 (1988 prices)	269.96 acres	46.00	310.00	1297.18 (upto 3/90)	Upto 3/90 LA: 100% LD: 85%	
2.	Residential Scheme between Meerut Napur & Meerut Garhmukteshwar Road. (Scheme - 7)	1296.03 (1988 prices)	416.96 acres	151.00	190.00	1874.18 (upto 3/90)	Upto 3/90 LA: 100% LD: 80%	
3.	Residential scheme at Pallavapuram (HDA)	1521.80 (1985 prices)	432.84 acres	115.00	626.00	1360.52 (upto 12/89)	Upto 12/89 Road and drainage-70% Water supply Sub-50% Electrification-78% Arboriculture-70% Disposal & Treatment of sewerage-95%	
4.	Commercial Complex Scheme at Garhmukteshwar Road (Scheme - 1)	292.44 (1988 prices)	103.42 acres	30.00	32.00	168.97 (upto 3/90)	Upto 3/90 LA: 100% LD: 70%	
5.	Hatbargha Nagar Housing-cum-work centre scheme (HDA)	1616.10 (1987 prices)	217.45 acres	-	360.00	279.16 (upto 12/89)	Upto 12/89 175.50 acres of land taken part compensation paid	
6.	Development of Begun Bridge area (HDA)	112.00 (1987 prices)	-	-	50.00	88.89 (upto 12/89)	Upto 12/89 Development & Improvement work-50%	



1	2	3	4	5	6	7	8	9
7.	Scalesores manufacturing work-cum shelter complex (KDA)	152.00 (1989 prices)	19.81 acre	-	33.00	-	-	-
8.	Sports goods manufacturing and trading unit complex at Delhi road (KDA)	1003.00 (1989 price)	82.93 acre	-	200.00	-	-	-
Completed								
1.	Transport Nagar between Dagnat and Meerut Road (Scheme -2)	77.18	52.10 acres	19.00	-	67.61 (upto 3/86)	-	-
2.	Residential Scheme between Meerut & Hapur Road (Scheme-3)	451.60	378.60 acres	112.00	-	367.02 (upto 3/86)	-	-
HAPUR								
Completed								
1.	Residential & Commercial Scheme between Meerut & Hapur Road Hapur.	225.00 (1985 prices)	31.00 acres	19.00 140.00 (Details awaited)	50.00	217.79	LA: 100% LD: 100%	The scheme is being treated as completed, so far financing by the Board is concerned,
Total Schemes		11	8101.12	-	562.00	1850.00	6721.32	

ABSTRACT OF LOANS (UTTAR PRADESH)

By Central Government upto 3/85  
By HCB Planning board

	Rs. Lakhs
1985-86	562.00
1986-87	175.00
1987-88	226.00
1988-89	376.00
1989-90	607.00
Total	2412.00

**SUMMARY OF LOANS & EXPENDITURE**

(Rs. in lakhs)

Name of the state	Loan released by Govt. of India upto 3/85	Loan released by NCR Planning Board from 4/85 to 3/90	Total loans released by the centre	Total expenditure incurred on schemes/projects
1. Haryana	169.35	1128.50	1597.85	1321.99
2. Rajasthan	337.05	483.70	820.75	1273.19
3. Uttar Pradesh	562.00	1850.00	2412.00	5721.32
<b>Total</b>	<b>1368.40</b>	<b>3462.20</b>	<b>4830.60</b>	<b>11986.50</b>

MINUTES OF THE 20TH MEETING OF THE PLANNING COMMITTEE  
HELD AT 11.00 A.M. ON AUGUST 20, 1990 IN THE OFFICE OF  
THE NATIONAL CAPITAL REGION PLANNING BOARD, NEW DELHI.

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The list of participants is annexed.

Welcoming the members to the 20th meeting of the Planning Committee, Member Secretary briefly recapitulated the developments after the Regional Plan - 2001 for NCR came into force in January, 1989. He said as the follow up action, two issues were crucial, namely, the implementation of the Plan policies and preparation of the Sub-regional Plans to enable them to become instruments of implementation of NCR Plan. He recalled the questions raised in the last meeting of the NCR Planning Board about the allocation of funds and project formulation in general, and for the 8th Plan in particular. Member Secretary informed that the 8th Plan discussions are yet to take place. The third important issue in the offing is the reorganisation of Delhi State. He reminded that the Board in its last meeting directed to pursue the question of fiscal policies and, as the Delhi State reorganisation is pending, the same could not be finalised. He informed that in the first week of October, the NCR Planning Board is expected to meet and as such the Planning Committee, as advisory body to the Board, might deliberate items that could be brought before the Board for its consideration.

Agenda items were taken up for discussion.

AGENDA ITEM NO.1 : CONFIRMATION OF THE MINUTES OF  
THE 19TH MEETING HELD ON  
FEBRUARY 15, 1990.

The minutes were confirmed.

AGENDA ITEM NO.2 : REVIEW OF THE DECISIONS OF  
THE LAST MEETING OF THE  
PLANNING COMMITTEE HELD ON  
FEBRUARY 15, 1990 AND ACTION  
TAKEN THEREON.

Member Secretary said that the Functional Plan for the Delhi Metropolitan Area would be deliberated under a separate item in the meeting. On the recommendations

of the Working Group on Urban Services and Resource Mobilisation by Local Bodies in the National Capital Region, Member Secretary said that the comments from the Government of Haryana have been received but the Governments of Rajasthan and Uttar Pradesh were yet to offer their comments and, requested the concerned members in the meeting for their views. Shri K.P. Singh, Joint Secretary to Government of Uttar Pradesh said that the recommendations were under circulation to other Departments and they would be able to reply by mid-September. Shri C.S. Mehta, Chief Town Planner, Rajasthan said that the recommendations have been referred to various departments and the comments would be made available as early as possible.

Member Secretary, said that the State Governments have to finalise the development plans for the counter magnet towns in coordination with the other departments and identify the components and work out the Plan proposals and financial implications particularly for the 8th Plan. Shri J.P. Bhargava informed that the Plan for Bareilly was almost nearing completion and would be available shortly. Shri C.S. Mehta informed that the projects for Kota may be finalised but the plan for the Rajasthan Sub-region may be completed only on the Planning Cell coming up in full strength. Shri J.K. Duggal, Secretary, Town & Country Planning and Urban Estates, Haryana said that he would look into the progress of the preparation of development plan for Hissar. Dr. Maudgal, Adviser, Department of Environment and Forests said that the development of Counter-Magnets in the immediate vicinity of Delhi would suffer heavy bias with increasing pressure on the intermediate urban centres around Delhi. Member Secretary clarified that the concept of Counter-magnets is in fact a string of towns identified for development far away from the National Capital Region boundary and not within NCR boundary.

On the Plan allocations for the NCR during 1990-91, Shri Duggal said that the amount of Rs.60 lakhs shown for NCR was only token in nature and there is every possibility of it being increased during this year. Shri Mehta said that for Rajasthan, the annual allocation was Rs.340 lakhs and not Rs.380 lakhs as informed earlier.

The Committee noted the progress in the study for industrial potential in NCR.



AGENDA ITEM NO.3

: PREPARATION OF SUB-REGIONAL  
PLANS FOR NCR AND SETTING UP OF  
PLANNING CELLS.

Member Secretary expressed grave concern at the inordinate delay in the preparation of the Sub-regional Plans. He clarified that the creation of Planning Cells and the preparation of Sub-regional Plans was not linked previously while agreeing on certain targets at the Steering Committee level. He stated that the completion of Sub-regional Plans should be given a serious thought and action taken to finalise them before it was too late for implementation of NCR Plan policies.

Shri Bhargava, Chief Town & Country Planner, Government of Uttar Pradesh, informed that all-out efforts were on to get the observations of the different departments on the draft Sub-regional Plan prepared by the Town & Country Planning Department and, in a month's time or so, after considering the comments of the various departments, the Plan would be presented before the Committee of Secretaries.

Shri Bhargava informed that the strengthening of the Planning Cell was already being processed very actively in the Administrative Department of the State Government.

Shri B.N. Singh, Chief Regional Planner, NCR Planning Board said that in the context of the preparation of the Sub-regional Plans, advance action had been initiated by the NCR Planning Board even before the finalisation of the Regional Plan, in the way of preparation of firstly the base maps and subsequently, completing a computer based analytical study by the Physical Research Laboratory, Ahmedabad on the settlement system which tentatively identified Sub-regional Centres, Service Centres and Basic Villages. In spite of these advance actions by the Board thereby, saving lot of time to the State Governments, the Sub-regional Plans could not be completed, he observed. He also added that if the broad plan frame was ready, action plan could be prepared for the Counter-magnet areas.

All the representatives of the State Governments agreed to delink the creation of the Planning Cells and the preparation of the Sub-regional Plans. Shri Duggal stated that in a month's time, the Planning Cell in Haryana would be fully manned and the Sub-regional Plan in its draft form could be available in the next five weeks. Shri C.S. Mehta said that the Sub-regional Plan for the Rajasthan Sub-region was in an advance stage and should be available in draft form in September. Member Secretary suggested that the Secretary, Ministry of Urban Development would be requested to write to the Chief Secretaries of the State Governments regarding the preparation of the Sub-regional Plans as well as creation of the Planning Cells expeditiously.

Ms. Rashmi Krishnan of Delhi Administration informed that the Sub-regional Plan for Delhi U.T. would have to be prepared by the Delhi Development Authority on a consultancy basis for which Shri Gambhir said that it need to be formalised through official correspondence. Member Secretary suggested that a meeting could be called by the Chief Secretary on the issue which would help sorting out this long pending matter. Ms. Rashmi Krishnan informed that a proposal had already been submitted to the Lt. Governor for his approval.

Referring to the training programme in the formulation and management of projects being offered by the Board through the National Institute of Urban Affairs, Member Secretary said that the training tentatively fixed in September, 1990 might have to be postponed due to delays in the completion of the process of creation of the Planning Cells. Both the representatives of the State Governments of Uttar Pradesh and Haryana said that the persons being nominated for the training would not be shifted even after the strengthening of the Planning Cells.

Member Secretary said that the Planning Committee had to consider the Sub-regional Plan before it finally goes to the Board, and invited views for the likely procedure to be followed. After discussions, the Member Secretary constituted a Sub-Group with the representatives from the State Governments of Uttar Pradesh, Rajasthan and Haryana, Delhi Development Authority, Department of Environment, Town & Country Planning Organisation, HUDCO and National Housing Bank under the Chairmanship of the Member Secretary, for considering the draft Sub-regional plan before it was put up to the Planning Committee for consideration.

AGENDA ITEM NO.4

: PROPOSAL FOR SETTING UP OF  
NCR DEVELOPMENT FINANCIAL  
CORPORATION LIMITED

Member Secretary, giving the background for the need of setting up of the NCR Development Finance Corporation said that the formal comments of the State Governments were required on the amended version of the Memorandum of the Articles of Association in order to further process the matter. Agreeing in principle with the proposal, the Secretary, Haryana said that in the next two weeks, he would be able to convey the reaction of the State Government. Shri K.P. Singh, said that though the State Government agreed in principle with the setting up the Corporation, there would not be any commitment in equity share. Shri Bhargava observed that the planning and financing could be on equity basis giving adequate weightage to the rural development vis-a-vis urban development. Shri Mehta said that the Government of Rajasthan agreed in principle for the setting up of the Corporation but it would not be possible for the State Government to agree to equity participation. Member Secretary held that choosing to benefit from the financial assistance and at the same time not participating in equity may be contradictory. He suggested that mainly the issues of Memorandum of Association and Articles of Association and secondly the equity share the State Governments want to participate should be decided and agreed upon. Member Secretary requested the States to send their reactions in writing at their earliest.

AGENDA ITEM NO.5

: PROPOSAL FOR SETTING UP OF  
BUILDING CENTRES IN THE  
PRIORITY TOWNS OF NCR.

Member Secretary, introducing the subject emphasised the importance of the building centres in all the Priority Towns of NCR where the Board could come forward for specific projects, along with HUDCO. Shri Bhargava expressed apprehension that in many cases, the building centres could not succeed as the change in the technology and materials of construction are not adoptable either due to lack of training or resistance for the change from the conventional type of construction. He said atleast 10 to 15% of the construction materials of the building centres should be used in the projects to make it successful. Shri P.K. Garg, HUDCO observed that the projects particularly in regard to building centres by HUDCO were not coming through as there were very few entrepreneurs coming forward to accept new technology.



Member Secretary said that in the beginning, a project of this nature might not exhibit success but on a long term, this should succeed. He again offered that the Board could participate in financing specific projects and referred to the example of Bhiwadi where no building materials were available at present and had to be brought from considerable distance.

The Secretary, Haryana said, however, that they were not aware of the building centre concept and would like to study the scope and coverage of its operations before offering their views. Shri Mehta stated that attempts were being made to set up a building centre at Bhiwadi.

AGENDA ITEM NO.6 : EXPRESSWAYS, HIGHWAYS,  
INFRASTRUCTURAL PROJECTS IN NCR  
- ARRANGEMENTS FOR  
IMPLEMENTATION.

In the context of private participation, Member Secretary referred to the involvement of the Infrastructure Leasing and Financing Services Ltd. in construction of expressways, including land acquisition. He felt even the inner and outer grids as per the NCR Plan could also be taken with the financial assistance of the Leasing Company as in the case of National Highways. Member Secretary said that tolls could be collected in the case of the expressways at selected two to three points like Faridabad, NOIDA, Ghaziabad. Shri D.P. Gupta, Chief Engineer, Ministry of Surface Transport said that in the case of expressways and national highways, privatisation through the licensing agency could be a possible proposition, but in the case of the inner grid and outer grid, having many punctures might render it impossible as there could be practical problems in collecting the tolls. The financing agency might, therefore, find it unattractive and they might not get back the investments in reasonable time period. He suggested that the project of the inner and outer grids could rather be referred to the Asian Development Bank and the World Bank.

Dr. Maudgal expressed a note of caution that in going for the new alignment of the expressways and other transport routes, the non-renewable and essential resource like land should be kept in view so that the fertile agricultural land is not lost to the detriment of environment and eco-system. Member Secretary consenting with the suggestion said that these precautions have been carefully looked into while suggesting new alignments for the expressways.



AGENDA ITRM NO.7

: REVIEW OF ACHIEVEMENTS  
DURING 7TH FIVE YEAR PLAN BY  
a) TELECOM. DEPARTMENT AND  
b) SCHEMES FINANCED BY NCR  
PLANNING BOARD.

a) No representative of the Telecom. Department could attend the meeting and therefore, the progress on the provision of the telecom facilities could not be reported.

b) In regard to the schemes financed by the NCR Planning Board, Member Secretary said that the experience so far has been that there was always a time gap between the sanction and start of implementation of the projects which hiked not only the cost of development but also the acquisition cost of the land by way of enhancement of compensation. He referred to Hathkargha Nagar work-cum-Shelter project for handloom weavers in Meerut by the Meerut Development Authority where land acquisition itself has taken three years. In another instance in Alwar he said, the funds were released for land acquisition long back but the same were not utilised. He reminded the members that resources at the disposal of the NCR Planning Board being scanty, it should be effectively utilised in time so that the time bound objectives of the plan and projects could be achieved.

Member Secretary also referred to the slow flow of projects from the State Governments and the Implementing Agencies, and quoted the case of HUDA as an example which had not given any project during the last one year. Shri Duggal said that the HUDA projects are with big investments where the NCR Planning Board could not match the cost of the project. Member Secretary suggested that in such cases, it could always be a joint effort-apart from HUDA and the NCR Planning Board, either with HUDCO, NHB, or other institutions. He quoted the example of the new project by UIT Alwar at Bhiwadi where the cost of the project for land acquisition and development has been tied up with financial institutions, apart from the Board.

AGENDA ITRM NO.8

: FUNCTIONAL PLAN FOR DELHI  
METROPOLITAN AREA.

On the progress of the Functional Plan for the Delhi Metropolitan Area, Member Secretary informed the Committee that the Coordination Committee on Delhi and Delhi Metropolitan Area, in a couple of meetings

deliberated in detail the scope, contents of the Functional Plan and suggested certain expert studies on transport network, urban infrastructure and environmental protection, to be undertaken, and the studies are at various stages of commissioning. As decided in the last meeting of the Coordination Committee, a Study Group with two external experts is active in discussing and obtaining in-depth information and data from the concerned development authorities and local bodies of the Delhi Metropolitan Area towns. He said that the cooperation has been encouraging, and already Bahadurgarh and Kundli have been visited, and on the 21st August, the Group would visit Faridabad. He mentioned the efforts made by the NOIDA in meeting the data requirements as well as discussing the issues concerning the Functional Plan were commendable. He emphasised the need to adhere to the time frame of completing the study in the course of three months, so that it could be finalised after consideration by the Planning Committee and approved by the NCR Planning Board. Shri Bhargava was however, apprehensive that in the exercise, the Planning Cell and the Chief Town Planner of Uttar Pradesh have not fully been associated. Shri B.N. Singh said that the above views were not fully reflective of the correct position. In fact, the decision for the constitution of the Study Group was taken by the Coordination Committee itself. The Study Group is to play a limited role of getting the information and putting them together which otherwise was not possible.

AGENDA ITEM NO.9 : MONITORING OF LANDUSE CHANGES- PILOT STUDY BY DEFENCE TERRAIN RESEARCH LABORTARY, DELHI AND GIS BY SPACE APPLICATION CENTRE, AHMEDABAD.

Shri B.N. Singh made a brief presentation giving the background and the utility of the monitoring of landuse through interpretation of Satellite Imageries done by the Space Application Centre, Ahmedabad for NOIDA township in DMA. These results were on 1:20,000 scale and could be transferred on 1:5000 scale or 1:10,000 scale. He added that the results are quite promising and pertinent in monitoring the changes in the landuse of certain areas of intensive developmental activities. The case study of NOIDA as interpreted with the help of GIS on a map was very useful in terms of relevance and the degree of accuracy could be repeated for various towns on temporal basis. He said that the Space Application Centre, in collaborative efforts had agreed to take up the study for the entire Delhi Metropolitan Area which later could be extended

to other parts of the National Capital Region. The members felt the need and potential utilities of the exercise and recommended its continuance particularly in the context of fast changing landscape, especially in the intensively developed Delhi Metropolitan Area.

AGENDA ITEM NO.10 : TRAINING WORKSHOP ON  
IMPLEMENTATION OF REGIONAL PLAN  
- 2001

Member Secretary briefly stated the need and relevance of imparting training in the formulation of projects for implementation of the Regional Plan - 2001 for National Capital Region. He emphasised the need for the participation of all concerned with planning and implementation of the NCR Plan programmes, namely, the Planning Cells, the Town & Country Planning Departments of the State Governments, the Development Authorities, the Local Bodies and other specialised agencies. He added that in view of the Planning Cells not being in full strength at present, the Training Workshop scheduled for the first week of September, 1990 might have to be postponed. He requested the State Governments to nominate suitable officers so that the dates for the training programme through the National Institute of Urban Affairs could be firmed up. The State Government's representatives agreed to send nominations as early as possible.

AGENDA ITEM NO.11 : SIMPLIFICATION OF GUARANTEE  
PROCEDURE

Member Secretary giving the background said that the exercise of obtaining guarantee from the State Governments took considerably long time which consequently delayed the sanction and release of the loans to the Implementation agencies. In order to cut short the time delay, the implementing agencies could be authorised to obtain the guarantee from the banks. He informed that the Ministry of Urban Development has decided that specific cases, where it is proposed to accept the bank guarantee as against the State Guarantee, could be brought before the Project Sanctioning and Monitoring Group for consideration. It was clarified by the Member-Secretary that the course of action to be followed was to be decided by the borrowing agency.

ADDITIONAL ITEMS

Member Secretary requested Shri Bhagwan, Dy. Secretary, Department of Power to brief the members on the progress for the captive power plant to be set up

to meet the additional power requirements of National Capital Region during the 8th Five Year Plan. Shri Bhagwan said that a meeting was taken by the Special Secretary (Power), Shri K.K. Mathur on 10th August, 1990 where the proposal was discussed at length and, certain positive and favourable decisions emerged. Shri Bhagwan said that it was decided that the National Thermal Power Corporation would prepare the project report tying up the transmission and distribution system and also the sub-systems. He said that power source could be identified and power be made available from one of the central power stations coming up either at Faridabad or at Bhiwani or any other places like Dadri, etc. and the formula for sharing could also be modified keeping in view the additional requirements for the National Capital Region. He said the terms of reference for the study by the NTPC would be drawn up in collaboration with NCRPB and the study could be completed in the next three to four months. He also added that there was no need for a separate power station, as one of the coming up power stations could be ear-marked for NCR requirements, and also 15% reserved quota with the Department of Power could also be adjusted.

Shri P.P. Srivastava, Additional Secretary, Ministry of Urban Development said that the developments were quite encouraging particularly on the power sector side and everything possible should be done to achieve the objectives of the NCR Plan and render the efforts a success.

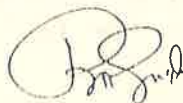
The meeting ended with the vote of thanks to the Chair.

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No.K-14011/35/90-NCRPB  
National Capital Region Planning Board  
7th Floor, 'B' Wing, Janpath Bhavan,  
Janpath, New Delhi - 110001.

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New Delhi, the 31st August, 1990.

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



( B.N. SINGH )  
CHIEF REGIONAL PLANNER  
&  
MEMBER - CONVENOR.



ANNEXURE - I  
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List of participants in the 20th meeting of the Planning Committee held on 20.8.1990.

1. Shri K.K. Bhatnagar, Member Secretary, NCR Planning Board, New Delhi. - In Chair
2. Shri P.P. Srivastava, Additional Secretary (UD), Ministry of Urban Development, New Delhi.
3. Shri K.P. Singh, Joint Secretary, representing Secretary Housing Deptt., Govt. of Uttar Pradesh.
4. Shri J.C. Gambhir, Commissioner (Planning), representing, Vice-Chairman, Delhi Development Authority, Delhi.
5. Ms. Rashmi Krishnan, Under Secretary, representing Secretary, L & B, Delhi Administration, Delhi.
6. Shri K.T. Gurumukhi, Additional Chief Planner, representing Chief Planner, TCPO, New Delhi.
7. Shri D.P. Gupta, Chief Engineer (Planning), Ministry of Surface Transport, New Delhi.
8. Shri P.K. Garg, Regional Chief, representing Chairman-cum-Managing Director, HUDCO, New Delhi.
9. Shri K.R. Bhagwan, Dy. Secretary, representing Director (Planning), Department of Power, New Delhi.
10. Shri S.K. Maheshwari, Director, Town & Country Planning and Urban Estate and, Chief Administrator, HUDA, Govt. of Haryana, Chandigarh.
11. Shri C.S. Mehta, Chief Town Planner, Town & Country Planning, Govt. of Rajasthan, Jaipur.
12. Shri J.P. Bhargava, Chief Town & Country Planning, Govt. of Uttar Pradesh, Lucknow.
13. Dr. S. Maudgal, Adviser, Ministry of Environment and Forest, New Delhi.
14. Shri B.N. Singh, Chief Regional Planner, NCR Planning Board, New Delhi. - Member Convenor.

#### OTHER PARTICIPANTS

1. Shri Lalit Mehra, Director, NCR and, Secretary, UIT, Alwar.
2. Shri B.D. Gulati, Chief Coordinator Planner, NCR, Haryana.
3. Shri R.K. Verma, Supdt. Engineer, Housing Board, Uttar Pradesh, Meerut.
4. Dr. Y.P. Kakkar, Scientist, Ministry of Environment and Forests,
5. Shri Prakash Narain, Joint Director, Delhi Development Authority, Delhi.
6. Shri Rama Shankar, Secretary, Bulandshahr-Khurja Development Authority.
7. Shri S.K. Bansal, Assistant Secretary, Deptt. of Power.
8. Shri Umesh Mittal, Executive Engineer, Housing Board, Uttar Pradesh.
9. Shri S.P. Bansal, Dy. Director (Planning), Delhi Development Authority, Delhi.
10. Shri K.C. Saxena, Senior Planner, NCR Planning cell, Meerut.

#### NCR PLANNING BOARD

1. Shri S. Arunachalam, Senior Planning Engineer.
2. Shri R.P. Rastogi, Regional Planner.
3. Shri S.B. Verma, Associate Planner.
4. Shri K.L. Sachar, Finance & Accounts Officer.
5. Shri J.N. Barman, Assistant Planner
6. Shri P. Jaipal, Assistant Planner.
7. Shri Man Mohan Singh, Research Officer.
8. Shri P. Sisupalan, Research Officer.