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AGENDA NOTES FOR THE 26TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 12.30 P.M. ON AUGUST 24, 1992 IN THE OFFICE OF THE NCR PLANNING BOARD, NEW DELHI.

AGENDA ITEM NO.1 : Confirmation of the Minutes of the 25th Meeting of the Planning Committee held on April 20, 1992.

The 25th meeting of the Planning Committee was held on April 20, 1992 and the minutes of the same were circulated vide letter No.K-14011/21/92-NCRPB, dated 28.4.1992. The Planning Committee may kindly confirm the minutes.

AGENDA ITEM NO.2 : Review of the action taken on the decisions of the last meeting of the Planning Committee.

(1) Eighth Plan proposals for NCR Development

This item is being considered as a separate Agenda Item in this meeting.

(2) Finalisation of Functional Plan for DMA

The suggestions and comments on Functional Plan for DMA offered by the members of the Planning Committee were incorporated in the Plan and finalised for consideration by the NCR Planning Board.

(3) Review of the progress of the preparation of Sub-regional Plans by the participating States.

This item is being considered as a separate Agenda Item in this meeting.

(4) Consideration of the Note regarding clarification and justification on violation of NCR Plan in U.P. sub-region received from Government of Uttar Pradesh dated 14.2.1992.

The Planning Committee considered the above mentioned Note with reference to the Sub-regional Plan for U.P. Sub-regin. After considering the views of the Planning Committee, the NCR Planning Board has approved the sub-regional plan - 2001 for U.P. Sub-region in its 14th meeting held on 3.6.1992.

(5) Consideration of the Draft Development Plan of Faridabad - 2011.

- This item is being considered as a separate Agenda Item in this meeting.

AGENDA ITEM NO.3 : Review of the progress in preparation of Sub-regional Plans by the participating States and Delhi U.T.

The Sub-regional plan for U.P. Sub-region prepared by the Town & Country Planning Department, Government of Uttar Pradesh duly considered in the 24th meeting of the Planning Committee held on 28.2.1992 has been approved by the NCR Planning Board in its 14th meeting held on 3.6.1992.

- a) The draft sub-regional plans for Haryana, Rajasthan and Delhi U.T. are awaited from the respective States and Delhi U.T. In the last meeting of the Board, the Chairperson (Urban Development Minister) urged the constituent states and Delhi U.T. to finalise the sub-regional plans expeditiously for consideration by the Board. The representatives of the participating States/UT may appraise the Committee with the latest status of the preparation of the sub-regional plans.

AGENDA ITEM NO.4 : Consideration of mid-term review of the Regional Plan - 2001 NCR - Present Status and Future Action Programme.

For fulfilling the statutory requirement of reviewing the Regional Plan - 2001 for NCR, after every five years, it was decided in the 23rd meeting of the Planning Committee that studies be undertaken on the following aspects:

- a) Demographic Profile of NCR
b) NCR's Economy
c) Employment in NCR - Organised and unorganised and household income.
d) Infrastructure development (Power, Water, Sanitation, Traffic and Transportation, Telecom).

- e) Existing landuse and base maps for the NCR based on aerial photography
- f) Environment and Ecology.
- g) Land supply and demand, land prices and housing development.

In order to ensure access to common data base and to eliminate repetitive efforts for collection and compilation of the data a 'Basic Data Hand Book' covering the aforesaid subjects is also to be prepared.

It was also decided to constitute a steering group with the State representatives for providing over all policy level directions and help in proper conduct of the studies. The present position and the future action programmes of the studies are indicated as under:

a) **Demographic Profile of NCR**

In the process of the preparation of the Regional Plan - 2001, a sub-group on 'Demographic Aspects' with the Chief Town and Country Planners of Town & Country Planning Departments of Haryana, Rajasthan and Uttar Pradesh, Director (PPW), Delhi Development Authority and a representative from the office of the Registrar General, Census Operations as its members, had been constituted. The recommendations of this sub-group regarding population distribution in the sub-regions of NCR and population assignment to the Priority and DMA towns based on 1981 census were taken as the basis for Regional Plan proposals. Now that the 1991 census population figures have been published by the Registrar General, it would be necessary to review the projections/assignment figures in the light of the latest population growth trends.

For preparation of the expert paper on the demographic profile of NCR, Dr. Ashish Bose has submitted to the Board a proposed outlining various aspects. The proposal is under examination by the Board. After the expert paper is prepared by Prof. Bose the same would be discussed in the Sub-group on Demography.

b) **NCR's Economy**

The terms of reference for the study of the NCR's economy has been prepared and offers invited from consultants.

c) Infrastructure

i) Traffic and Transport

It was felt that the study already conducted/under finalisation would suffice for the purposes of the review of the Regional Plan. However, a seminar would be organised on this aspect to discuss the various issues. The background paper for the seminar has already been prepared and the seminar would be organised shortly.

ii) Power

The Sub-group on Power has been revived to consider the issues related to power development in NCR.

iii) Water Supply, Sanitation, Drainage and Solid Waste Disposal.

The terms of reference for the Study on the above subjects has been prepared. Water and Power Consultancy Organisation (WPCO) has been contacted to carry out the study on water supply, sanitation and drainage. As regards the solid waste disposal offers are being invited from the consultants separately.

iv) Telecommunications

The Sub-group on Telecommunication has been revived and the Sub-group will meet shortly.

d) Existing Land Use and Base Map for the NCR based on Aerial Photography.

In order to update the base maps of NCR, the requirements of data for map preparation have already been indented on the Survey of India. On receiving the data inputs from the Survey of India, the updating of base maps for the NCR will^{be} initiated.

e) Environment and Ecology

It is understood from the Ministry of Environment and Forests that the Ministry is contemplating the detailed study on the environmental aspects of NCR. This study will be extremely useful in the review of the Regional Plan - 2001. The Member representing the Ministry of Environment and Forests may kindly apprise the Planning Committee above the scope and coverage of the proposed study in the meeting.

f) Land Supply and Demand

With a view to assessing the present supply of developed land and the anticipated future demand the terms of reference for the Study has been prepared and offers have been invited from the Consultants.

g) Housing Development

The NCR Planning Board has initiated three studies for Priority Towns one in each sub-region, namely, Meerut in Uttar Pradesh, Panipat in Haryana and Alwar in Rajasthan, through three separate Consultants for developing appropriate housing development strategies for the Priority Towns. The draft reports from the Consultants have been received in this Board. It is proposed to hold a seminar on the Housing Development in NCR shortly and thereafter prepare appropriate recommendations.

h) Basic Data Hand Book

The draft Basic Data Hand Book on NCR has been prepared in this Board and it is under the process of finalisation.

AGENDA ITEM NO.5 : Strategies and financing mechanisms for utilisation of funds for the development of NCR during the Eighth Five Year Plan.

A concept paper on the above aspects is under preparation and the same is being sent separately for consideration in the meeting.

AGENDA ITEM NO.6 : Consideration of the Notification issued on May 7, 1992 by the Ministry of Environment and Forests, Government of India, under the Environment (Protection) Act, 1986.

1. The Ministry of Environment and Forests, Government of India under the Environment (Protection) Act 1986, issued a Notification on 9.1.1992 for inviting objections and suggestions against restricting certain activities in specified areas of Aravalli range which are causing degradation in the region.

After considering all the objections received, the Central Government issued a Notification on May 7, 1992 (Annexure I) prohibiting carrying on all the following processes and operations, except with its prior permission in certain specific areas :

- i) Location of any new industry including expansion/modernisation.
- ii)
 - a) All new mining operations including renewals of mining leases.
 - b) Existing mining leases in sanctuaries/national park and areas covered under Project Tiger and/or
 - c) Mining is being done without permission of the competent authority.
- iii) Cutting of trees,
- iv) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads a part of any infrastructure relating thereto).
- v) Electrification (laying of new transmission lines).

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... The areas where carrying on of processes and operations without permission is prohibited are :

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- i) all reserved forests, protected forests or any other area shown as forest in the land records maintained by the State Government as on the date of this notification in relation to Gurgaon District of the State of Haryana and the Alwar District of the State of Rajasthan.

- for A:
- ii) all areas shown as :

- Plan
- ies
- a) Gair Mumkin Pahar, or
- b) Gair Mumkin Rada, or
- c) Gair Mumkin Behed, or
- d) Banjad Beed, or
- e) Rundh.

in the land records maintained by the State government as on the date of this notification in relation to Gurgaon district of the State of Haryana and the Alwar district of the State of Rajasthan.

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- iii) all areas covered by notifications issued under section 4 and 5 of the Punjab Land Preservation Act, 1900, as applicable to the State of Haryana in the district of Gurgaon up to the date of this Notification.

- iv) all areas of Sariska National Park and Sariska Sanctuary notified under the Wildlife (Protection) Act, 1972 (53 of 1972).

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Stipulations and Recommendations of the Regional Plan-2001, NCR on aspects relating to utilisation of Non-agricultural land for urbanisation, forests etc.

1) On Land for Forest:

- a) to afforest and vegetate barren lands, rocky areas, culturable waste lands etc, so that the forest or vegetative cover is raised atleast to 10% of the land area;
- b) to intensify the forest cover by planting suitable species in the sparsely forested zones and denuded areas.

2) Land for Agriculture :

The Plan recognises that to the extent that new employment opportunities, are proposed in non-agricultural sector and consequent concentration of population, the urban expansions would have to be largely met from the agricultural and other non-urban uses. It is however, necessary to institute measures for the protection of prime agricultural land and to ensure against its needless conversion. This necessitates a rational policy as to the utilisation of less and least valuable land for urban expansion/new urban centres.

3) Conservation Area :

While emphasising the need for special attention to check damage to natural features and environment by man's interference for development purpose, the Regional Plan-2001, NCR specifies that the ridge, an extended part of the Aravalli range, the forest areas, the Sariska Wild Life Sanctuary in the Rajasthan Sub-region and Sultanpur Bird Sanctuary in the Haryana Sub-region should be conserved with utmost care and, should be afforested with suitable species.

Further in evolving a suitable land use control measures to avoid haphazard development in the NCR, the Plan has identified four major land use zones and the major land uses permitted in these zones are as under :

a) Urbanisable area - 2001

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

- 1) Residential 2) Commercial 3) Industrial 4) Government Offices 5) Recreational 6) Public and semi-Public 7) Circulation 8) Open spaces, parks and Play grounds 9) Grave yards/cemetries and burning ghats.

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

b) Green belt/green wedge :

The peripheral agricultural zone in the immediate vicinity of the urbanisable area is very vulnerable to encroachment by development. To arrest undesirable growth in this zone and, to ensure orderly and compact urban development, a control belt is proposed all round the expected developable area. The major landuses that could be permitted in these zones are as under :

- 1) Agriculture, particularly high value cash crops
- 2) Gardening
- 3) Dairying
- 4) Social forestry/plantation
- 5) Quarrying
- 6) Cemeteries
- 7) Social institutions such as school, hospital
- 8) Recreation or leisure.

In the cases of settlements particularly those which are in close vicinity to each other either along the roads or interior, the intervening space between the settlements should be kept green which can be designated as green wedge. The green wedge should be forested and, wherever it is not possible for pressing reasons, it could be in the other forms of greens.

c) Green buffer along the major transport corridors :

A width of 100 metres on either side along the National Highways and the proposed Expressways and, 60 metres on either side along the State Highways should be kept as green buffer. Those should be afforested under the control of the forest Departments. Only activities permitted in the green belt as indicated in Zone b) would be allowed.

d) The remaining rural zone:

The remaining rural zone include mainly the vast agricultural land, forest ridge areas and rural settlements. This zone of virgin agricultural land at present, is being threatened by the spotted industrial/urban encroachments especially along the 5 National Highways and, State Highways. The following major landuses can be designated in the rural lands. Strict prohibition and control on the large scale and hazardous industries, has to be exercised in the rural zone :

- 1) Intensive agriculture and allied activities
- 2) Afforestation especially on the hills, rocky lands
- 3) Regional recreational facilities such as regional parks, wild life sanctuary
- 4) Cemeteries, schools, institutions, like hospitals may be permitted. However, the proposed development, should neither involve the use of high yielding agricultural land nor should it adversely affect a site of special scenic beauty or of ecological interest.
- 5) Quarrying
- 6) Brick kilns
- 7) Existing village mandies
- 8) Rural industries etc.

In the Chapter on 'Environment and Eco-Development' the Plan proposes that 'afforestation programmes should be undertaken on all barren and uncultivable land by the concerned agencies.'

Functional Plan for DMA :

In addition to the Regional Plan-2001, NCR stipulations, the various measures suggested in the Functional Plan for the Delhi Metropolitan Area for the protection of the ridge area in and around Delhi are as under :

'In view of the rapid deterioration and disappearance of the ridge area in Delhi and its environs, the following measures should be adopted which could check further damage :

- i) Setting up a wild-life sanctuary in the ridge in collaboration with Delhi Administration and Government of Haryana.
- ii) Imposing ban on conversion of forest areas into parks and, encroachment from construction activities.
- iii) Conversion of peripheral areas of the ridge into parks which can act as a buffer zone for the ridge.
- iv) Removing unauthorised developments in the ridge area.
- v) Intensive afforestation measures of the denuded pockets in the ridge.
- vi) Entrusting the responsibilities of preservation of the ridge areas to a single authority.'

3. The Ministry of Environment and Forests had invited objections against the proposed imposition of prohibition and restriction within 60 days from the date of publication i.e. 9.1.1992. The Board's Secretariat had communicated interim comments to the Ministry of Environment and Forests on 22.5.92 as under:

- i) The revenue lands which are the most suited lands for urban development should be kept outside the purview of the notification.
- ii) The provisions of the Act should exclude areas falling within Master Plans/Development Plans areas for various urban centres in the two districts.
- iii) The size/quantum/magnitude/type of operations in case of activities such as industry, mining operations cutting of trees, construction activities and electrification need to be specified.

The Board's Secretariat had also requested State Government of Haryana and Rajasthan for their views on the subject before sending the final comments to the Ministry of Environment. The Board has not received any written views from State Governments. However, the views expressed on this aspect in the 14th Board meeting are as follows:

1) Government of Haryana

Two notifications recently issued by the Environment and Forest Ministry of Government of India under the Environment (Protection) Act, 1986 which will bring developmental activities in Gurgaon district to a grinding halt. According to these notifications every project in Gurgaon district and the expansion of existing and ongoing development activities will require prior approval of Government of India.

The State government reiterated the following facts:

The Haryana Government submitted total area of Gurgaon district is 2,750.14 square kilometres. Out of this 1,290 square kilometres i.e. 48% area is covered under the notification issued by the Environment Ministry. There are eight urban areas - Gurgaon, Gwal Pahari, Pataudi, Farukhnagar, The Sohna, Taoru, Ferozepur Zhirka and Nuh.

Out of 91.3 square kilometres which constitute these eight urban areas, 70.2 square kilometres i.e. 78.89 per cent of the area comes under the purview of this notification. For every developmental activity in this area, prior permission of the Government of India will be required.

This notification covers the total area of Gurgaon and Gwal Pahari which are suitable for urbanisation and have been for urbanisation like establishment of industrial units. It would not be an exaggeration to say that district Gurgaon town has got a very important place in Delhi Metropolitan Area under the NCR Plan objective 2001. It has been planned for a population of 10 lakhs and has to be developed on priority basis. Keeping in view the targets for the NCR, the Government of Haryana has declared "Controlled Area" around this city. A "Integrated Plan" has also been prepared to provide shelter and employment to the people in the environment.

v) In accordance with its progressive policies, the State Government has set up a "Pollution-free Industrial Estate" known as "Udyog Vihar" in Gurgaon. In this estate developed land and other infrastructural facilities are being provided to high-tech electronics and telecom industries. This area is humming with industrial activities and hundreds of units are functioning here.

vi) To encourage "high-tech industries" and to attract the flow of foreign currency and investment, the State Government has initiated concrete steps for setting up of a "Model Industrial Township" with the Japanese aid for which efforts are being made.

vii) The Government of Haryana has also decided in principle to accord clearance to the industrial unit within one month.

The Haryana Government is of the view that, it is committed to preserve and protect the environment and is ready to take all possible steps in this direction. The Central Government could lay broad guidelines for this purpose and implementation thereof could be left to the States.

The areas of Gurgaon district affected by this notification may be exempted. A fresh look should be given to the whole matter because this will not only decelerate the development in this area but will also adversely affect the economy of the State.

2) Government of Rajasthan.

The notification of the Ministry of Environment and Forests dated May 7, 1992 in which restrictions have been imposed on the various development activities like establishment of industries, mining activities, electrification and house construction etc. in Alwar district of Rajasthan will hinder the development activities and it would be difficult to achieve the objectives of the Regional Plan - 2001. It will have adverse effect on the development activities which are in progress in the sub-region of Rajasthan and the future progress would also be effected by it because of the troublesome process of getting the 'NO OBJECTION CERTIFICATE' from the Government of India. The Rajasthan Government is fully aware of and committed to the safety of environment and forests. The State

government is of the view that the proper balance in the development from the view point of development needs and environment is possible only with the discretion of the State Government and suggested that the Ministry of Environment and Forests may be requested to withdraw the Notification immediately.

4. The Planning Committee may consider the views as expressed in the 14th meeting of the Board and the implications of the final notification of May 7, 1992 so that the final views of the Board may be communicated to the Ministry of Environment and Forests on the matter.

✓ **AGENDA ITEM NO.7** : Consideration of the Development Plan - 2011 for Faridabad Complex.

The Government of Haryana had published the Draft Development Plan of Faridabad-2011 on the 18th October 1991 for public objections and suggestions. The Draft Plan was considered by the Planning Committee in its last meeting held on 20.4.92 and comments of the Planning Committee on the Draft Development Plan - 2011 (Annexure II) were communicated to the Government of Haryana on 5.5.1992.

2. Our comments could not be sent earlier because of the fact that the publication of the Draft Plan came to the notice of the Board through the Economic Times dated 26.12.1991 and a copy of the Plan was received by the Board only on 25.2.1992 for examination.

3. The Board's Secretariat had requested Chief Secretary, Government of Haryana on 6.3.1992 (letters addressed to Chief Secretary, Secretary, T & C P & Urban Estate, Chief Administrator, Faridabad Complex Administration and Commissioner and Secretary to Government of Haryana-Local Government Department are at Annexure III) that Plan may not be finalised without taking into consideration the suggestions of the Board.

4. In the communication dated 22.7.1992 from Chief Administrator, Faridabad Complex Administration the Board has been informed that the Development Plan of "Faridabad - Ballabhgarh controlled area" has already been finalised by the State Government and published in Haryana Government Gazette on 17.12.1991, whereas

the requisite comments of the NCR Planning Board had been received in by the Administration on 22.5.92. It is stated in the letter that the Development Plan was prepared and finalised in association with the officers of the Department of the Town & Country Planning and Chief Coordinator Planner, NCR Haryana. A detailed report on Board's comments received from Chief Administrator Faridabad Complex is at Annexure IV.

5. In pursuance to the provision under Section 15(1) of the NCR Planning Board Act, 1985, the Board has initiated several Studies to assist the Planning Committee/NCR Planning Board to review the Regional Plan - 2001. The Board's Secretariat has consistently made efforts to bring all development Plan proposals in respect of Priority and DMA towns within the overall framework of the Regional Plan - 2001. Any Development Plan for a period beyond 2001, if conceived without any regard to the likely scenario of the Regional Plan which may result in lopsided development and would be difficult to correct in future. The Planning Committee may like to consider this issue in the light of the above.

AGENDA ITEM NO.8 : Review of financial and physical Progress of the NCR Schemes.

Based on quarterly reports received from the participating State Governments/their Implementing Agencies a statement of physical and financial progress of N.C.R. Schemes (both completed and ongoing) as on 31st July, 1992 is placed at Annexure V(A).

Generally, quarterly reports were received late from the State Governments/their Implementing Agencies and in some cases these reports were incomplete in as much as some of the ongoing schemes were not included or their physical progress was not indicated or else some were left incomplete. Most of the schemes under execution in Gurgaon, Panipat, Bulandshahr, Khurja Complex and Meerut are behind the schedule. A few cases of these deficiencies are listed in the statement placed at the end of Annexure IV(B).



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असाधारण
EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-Section (ii)

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इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में
रखा जा सके

Separate Paging is given to this Part in order that it may be filed as a
separate compilation

पर्यावरण और वन मंत्रालय

प्रधिसूचना

नई दिल्ली, 7 मई, 1992

[पर्यावर्ती रेंज में विनिर्दिष्ट क्षेत्रों में कृषिपथ प्रियाकलाप जो कि प्रदेश में पर्यावरण को नुकसान पहुंचा रहे हैं के निर्वन्धन के निम्न पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3(1) और 3(2)(क) और पर्यावरण (संरक्षण) नियम, 1986 के नियम 5(3)(ग) के अधीन]

क्र. आ. 349(ग) : पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 3(1) और धारा 3(2)(क) के अधीन एक अधिसूचना, जिसमें पर्यावर्ती रेंज में विनिर्दिष्ट क्षेत्र में कृषिपथ प्रियाकलापों को कि प्रदेश में पर्यावरण को नुकसान पहुंचा रहे हैं, के निर्वन्धन के निम्न आदेशों में से, भारत के राजपत्र, भाग 2, खंड 3, उपखंड (ii) में (रेगिस्टर का.सा. 25(घ), तारीख 9 जनवरी, 1992) प्रकाशित की गई थी;

और केन्द्रीय सरकार ने, प्राप्त सभी माशेपों पर, मध्यम रूप से विचार कर लिया है;

अतः अब, केन्द्रीय सरकार पर्यावरण (संरक्षण) नियम, 1986 के नियम 5 के माते तहत पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 3 की धारा 3(1) और धारा 3(2) के तहत (क) आग परत प्रियाकलापों का प्रयोग करने हुए, आवांघ-भूतना में उपखंड गारणी में विनिर्दिष्ट क्षेत्रों में उपरोक्त पूर्ण प्रकृति के बिना विनियमित प्रक्रियाएं और संक्रियाएं करने का विरोध करती है:-

- (i) किसी नये उद्योग का स्थापना, जिसमें विस्फोट और आधुनिकीकरण भी है;
- (ii) (क) सभी नए संक्रियाएं, जिनमें आग परत परीक्षण भी है;
- (ग) पर्यावरण/राष्ट्रीय पार्क और परिसरों के क्षेत्र के पर्यावरण प्रभावों क्षेत्रों में विनियमन पर नए पड़े हो/गए;
- (घ) मध्यम प्राधिकारी को प्रकृति के लिए आग परत परीक्षण करना है।
- (iii) पेड़ों की कटाई;

(1)

(iv) किसी निवास एकता का समूह, कार्यशाला, भेड़ों, गधुआ, भैंसों, मूला-केन्दों का विनिर्माण और ऐसे विनिर्माण में संलग्न कोई अन्य विचारणा (जिसमें उम्मेद गरीबों किसी व्यवस्था के भाग के रूप में गृह के हैं) ;

(v) विद्युतीकरण (नई प्रेरण लाइनों का विद्युत जावा) ।

2. कोई व्यक्ति जो उक्त क्षेत्रों में कोई उपरोक्त वर्णित प्रक्रिया या संक्रिया करने की वांछ करता है, एक आवेदन संलग्न आवेदन प्रारूप में (उपाबंध) सचिव, पर्यावरण और वन मंत्रालय, नई दिल्ली को देगा जिसमें अन्य बातों के साथ-साथ क्षेत्र और प्रस्तावित संक्रिया और प्रक्रिया के प्रकार विनिर्दिष्ट किये जायेंगे । आवेदन के साथ एक पर्यावरण समीक्षा कथन और एक पर्यावरणीय प्रभाव योजना भी देगा और आवेदन पर विचार करने के लिये ऐसी अन्य सूचनाएं जिसकी केन्द्रीय सरकार द्वारा प्रतीक्षा की जाए, देगा ।

3. केन्द्रीय सरकार, पर्यावरण और वन मंत्रालय, उक्त अधिनियम के उपबन्धों का प्रभाव के लिये उसके द्वारा समय-समय पर जारी किये गए मार्गदर्शक सिद्धांतों का ध्यान रखते हुए आवेदन प्राप्ति की तारीख से तीन मास की अवधि के भीतर या जहां आवेदन के और कोई जानकारी मांगी गई हो तो ऐसी जानकारी की प्राप्ति की तारीख से तीन मास की अवधि के भीतर प्रस्ताव प्रसार करेगा या उक्त क्षेत्र में पर्यावरण पर प्रस्तावित प्रक्रिया या संक्रिया के सामायात के आधार पर उक्त अवधि के भीतर प्रस्ताव देने से इंकार करेगा ।

4. इस अधिनियम के अधीन प्रस्ताव की वांछा के लिये कोई आवेदन निम्न प्रकार में (उपाबंध देखिए) समस्त रूप से भर कर सचिव, पर्यावरण और वन मंत्रालय, पर्यावरण भवन, सी.ओ.ओ. फास्तेवग, लांधी रोड, नई दिल्ली को भेजा जायेगा ।

[सं. 17/1/91-सी.एन/आई.ए.]
आर. राजागोपाल, सचिव

आरक्षण

वे क्षेत्र जहां निवास प्रस्ताव की प्रक्रियाओं और अधिनियमों का विशेष किया गया है ।

(i) इस अधिनियम की तारीख की त्रिमासिक राज्य के गुडगांव जिले और राजस्थान राज्य के झुलार जिले के संबंध में इस अधिनियम की तारीख की राज्य सरकार द्वारा रखे गए सूचिका में "वन" के रूप में वर्णित गए सभी आरक्षित वन, संरक्षित वन या कोई अन्य क्षेत्र

(ii) इस अधिनियम की तारीख की त्रिमासिक राज्य के गुडगांव जिले और राजस्थान राज्य के झुलार जिले के संबंध में राज्य सरकार द्वारा रखे गए सूचिका में—

- (क) गैर सुमरित पहाड़, या
- (ग) गैर सुमरित पहाड़, या
- (ग) गैर सुमरित पहाड़, या
- (घ) बंजर पहाड़, या
- (ङ) वन

के रूप में दर्शित सभी क्षेत्र ।

(iii) गुडगांव जिले में इस अधिनियम की तारीख तक त्रिमासिक राज्य की लागू पञ्चायत क्षेत्र प्रजापंचायत एंड, 1900 की धारा 4 और धारा 5 की प्रमाण जारी की गई अधिनियमों के अन्तर्गत आने वाले सभी क्षेत्र ।

(iv) वन्यजीव (संरक्षण) के अधिनियम 1972 के अधिनियम के तहत क्षेत्र

आवेदन का प्रभाव

1. (क) प्रस्तावित परियोजना का नाम और

(घ) परियोजना का प्रवर्तक ।

स्थान का नाम :

जिला, मण्डल :

प्रवर्तक का नाम

(ग) परीक्षित प्राकृतिक स्थल और प्रस्तावित स्थल के लिए कारण

2. परियोजना के उद्देश्य :

(क) भूमि की प्रयोग

कृषि भूमि

अन्य (विनिर्दिष्ट करें)

(घ) (i) प्रणवता, प्रसिद्धता और तुल्यता उपदर्शित करने हुए क्षेत्र की स्थलाकृति :

(ii) प्रस्तावित भूमि का अपरदनीय वर्गीकरण :

(ग) 10 कि.मी.टर दूरध्याय के भीतर निम्न मान प्रमाण स्तंभ :

(ग) निकटतम राष्ट्रीय उद्यान/पर्यावरण/जीव संरक्षित प्राकृतिक/संस्कार/प्राचीन स्थल/प्राकृतिक वन रेखा दूरी :

(ङ) पदार्थों/वस्तुओं परिया के लिए पुनर्वास योजना :

(च) हरित पट्टी योजना :

(छ) प्रतिकूलतम वनरोपण योजना :

4. जलवायु और वायु गुणवत्ता* :

(क) स्थल पर परावर्तक :

(ग) अधिकतम/न्यूनतम/औसत वार्षिक तापमान :

(ग) परिवर्तन वायु गुणवत्ता के आंकड़े,

(घ) परियोजना में नए पी.एम., नैमी (सी.ओ., सी.ओ. 2, एस.ओ. 2, एन.ओ. एन.ओ.) के उत्सर्जन की प्रकृति और राशि :

* 5. (क) जल नुस्खे स्थल पर जन संतुलन और भूजल की उपलब्धता और मात्रा :

(घ) जल स्रोत में जल की उपलब्धता :

(ग) उपरोक्त में लागू होने वाले जल स्रोत, प्रतिवर्षी उपयोगताओं की (नदी, झील, भूगर्भ, साजसज्जिक प्रदाय) के बारे में :

ग) जल की गुणवत्ता :

(ङ) पिछले 15 वर्षों में जल की मात्रा और गुणवत्ता में होने गए परिवर्तन और वर्तमान में भरण तथा निष्कर्षण के बारे में

(च) (i) छोड़े जाने वाले अपशिष्ट जल की मात्रा उसके उपचार व्ययों सहित :

(ii) प्रसिद्धाही जलाधान में अपशिष्ट जल की मात्रा और गुणवत्ता

* प्राकृतिक भारत मौसम विज्ञान विभाग और राज्य प्रदूषण नियंत्रण बोर्ड से प्राप्त किए गए जा सकते हैं ।

* प्राकृतिक के लिए भू जल बोर्ड और सिवाई विभाग से सम्पर्क किया जा सकता है ।

होई जाने वाले अपशिष्ट जल की मात्रा और सूचि
प्रतिम :

प्रति

मासिक औद्योगिक अपशिष्ट की प्रकृति और मात्रा :

औद्योगिक अपशिष्ट के व्ययन को पद्धति :

गंध और काल

(क) गंध और काल के स्त्रोत :

(ख) परिवेश गंध का स्त्रोत :

(ग) प्रदूषित गंध और काल निर्वहण उपाय :

(घ) निर्वहण उपायों के साथ अवतलन समस्या, यदि कोई हो :

3. प्रदूषण का स्त्रोत उपदर्शित करते हुए नियुक्त को प्रपेक्षा :

यदि बड़ा नियुक्त यूनिट प्रस्तावित है तो पूरे पर्यावरण संबंधों को ध्यान में रखा जायेगा :

9. अभिव्यक्ति के लिए जाने वाला कुल श्रमिक बल, उसके अंतर्गत गति : क्षेत्र में स्थानीय स्वास्थ्य समस्याएं प्रस्तावित स्वास्थ्य प्रणाली

10. (क) प्राणों की संख्या और विस्थापन की जाने वाली अवस्था :

(ख) पुनर्वासि मास्टर प्लान :

11. वॉल्यूमिनिंग निष्कर्ष रिपोर्टें

12. (क) पर्यावरण सहायता निष्कर्ष- समय-समय पर एम. ई. एफ. द्वारा जारी किए गए मार्गदर्शकों के अनुसार तैयार की गई ।

(ख) पर्यावरण संबंधों प्रत्यक्ष योजना :

(ग) साक्ष्यता की विस्तृत रिपोर्टें :

घ) वन (संरक्षण) प्रतिनिधित्व, 1980 के अधीन वन भूमि के लिए प्रस्तावित जंगलों कायदा लागू विश्लेषण है :

13. राज्य प्रदूषण निर्वहण बोर्ड

और/या पर्यावरण और वन राज्य विभाग की सिफारिशें :

सावेदक के हस्ताक्षर

सावेदक के नाम, तारीख और

पूरे डाक पते सहित

टिप्पण : क. मद संख्या 3(ग), 4, 5, 6, 7, 8, 9, 10, 12 (घ) और 12 (ग) पैरों की कटाई को लागू नहीं है ।

ख. मद संख्या 3 (ग), 4, 7, 11 निवास एककों के समूह, कृषि भेड़ों, मातृदायिक केन्द्रों के निर्माण और ऐसे किमी मो निर्माण निर्माण में सड़कों को सम्मिलित हैं वे संबंधित प्रत्यक्ष प्रक्रिया कलाओं को लागू नहीं है ।

ग. मद संख्या 3 (घ), 3 (ग), 3 (ङ), 3 (च), 4, 5, 6, 7, 9, 12 (क) और 12 (घ) विद्युत्करण से लागू नहीं है ।

घ. घनन, उद्योग, उद्योगिक शक्ति, परिवहन परियोजनाओं की दशा में सभी मदें प्रस्तुत करने हैं ।

ङ. ऊपर किसी बात के होते हुए भी ऐसे कोई भी मद (मदें) पर जो लागू नहीं होते विचार किया जाता है कारणों के सहित उपदर्शित की जा सकती है ।

MINISTRY OF ENVIRONMENT & FORESTS NOTIFICATION

New Delhi, the 7th May, 1992

(Under Section 3(1) and 3(2) (v) of the Environment Protection Act, 1986 and rule 5(3) (d) of the Environment (Protection) Rules, 1986 restricting certain activities in specified area of Aravalli Range which are causing Environmental Degradation in the Region.

S.O. 319(E).—Whereas a Notification under section 3(1) and section 3(2) (v) of the Environment (Protection) Act, 1986 (29 of 1986) inviting objections against restricting certain activities in specified area of Aravalli Range which are causing Environmental Degradation in the Region was published in the Gazette of India, Part II-Section 3 Sub-section (ii) vide S.O. 25(E) dated 9th January, 1992;

And whereas all objections received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2), of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), read with rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby prohibits the carrying on of the following processes and operations, except with its prior permission, in the areas specified in the Table appended to this Notification :

- (i) Location of any new industry including expansion/modernisation;
- (ii) (a) All new mining operations including renewals of mining leases.
(b) Existing mining leases in sanctuaries/national Park and areas covered under Project Tiger and/or
(c) Mining is being done without permission of the competent authority.
- (iii) Cutting of trees;
- (iv) Construction of any clusters of dwelling units, farms houses, sheds, community centres, information centres and any other activity connected with such construction (including roads a part of any infrastructure relating thereto);
- (v) Electrification (laying of new transmission lines).

2. Any person who desires to undertake any of the above mentioned processes or operations in the said areas, shall submit an application to the Secretary, Ministry of Environment and Forests, New Delhi, in the attached application form (Annexure) specifying, inter alia, details of the area and the proposed process or operation. He shall also furnish an Environment Impact Statement and an Environmental Management Plan along with the application and such other information as may be required by the Central Government for considering the application.

3. The Central Government in the Ministry of Environment and Forests shall, having regard to the guidelines issued by it from time to time for giving effect to the provisions of the said Act, grant/permission within a period of three months from the date of receipt of the application or where further information has been asked for from the applicant, within a period of three months from the date of the receipt of such information, or refuse permission within the said time on the basis of the impact of the proposed process or operation on the environment in the said area.

4. For seeking permission under this Notification, an application in the prescribed form (see Annexure), duly filled in, may be submitted to the Secretary, Ministry of Environment and Forests, Parvavaran Bhawan, CGO Complex, Lodi Road, New Delhi.

[No. 17/191-PL/IA]

R. RAJAMANI, Secy.

TABLE

Areas where carrying on of processes and operations without permission is prohibited

(i) all reserved forests, protected forests or any other area shown as "forest in the land records maintained by the State Government as on the date of this notification in relation to Gurgaon District of the State of Haryana and the Alwar District of the State of Rajasthan.

(ii) all areas shown as :—

- (a) Gair Mumkin Pahar, or
- (b) Gair Mumkin Rada, or
- (c) Gair Mumkin Behed, or
- (d) Banjad Beed, or
- (e) Rundh.

in the land records maintained by the State Government as on the date of this notification in relation to Gurgaon district of the State of Haryana and the Alwar district of the State of Rajasthan.

(iii) all areas covered by notifications issued under section 4 and 5 of the Punjab Land Preservation Act, 1900, as applicable to the State of Haryana in the district of Gurgaon up to the date of this Notification.

(iv) all areas of Sariska National Park and Sariska Sanctuary notified under the Wildlife (Protection) Act, 1972 (53 of 1972).

ANNEXURE

APPLICATION FORM

1. (a) Name & address of the project proposed:

(b) Location of the project:
Name of the Place :
District, Tehsil :
Location Map. :

(c) Alternate sites examined the site proposed:

2. Objectives of the project

3. (a) Land Requirement :

Agriculture land :

Other (specify) :

(b) (i) Topography of the area indicating, aspect & altitude.

(ii) Broadability classification of the proposed land.

(c) Pollution sources existing within 10 km. radius.

(d) Distance of the nearest National Park/Sanctuary/Biosphere Reserve/Monuments/heritage site/Reserve Forest :

(e) Rehabilitation plan for Quarries/borrow areas :

(f) Green belt plan.

(g) compensatory afforestation plan.

4. Climate & Air Quality*:

(a) Windrose at site:

(b) Max./Min./Mean annual temperature.

(c) Ambient air quality data:

(d) Nature & concentration of emission of SPM, Gases (CO, CO₂, SO₂, NO_x etc.) from the project:

*5.** (a) Water balance at site surface and ground water availability and demand :

(b) Lean season water availability:

(c) Water source to be tapped with details of connecting works (Rivers, lake, Ground, Public supply):

(d) Water Quality:

(e) Changes observed in quantity and quality of water in the last 15 years and present charging and extraction details:

(f) (i) Quantum of waste water to be released with treatment details :

(ii) Quantum & Quality of water in the receiving water body :

(iii) Quantum of waste water to be released on land and the type of land:

6. Solid Wastes :

(a) Nature & quantity of solid wastes generated:

(b) Solid waste disposal method:

7. Noise & vibrations:

(a) Sources of noise & vibrations:

*Data may be obtained from India Meteorological Department and State Pollution Control Board.

**Ground water Board and the Irrigation Deptt. may be contacted for data.

noise level:
vibration control measures proposed.
evidence problem, if any, with control measures:
water requirement indicating source of supply; complete environmental details to be furnished separately, if captive power unit proposed:
Total labour force to be deployed with details

— Endemic health problems in the area.
— Health care system proposed:
0. (a) Number of families and population to be displaced:

(b) Rehabilitation Master Plan :

11. Risk assessment report:

12. (a) Environmental Impact Assessment Report:

(i) Environmental Management Plan : Prepared as per Guidelines of MEF issued from time to time.

(c) Detailed Feasibility Report:

(d) Proposal for diversion of Forest land under Forest (Conservation) Act, 1980 including Benefit Cost analysis.

13. Recommendations of the State Pollution Control Board and/or the State Department of Environment & Forests.

Signature of the Applicant
Alongwith name, date and full Postal address.

N.B.:

A. Item Nos. 3(c), 4, 5, 6, 7, 8, 9, 10, 12(b) and 12(c) are not applicable to cutting of trees.

B. Item Nos. 3(c), 4, 7, 11 are not applicable to construction of cluster of dwelling units, farm sheds, community centre and any other activity connected with such construction including roads.

C. Item Nos. 3(b), 3(c), 3(e), 3(f), 4, 5, 6, 7, 9, 12(a) & 12(b) are not applicable to electrification.

D. All items to be furnished in case of mining, industry thermal power, transport projects

E. Notwithstanding the above, any item(s) considered not applicable may be so indicated alongwith reasons.

COMMENTS ON THE DRAFT DEVELOPMENT PLAN OF FARIDABAD-2011

Introduction :

In the Local Government Department Notification of 18th October, 1991, the opening paragraph mentions that the revised final development plan was published on the 23rd September, 1974 and Draft Development Plan was published on the 26th April, 1982. The notification dated 26th April, 1982, shows that the Plan was proposed to be amended to accommodate a population of 10 lakhs by 2001 A.D. This fact has not been incorporated in the introduction of the proposed amendment of the Plan, giving an impression that the Plan was revised for a population of 4.5 lakhs by 1994 A.D. and is now being revised to 17.5 lakhs by 2011 A.D. The NCR Plan - 2001 has assigned a population of 10 lakhs by 2001 A.D., as was also proposed in the Development Plan prepared and published on the 26th April, 1982.

Necessity for amendment of the Plan

Under the 'necessity for amendment of the Plan' considerations like (i) Pressure of Delhi, (ii) Employment Structure and Economic Activities, (iii) Recreational Activities, (iv) Pressure on non-agricultural land in the vicinity of Delhi, (v) Speculation in land dealings, (vi) Necessity for Industrial Housing have been included. In addition, consideration at serial (vii) makes a reference to the NCR Plan -2001 as follows:

"In consonance with the above trend the population of Faridabad-Ballabhgarh Complex has increased from 3.27 lakhs in 1981 to 6.13 lakhs in 1991 registering a growth rate of 85.75% during 1981-91. With these trends the population in 2001 is likely to cross 10 lakhs by 2001 as recommended by NCR. Keeping in view the directions in the NCR Plan to allow Metropolitan towns to grow at moderate growth and development of priority towns at faster rate of growth, it is proposed to assume a growth rate of 70% for the decade 1991 to 2001 and 2001 to 2011 against 85% during 1981 to 1991. For regulating the future growth, it is proposed to amend the development plan to accommodate about 17.5 lakhs population and necessary demand for Regional institutions and industries and other allied uses required upto 2011."

The NCR Plan - 2001 assigned a population for Delhi U.T., DMA towns (which include Faridabad-Ballabhgarh Complex) and Priority Towns and the rest of the NCR. These population assignments are reflective of the package of policies to be followed in various policy zones of the NCR. The revision of Master Plan with perspective of 2011 and revised population assignment will not only upset the overall framework of the Regional Plan - 2001 but would also pre-empt any action to be taken by the Board in future for the planning in the Region. In fact the NCR Plan-2001 is to be reviewed after 5 years of its notification dated 23rd January, 1989 and the Board has, in accordance with the provisions of the NCR Planning Board Act, 1985 already taken a decision to review the same. Such revision of Master Plan for DMA towns should be undertaken in conjunction with the exercise for the revision of the Regional Plan - 2001.

Proposals :

1. Population Projection:

The Draft Plan proposes a moderate growth rate of 70% for the decade 1991-2001 and 2001 - 2011 and the projected population of 17.5 lakhs has been assumed for the planning of Faridabad-Ballabhgarh Complex by 2011.

2. Extension of urbanisable area:

The justification for urbanisable proposals covering 12,105 acres to accommodate an additional population of 7.5 lakhs has been proposed as follows:

(i) The additional urbanisable area has been proposed on the east of Agra-Canal which is the only viable and feasible proposition.

(ii) Unauthorized constructions/colonies has already come up along the Delhi-Haryana Border on the east of Agra Canal which would become vulnerable for unauthorized activities.

(iii) The proposed Expressway connecting Faridabad-NOIDA-Ghaziabad on the east of Agra Canal will open up growth potential of the entire area.

(iv) It has been stated that a Gas based Thermal Plant has been proposed on Ballabhgarh-Tigaon road on the east of Agra Canal.

According to past trends, the projected population for 2011 works out to 21 lakhs. Therefore, the Draft Plan proposes curbing the growth of Faridabad-Rallabgarh Complex by 3.5 lakhs. Such ad-hoc decision will lead to unbalanced growth in some part of the DMA, if not conceived in its totality. The proposed Gas based Thermal Plant on the east of Agra Canal as stated 2 (iv) has been shelved by the Department of Power. It is again, therefore, suggested that the revision of the Master Plan for 2001 should be undertaken in conjunction with review of the Regional Plan - 2001 NCR.

Circulation Pattern

Faridabad-NOIDA-Ghaziabad Expressways as contained in the NCR Plan with two links i.e. with the proposed bypass as well as sector dividing roads of 18, 19, and 28, 29 have been mentioned. However, this alignment has not been shown on the proposed land use Plan - 2011 A.D. Similarly the proposed Inner Grid linking Gurgaon on the west and the proposed expressway in the east of the Town has not been shown in the proposed landuse plan.

3. Extent of Various Landuses

- (i) To accomodate 17.5 lakhs population, an urbanisable area of 38,743 acres of land has been proposed. The 1982 Plan had proposed 22,495 acres of land to accomodate 10 lakhs population. To accomodate 7.5 lakhs additional population an area of 12,105 acres has been proposed.
- (ii) The revised plan contemplates to develop 7749 acres of industrial area by 2011 A.D. against 5118 acres proposed for 2001, thereby putting about 2631 acres of additional land in this use. It has been given to understand that by now only 50% of the land earmarked for 2001 A.D. for industrial use has been developed. Besides this, addition of more area in the industrial use goes against the policy recommended in the Regional Plan which contemplates that in the long term perspective the growth of large and medium industries may have to be restricted in DMA towns. The setting up of large and medium scale industries have been permitted in the DMA towns only for a period of 10 years and in spirit this moratorium applies to areas which were developed prior to coming into force of the Regional Plan - 2001. Although this policy is to be reviewed after 10 years but any action or approval to develop additional area would pre-empt the review process as well. This

is a common knowledge that the DMA, because of contiguous development and high level of industrial activities, is highly prone to environmental pollution and if more industrial activities are allowed to grow it is likely to have serious impact on the quality of life in the National Capital and the surrounding areas.

iii) The sectors on the rocky terrain along the Badkhal-Surajkund Road as indicated in the Draft Plan should not be proposed for urbanisation.

4. Phasing :

The Draft Development Plan does not indicate any phasing coinciding with the development proposals of 2001.

GENERAL COMMENTS

Recently, the National Capital Region Planning Board prepared a Functional Plan for Delhi Metropolitan Area specifying the future role, linkages, infrastructure requirements etc. in respect of all DMA towns with perspective upto 2001 within the framework of NCR Plan. Specific roles have been assigned to DMA town in the Functional Plan, having due regard to the overall integrated development of the Delhi Metropolitan Area. Similar exercise would have to be carried out in collaboration with the participating States of Uttar Pradesh and Haryana in assigning future role for perspective 2011. In our view, such an exercise would form part of the review of the Regional Plan - 2001 for NCR. The Board has also taken a decision to conduct a series of studies on various issues and facets of development of the entire NCR so that a clearer perspective emerges out of the data analysis, performance, linkages and infrastructure and environmental issues leading to harmonised development of the entire region.

Therefore, any exercise beyond 2001 for DMA Priority towns should await the review of the Regional Plan which would incorporate population and functional assignments etc., for the respective Sub-regions, towns and the entire NCR.

ANNEXURE: II

D.O. No. K-14011/33/40-NCRPB

7th Floor, 'B' Wing,
Janpath Bhavan, Janpath,
बहरी विकास मंत्रालय
(Ministry of Urban Development)
नई दिल्ली-110001
New Delhi-110001
6.3.1992

Dear Mr. Bhatnagar,

We have come to know through newspapers that the State Government has recently revised the Development Plan for Faridabad-Ballabhgarh Complex. Faridabad is one of the very important towns of the National Capital Region and the NCR Plan-2001 has given its population assignment, economic functions and other parameters in the plan. The revision of its plan, therefore, would have been more appropriate in case it was done in consultation with the NCR Planning Board. A copy of the Plan has since been obtained from the Town & Country Planning Department. We are in the process of examining the contents of the plan and shall be sending our suggestions separately. It is requested that the plan may not be finalised without taking into consideration our suggestions. A copy of the letter which has been sent to the competent authorities in this regard, is enclosed.

With regards,

Yours sincerely,


(K.K. Bhatnagar)

Encl: As above

Shri B.S. Ujha,
Chief Secretary,
Government of Haryana,
Haryana Civil Secretariat,
Chandigarh.

AM
6/3/92

W/P)

K-14011/33/90-NCRPB

4/3/92

To

Shri Pardeep Kumar,
Secretary,
Town & Country Planning & Urban Estate,
Government of Haryana,
Haryana Civil Secretariat, Chandigarh.

Subject: Draft Development Plan for Faridabad-Ballabhgarh
Complex.

Sir,

We have received from the Commissioner and Secretary, Town & Country Planning Department, Haryana on 25.2.1992 a copy of the notification dated 18.10.1991 publishing the Draft Development Plan for Faridabad-Ballabhgarh Complex. In the notification it is stated that suggestions received from the public during a period of 30 days from the date of its notification in the Official Gazette, shall be considered before finalisation. The Plan has been received by our office only on 25.2.1992 and our suggestions on the said plan, which is of vital concern to the Board are being sent separately. It is requested that they may kindly be taken into consideration before finalising the Draft Plan. Faridabad-Ballabhgarh Complex is one of the Delhi Metropolitan Area towns in the NCR Plan and its development proposals are vitally linked with the overall regional plan policies approved by the National Capital Region Planning Board.

Yours faithfully,

(K.K. Bhatnagar)
Member Secretary

6/3/92

III(ii)

Secretary
325774

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

नई दिल्ली-110001

New Delhi-110001 3/3/92

No.K-14011/33/90-NCRPB

To

Shri Sanjeev Kaushal,
Chief Administrator,
Faridabad Complex Administration,
Faridabad -121001 (Haryana).

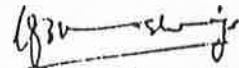
Shri R.K. Ranga,
Commissioner & Secretary to the Government of Haryana,
Local Government Department,
Haryana Civil Secretariat,
Chandigarh.

Subject: Draft Development Plan for Faridabad-Ballabhgarh Complex.

Sir,

We have received from the Commissioner and Secretary, Town & Country Planning Department, Haryana on 25.2.1992 a copy of the notification dated 18.10.1991 publishing the Draft Development Plan for Faridabad-Ballabhgarh Complex. In the notification it is stated that suggestions received from the public during a period of 30 days from the date of its notification in the Official Gazettee, shall be considered before its finalisation. The Plan has been received by our office only on 25.2.1992 and our suggestions on the said plan, which is of vital concern to the Board are being sent separately. It is requested that they may kindly be taken into consideration before finalising the Draft Plan. Faridabad-Ballabhgarh Complex is one of the Delhi Metropolitan Area towns in the NCR Plan and its development proposals are vitally linked with the overall regional plan policies approved by the National Capital Region Planning Board.

Yours faithfully,


(K.K. Bhatnagar)
Member Secretary

AM
4/3/92

iii/iii)

The Chief Administrator,
Faridabad Complex Administration,
Faridabad.

To

The Member Secretary,
N.C.R. Planning Board, Janpath Bhawan,
New Delhi.

Memo No. FCA/STP/92/1187
Dated: 17-7-82

Sub: Comments on the Draft Development Plan of
Faridabad-2011.


Kindly refer to the comments of the N.C.R. Planning Board regarding Development Plan for Faridabad-Ballabgarh -2011 received through Shri B.D.Gulati, Chief Co-Ordinator Planner, N.C.R.Haryana, Gurgaon. As desired by the Secretary, Town & Country Planning, Haryana, Chandigarh, the requisite detailed report concerning these comments is enclosed herewith for your kind information and necessary action in the matter, please.

As has been brought out vide this office Endst. No. FCA/STP/92/753-755, dated 8.5.92 to your kind knowledge that the Development Plan of Faridabad-Ballabgarh controlled Area has already been finalised by the State Govt. and published vide Haryana Govt. Gazettee on 17.12.1991 whereas the requisite comments of N.C.R. Planning Board has been received in this Administration on 22.5.92 sent by the Chief Coordinator Planner Haryana vide his D.O.No. 910 dated 15,5,1992. It will also be pertinent to mention here that this Development Plan was prepared and finalised in association with the officers of the Department of

....p.2..

(iv/j)

the department of Town & Country Planning and on the basis of suggestions received from them from time to time including Chief Coordinator Planner, NCR Haryana.


CHIEF ADMINISTRATOR.

Endst No. FCA/STP/92/

Dated: 17.7.92

A copy with a copy of D.O. of CCP NCR Haryana, is forwarded to the Commissioner & Secretary, Town & Country Planning, Haryana, for favour of his kind information please.


CHIEF ADMINISTRATOR.

Copy of
Encl: D.O. Letter

Endst No. FCA/STP/92

Dated: 17.7.92

A copy is forwarded to Shri B.D. Gulati, Chief- Co-ordinator Planner, Haryana, with reference to D.O. Letter No. 910 dated 15.5.92. for information and necessary action in the matter.


CHIEF ADMINISTRATOR.

ANNEXURE : IV
COMMENTS ON THE DRAFT DEVELOPMENT PLAN OF 2011 AD.

INTRODUCTION:

Requisite incorporation of the fact that Draft Development Plan was amended to accommodate population of 10.lacs by 2001 AD vide notification dated 20th April, 1992 has been made in the Final Development Plan. Hence this fact has already been incorporated in the "extent of urbanisable proposals" in Final Development Plan, as per suggestions of Chief Co-ordinator Planner, NCR Haryana, Gurgaon.

NECESSITY FOR AMENDMENT OF THE PLAN:

It may please be seen from the contents of the Development plan under the 'NECESSITY FOR AMENDMENT OF THE DEVELOPMENT PLAN' that the reasons given are very clear and self-explanatory, on the basis of which the necessity for revision of the development plan of Faridabad-Ballabgarh Controlled Area has been felt by this Administration. As pointed out by NCR Board that as NCR Plan has been prepared for 2001 AD and accordingly projected population has been assigned to D.M.A. Towns in this region. It has been further stated by the N.C.R. Board that this proposed N.C.R. Plan will be revised after 5 years of its notification dt. 23.2.89 and the board has already taken a decision to review this plan. Therefore, the revision of the Draft Development Plan of Faridabad-Ballabgarh controlled area should have been done as per prescribed period of N.C.R. Plan so that the projected population and other proposals may be coordinated properly. It may be stated that this factual position about the Regional Plan of N.C.R. as well as the provision regarding revision and review of N.C.R. Plan after every five years must have been in the knowledge of the Chief Co-ordinator Planner N.C.R. Gurgaon and the officers of the Department of Town & Country Planning, Haryana and it may be mentioned here that this revised Draft Development Plan has been prepared in association with the officers of the Department of Town & Country Planning, Haryana and draft Development Plan finalised/published vide Haryana Govt. Gazette on 17-12-1991 as per suggestion and comments of the Chief

Coordinator Plann, NCR, Haryana. As the Draft Plan of Faridabad-Dallabgarh Controlled Area has been published as Final Development Plan by the Govt. it is not possible for this Administration to incorporate suggestion of NCR Board at this stage. However, it may be possible to ensure, that in future Development Plan of Faridabad-Dallabgarh may be revised as per frame work of NCR Plan which may please also be intimated to Faridabad Complex Administration from time to time.

PROPOSALS:

Population Projections: The proposal given in the Draft Development Plan regarding population projection, extension of urbanisable area, circulation pattern and various land-uses were proposed by this Admn. in consultation with Department of Town & Country Planning after detailed discussions. This Draft Dev. Plan was also sent to the Chief Coordinator Planner, N.C.R. Gurgaon for his necessary comments and suggestions. It will be pertinent to mention here that this Draft Development was finalised/approved in the State level Committee meeting held on 19-11-91 under the Chairmanship of Hon'ble Chief Minister, Haryana after incorporating suggestions received from the Chief Coordinator Planner, NCR Haryana as well as Chief Town Planner, Haryana/Department of Town & Country Planning alongwith other Departments. After detailed discussions, wherein the Senior officers of various concerned departments including the department of Town & Country Planning were also present, this development plan was finalised/approved.

Phasing: Though, the phasing regarding implementation of the Development Plan has not been mentioned, yet it may be mentioned that this Final Development Plan can be phased into two parts i.e. first phase upto 2001 and coinciding with the N.C.R. Plan and the second phase may be taken from 2001 to 2011. However, review of the Development Plan as and when required will be made during this period.

General Comments: It has been mentioned by the N.C.R. Planning Board that the Board prepared a functional plan for D.M.A. area specifying the future role, linkages, infrastructure requirements etc. in respect of all D.M.A. towns with perspective upto 2001 within the framework of N.C.R. Plan. This functional plan has assigned the specific

roles to the D.M.A. Towns. It has further stated that similar exercise would have to be carried out in collaboration with the participating States in assigning role for perspective 2001 and their view, such an exercise would form a part of the review of Regional Plan for 2001 for N.C.R. The Board has further suggested that in exercise beyond 2001 for D.M.A. for priority towns should await the Regional Plan which would incorporate population and functional assignments etc. for the perspective sub-region, D.M.A. towns and the entire N.C.R.

In this connection, it may be stated that keeping in view the priorities of the State Government, functional Role as well as development potentials of the Faridabad-Ballabgarh Complex, it may not be possible for the State Government to wait for the proposed review of the Regional Plan of the N.C.R. Planning Board. However, as stated in the contents of the General comments of the N.C.R. Planning Board that exercise is proposed for assigning future role for perspective 2011, on the basis of studies to be conducted and also as stated above, this view will be taken consideration by this Admn. while making future revision of the Final Development Plan of Faridabad-Ballabgarh Controlled Areas.

CONCLUSION:

As brought out earlier above as well as in this office Endst.No.FCA/STP/92/753-755, dated 8-5-92 that Revised Draft Development Plan was prepared in consultation/association with the officers of the Department of Town & Country Planning, Haryana and suggestions were also invited from the concerned Departments including the department of Town & Country Planning and also from the office of the Chief Coordinator Planner, N.C.R. Planning, Haryana. As intimated earlier, this revised Draft Dev. Plan was finalised after incorporating the suggestions of the various departments including the Department of Town & Country Planning and Chief Coordinator Planner, Haryana. This Final Development Plan was approved in the meeting held on 19-11-91 under the Chairmanship of Hon'ble Chief Minister, Haryana and Final Development Plan has already been published in the Haryana Govt. Gazette on 17-12-91.

ANNEXURE V (A)

STATEMENT OF PHYSICAL & FINANCIAL PROGRESS OF DEVELOPMENT SCHEMES SANCTIONED BY
THE MINISTRY OF URBAN DEVELOPMENT & THE NCR PLANNING BOARDLA: Land Acquisition
LD: Land Development

(Based on Information Received upto 31.7.1992)

Name of the Scheme	Estimated Cost	Area	Loan Sanction		Expenditure incurred as per quarterly progress report upto 3/92	Physical Progress	Remarks
			By the Central Govt. upto 3/85	By the Board from 4/85 to 7/92			
	(a) (Rs in lakhs)	(b)	(a) (Rs in Lakhs)	(b)	(Rs in Lakhs)		
2	3	4	5	6	7	8	9
Completed Schemes							
Development of Sector 15 (Industrial) New No. 18,19 & 20 Gurgaon.	584.64 (1981 prices)	1145.03 acres	251.03	230.00	1810.00		
Development of Sector 4 & 7 scheme Gurgaon.	378.96 (1981 prices)	410.92 acres	50.00	25.00	345.46		
Development of Sector 11 & 12 (Residential), Panipat	685.87 (1981 prices)	486.95 acres	87.00	273.50	867.74		
Sector 14 (Residential) Scheme at Gurgaon	574.92	156.23	40.35	-	262.95		
Sector 17 (Residential) Scheme at Gurgaon	367.87	340.00	13.00	-	390.14		
Sector 25 (Industrial) Scheme at Panipat	126.00	100.00	28.00	-	117.37		
Development of Institutional Sector 32 & Part Residential Sec 39	1880.00 (1988 prices)	235.00	-	350.00	953.12	LA: 100%	Board is financing for LA only.

On-Going Schemes**GURGAON**

Construction of external Link Road connecting with Sector 17	290.00 (1990 prices)	-	-	113.00	137.71	LA: 100%	LD: Progress not reported.
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1	2	3	4	5	6	7
PANIPAT						
2.	Construction of Transport Nagar Scheme	94.35 (1987 prices)	-	-	46.00	118.43 Land in pos Single stor pleted Con. of convenient shops 8 No. shops comple 6 No. shops completed 8 No. shops completed 6 No. showrooms in Progr (Progress reported upto 9/
3.	Sector 25 (Industrial) Phase II for Informal Sector	353.78 (1991 prices)	52.64 acres	-	65.00	65.25 LA: 100% LD: Progress not reported.
4.	Development Scheme of Industrial Sector 7	693.00 (1990 prices)	135.00 acres	-	108.00	- LA & LD: Progress not reported.
REWARI						
5.	Brass Market at Rewari	183.04 (1991 prices)	9.14 acre	-	27.00	-
6.	Shopping Centre Sector 3 at Rewari	28.15 (1991 prices)	1.58 acre	-	7.00	-
DHARUHERA						
7.	Shopping Centre Sector 6 at Dharuhera	44.11 (1991 prices)	2.46 acre	-	8.00	-
Rohtak						
8.	Sector 2,3 & 4 (Part) Residential Scheme at Rohtak	2388.00 (1991 prices)	204.15 acre	-	200	-
Total Schemes 15		8672.89	-	469.35	1452.50	5068.17

2	Estimated Cost	Area	Loan Sanction		Expenditure incurred as per quarterly progress report upto 6/92	Physical progress upto 12/91	Remarks
	(a) (Rs in lakhs)	(b)	By the Central Govt. upto 3/85 (a) (Rs in Lakhs)	By the Board from 4/85 to 7/92 (b) (Rs in Lakhs)	(Rs in Lakhs)		
3		4	5	6	7	8	9
Completed Schemes							
Commercial Complex Scheme	37.73 (1986 prices)	-	-	16.50	16.92		
Shivaji Park Commercial Complex Scheme	29.40 (1987 prices)	126 shops+ 8 kiosks	-	14.70	23.73		
14 Residential and 5 Commercial scheme at Alwar (One Scheme dropped)	534.80	784.22 acres	252.00	-	526.66	One scheme was dropped due to land disputed and 18 schemes were completed.	
Development of Kacchi Basti at Alwar	-	-	38.00	-	75.57		
IUDP Counter-Magnet scheme at Alwar	-	-	47.05	-	94.18		
On-going Schemes							
ALWAR							
1. Constrction of Rail Road over Bridge	235.00 (1987 prices)	727 mtr long	-	80.00	151.13	LA: 100% LD: Superstructure 85%	
2. Residential Scheme at Hasan Khan Mewati Nagar	328.00 (1989 prices)	148.00 acres	-	128.50	219.12	LA: 100% LD: 1) Survey, demarcation & levelling etc. 100% 2) Construction of roads, drainage etc. 90% 3) Development of Parks & Open space 58% 4) Electrification 100% 5) Water Supply 78%	

1	2	3	4	5	6	7
3.	Construction of Truck Terminus at Alwar	103.42 (1989 prices)	37.50 acres	-	51.50	90.02 LA: 60% LD: as under a) Survey demarcation & levelling 75% b) Construction of Drain-roads, etc. 65% c) Water Supply 85% d) Dev. of Parks 50% Sewerage: 80% Water supply: 85%
4.	Residential Scheme of Budh Vihar (Vijay Nagar Extn.) Alwar (Plotted development)	375.00 (1988 prices)	219.00 acres	-	187.50	193.52 LA: 60% LD: as under a) Survey demarcation & levelling 75% b) Construction of Drain-roads, etc. 65% c) Water Supply 85% d) Dev. of Parks 50%
5.	Dev. of District Centre at Sector 8, Alwar	51.00 (1991 prices)	22.60 acres	-	10.50	Loan sanctioned but not yet drawn.
BHIWADI						
6.	Residential & Commercial Scheme at Bhiwadi (Bhagat Singh Scheme)	250.00 (1988 prices)	94.80 acres	-	125.00	191.08 LA: 100% WBM 96% Drainage 65% Road & BT Works 30% Arboriculture 55%, Water supply 95%, Electrification Polls supplied and yet to be erected & electrified.
7.	Integrated Development Scheme, Jawahar Nagar, Chandra Nagar, Chitrakoot, Vasundhara & Patel Nagar, Bhiwadi.	3652.00 (1992 prices)	760.75 acres	-	675.00	1144.23 LA: 68% LD: Roads 25%, Drains 16% Parks 14%, NSS 18%
8.	Dev. of Industrial Township Phase 3 at Bhiwadi	1914.00 (1991 prices)	497.18 acres	-	650.00	1154.13 LA: 100% (Upto 3/92) LD: In progress
Total Scheme 30		7510.35	-	337.05	1939.20	3889.09

UTTAR PRADESH

Completed Schemes

	Estimated Cost	Area	Loan Sanction		Expenditure incurred as per quarterly progress report	Physical progress	Remarks
	(a) (Rs in lakhs)	(b)	By the Central Govt. upto 3/1/75 (a) (Rs in Lakhs)	By the Hoard from 4/1/75 to 7/7/79 (b) (Rs in Lakhs)			
2	3	4	5	6	7	8	9
1. Residential & Commercial Scheme between Meerut & Hapur Road Hapur.	225.00 (1985 prices)	31.00 acres	49.00 +40.00 (details awaited)	50.00	223.79		
2. Scheme No.2 (Transport Nagar between Bagmat & Meerut Road	77.48	52.40	19.00	-	75.45		
3. Scheme No. 3 (residential) Scheme between Meerut & Hapur Road	451.60	378.60 acres	112.00	-	574.81		
4. Development of Bequm Bridge area at Meerut	112.00 (1987 prices)	-	-	50.00	115.00		
5. Commercial Complex Scheme at Garhmukteshwar Road Meerut	292.44 (1988 prices)	103.42 acres	30.00	32.00	172.64 (upto 6/92)		
6. Residential Scheme between Meerut and Garmukteshwar Road in Front of Medical College	1450.97 (1988 prices)	269.96 ares	46.00	355.00	1595.20 (upto 6/92)		
7. Residential Scheme at Meerut Hapur & Meerut Garhmukteshwar Road	1296.03 (1988 prices)	446.96 acres	151.00	190.00	1967.59 (upto 6/92)		
8. Residential Scheme at Pallavapuram	1524.80 (1985 prices)	432.84 acres	115.00	625.00	1652.80 (upto 6/92)		

1	2	3	4	5	6	7
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Ongoing Scheme

MEERUT

1.	Hathkargha Nagar Housing-cum-work Centre scheme	1516.40 (1989 prices)	217.45 acres	-	610.00	870.30 (Upto 6/92)	LA: 100% LD: 30%
2.	Scissors Manufacturing work-cum-shelter complex at Meerut	152.00 (1989 prices)	19.87 acres	-	68.00	77.10 (upto 6/92)	LA: 100% LD: 15%
3.	Sports Good manufacturing and tradeing unit complex at Meerut	1003.00 (1989 prices)	82.93 acre	-	401.50	479.98 (upto 6/92)	LA: 65.59% LD: 50%
4.	Shatabadi Nagar (Sector 2,4B,5, 6 and 8) Resdl. Infrastructure Project	1073.00 (1991 prices)	412.00 acres	-	320.00	215.00 (upto 6/92)	LA: 100% LD: 20%
5.	Ganga Nagar Residential Scheme Phase 3 at Meerut	1136.24 (1991 prices)	210.00 acres	-	212.00	320.00 (upto 6/92)	LD - 35%

BULANDSHAHR KHURJA

4.	Office-cum-Commercial Scheme at Bulandshahr	112.00 (1990 prices)	19.5 acres	-	56.00	10.00 (upto 6/91)	LA: 100% LD : Progress not reported.
7.	Yamunapuram Residential scheme at Bulandshahr	1117.53 (1991 prices)	95.30 acres	-	70.00	-	Progress not reported
8.	Transport Nagar Scheme at Khurja	166.57 (1990 prices)	25 acre	-	50.00	-	Progress not reported

Total Schemes 16	11707.06	-	562.00	3089.50	8349.66
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(vi)

Scheme	Estimated Cost	Area	Loan Sanction		Expenditure incurred as per quarterly progress report	Physical progress	Remarks
			By the Central Govt. upto 3/85	By the Board from 4/85 to 7/92			
	(a) (Rs in lakhs)	(b)	(a) (Rs in Lakhs)	(b)	(Rs in Lakhs)		
2	3	4	5	6	7	8	9

ER-MAGNET AREAS

GWALIOR (MADHYA PRADESH)

Development Scheme of Counter-Magnet Gwalior City.

- 100.00 - Loan released in 3/92 Progress not reported.

PATIALA (PUNJAB)

Development Scheme of Counter-Magnet Patiala City

- 100.00 - -do-

Total Schemes 2

200.00

ABSTRACT OF LOANS (HARYANA)

		(Rs. in Lakhs)
By the Central Government upto 3/85	1985-86	: 469.35
	1986-87	: 125.00
By NCR Planning Board during	1986-87	: 138.50
	1987-88	: 279.00
	1988-89	: 295.00
	1989-90	: 183.00
	1990-91	: 158.00
	1991-92	: 274.00
TOTAL		Rs.1921.85 lakhs

ABSTRACT OF LOANS (RAJASTHAN)

		: Rs.337.05 Lakhs
By the Central Government upto 3/85	1985-86	: Rs. 75.00 "
	1986-87	: Rs. 36.50 "
By NCR Planning Board during	1987-88	: Rs. 68.20 "
	1988-89	: Rs.134.00 "
	1989-90	: Rs.170.00 "
	1990-91	: Rs.356.50 "
	1991-92	:Rs.1099.00 "
Total Funds Released		:Rs.2276.25 Lakhs

ABSTRACT OF LOANS (UTTAR PRADESH)

		: Rs.562.00 Lakhs
By the Central Government upto 3/85	1985-86	: Rs.175.00 "
	1986-87	: Rs.225.00 "
By NCR Planning Board	1987-88	: Rs.376.00 "
	1988-89	: Rs.507.00 "
	1989-90	: Rs.567.00 "
	1990-91	: Rs.687.50 "
	1991-92	: Rs.552.00 "
Total		:Rs.3651.50 Lakhs

ABSTRACT OF LOANS (PUNJAB)

1991-92	-	Rs.100.00 lakhs
Total		Rs.100.00 Lakhs

ABSTRACT OF LOANS (MADHYA PRADESH)

1991-92	-	Rs.100.00 lakhs
Total		Rs.100.00 lakhs

Summary of Loans and Expenditure

(Rs. in lakhs)

(A) Upto VII Five Year Plan period

Name of the State	Loan released by Govt. of India upto 3/85	Loans released by NCRPB from 4/85 to 3/90	Total loans released by Centre upto 3/90	Expenditure incurred by the State Govt.	Total Exp. upto 3/90
Haryana	469.35	1020.50	1489.85	3501.15	4991.00
Rajasthan	337.05	483.70	820.75	452.25	1273.00
U.P.	562.00	1850.00	2412.00	4130.00	6542.00
	1368.40	3354.20	4722.60	8083.40	12806.00

(B) Annual Plan Period - 1990-91, 1991-92 & first year of VIIIth Plan Period (i.e. 4/92 to 7/92)

(Rs. in lakhs)

No. Name of the State	Loan released/sanctioned by NCRPB			Share of Exp. by the State Governments.			Expenditure on Projects			Remarks
	1990-91	1991-92	1992-93	1990-91	1991-92	1992-93	1990-91	1991-92	1992-93	
Haryana	158.00	274.00	-	-	-	-	40.97	36.20	-	(i) Expenditure figures reported for the year 1991-92 in respect of Bulandshahr Khurja Development Authority is upto 6/91
Rajasthan	356.50	1099.00	-	137.78	793.15	229.66	494.28	1892.15	229.66	(ii) Expenditure figures reported for the year 1992-93 are as under:
Uttar Pradesh	687.50	552.00	-	135.46	390.87	41.83	822.96	942.87	41.83	
TOTAL (A)	1202.00	1925.00	-	-	-	-	1358.21	2871.22	-	
Punjab	-	100.00	-	-	-	-	-	-	-	a) HUDA Not reported
Madhya Pradesh	-	100.00	-	-	-	-	-	-	-	b) BKDA Not reported
TOTAL (B)	-	200.00	-	-	-	-	-	-	-	c) UPHDB Not reported
										d) UIT Alwar
										e) MDA
GRAND TOTAL (A&B)	1202.00	2125.00	-	-	-	-	1358.21	2871.22	271.49	

(ix)

ANNEXURE

(A) DELAY IN SUBMISSION OF PROGRESS REPORTS BY THE GOVERNMENTS/THEIR IMPLEMENTING AGENCIES.

Name of the Agency	Period of report for the quarter ending	Date of receipt in the Board
1. Uttar Pradesh Housing & Dev. Board, Lucknow.	i) 3/91 to 6/91 ii) 9/91 to 6/92	Not received 31.7.1992
2. Bulandshahr Khurja Development Authority	9/91 to 6/92	Not received
3. Haryana Urban Development Authority.	i) 6/91 to 12/91 ii) 3/92 iii) 6/92	18.3.92 30.6.92 Not received

Reports received from Haryana did not include the following two schemes:

- i) Industrial Sector 7 at Panipat for which loan of Rs.108.00 lakhs were released in 2/91.
- ii) Sector 25 for Informal Sector at Panipat (Scheme sanctioned in 87-88 and revised in 10/91).

(B) SLOW PROGRESS

Name of the Scheme	Estimated Cost	Stipulated date of completion	Position indicated in Progress Report
HARYANA			
1. Construction of external link road, Gurgaon.	290.00	3/92	Upto 3/92, 137.71 lakhs have been spent. Physical progress was not reported.
2. Development of Industrial Sector 7, Panipat.	693.00	3/92	Loan was released in 2/91. No expenditure appears to have been incurred as this is not being included in Progress Reports.

(X)

Scheme	Estimated Cost	Stipulated date of completion	Position indicated in Progress Report
--------	----------------	-------------------------------	---------------------------------------

UTTAR PRADESH

Commercial Complex Scheme, Bulandshahr.	112.00	3/91	Upto 6/91 Rs.10.00 lakhs were incurred completion is likely to be badly delayed.
2. Transport Nagar Scheme, Khurja	166.57	3/92	Land is yet to be acquired. Expenditure incurred is therefore, nil
3. Hathkargha Nagar Residential-cum-Work Centre, Meerut.	1516.40	3/92	Upto 6/92 Dev. works have progressed 30% Extended date of completion is 3/93.
4. Scissors-work-cum-Shelter Complex, Meerut.	152.00	3/91	Upto 6/92 Dev. Works have progressed 15% Extended date of completion is 3/93.
5. Sports Good Mft. Work-cum-Trading Unit Complex, Meerut.	1003.00	3/92	Upto 6/92, 65% of land has been acquired and Physical Progress of Dev. Work is only 50%. Extended date of completion is 3/93.

SUPPLEMENTARY AGENDA

PLANNING COMMITTEE

24.8.1992

AGENDA ITEM NO. 9

LOCATION/RELOCATION OF OFFICES
OF CENTRAL GOVERNMENT/PUBLIC
SECTOR UNDERTAKINGS ALONG WITH
RESIDENTIAL ACCOMMODATION IN
DMA AND PRIORITY TOWNS OF NCR.

The Regional Plan 2001 for National Capital Region, has clearly identified, Government offices and public sector enterprises as well as industrial units and wholesale and distributive trades with large employment potential, as being the principal factors responsible attracting increasing influx of migrant population into Delhi over the last three decades. The Regional Plan has, therefore, focused on the need to reduce the rate of immigration through certain policy packages relating to these employment generating activities.

2. The employment in the Government Sector in Delhi has been increasing phenomenally since 1961. Among the four main categories of employment in this sector, there has been considerable increase in the quasi-government employment which registered a growth from mere 6,000 in 1961 to 2.16 lakhs in 1989. The Central Government employment was the second largest in contributing 2.13 lakhs of employees in 1989 as against only 94,000 in 1961 (Table 1).

Table 1: Employment in Government Offices

Category	1961	1981	1989
Central Government	0.94	2.25	2.31
Delhi Administration	0.25	0.62	0.88
Local Bodies	0.34	1.09	0.83
Quasi-Government	0.06	1.41	2.16
Total	1.59	5.37	6.18

Source: Delhi Statistical Hand Book - 1990

3. The Regional Plan, therefore, stipulates that regard to the location of the Government offices, three policy zones namely Delhi Union Territory, Metropolitan Area excluding Delhi UT and, the rest of the NCR beyond Delhi Metropolitan Area, the following measures should be taken viz:

i) within the Delhi Union Territory, strict controls should be exercised so that only those offices performing ministerial functions, protocol functions or liaison functions which cannot otherwise be performed anywhere else except in the capital city, should be allowed to continue in Delhi;

ii) similar controls on the opening of new Central Government and public sector offices should be exercised in DMA towns.

iii) Outside the DMA, incentives and concessions should be extended for location and relocation of Central Govt and public sector offices.

4. The Regional Plan also envisages that Delhi UT's population growth should be contained within manageable limits through harmonious and balanced development of the National Capital Region by 2001 AD. During the 7th Plan, hardly any headway could be made in implementing the NCR plan policies and programmes due to a serious resource crunch. We are now left with eventually comparatively a short span of 9 years till 2001 AD to achieve the goal of keeping Delhi's population down to 112 lakhs. This objective can be achieved only by adopting a twin strategy of:

i) checking the intensity of in-migration into Delhi to a considerable extent, and

ii) also, as far as possible, relocating some of the employment intensive migrant-attracting activities of Delhi including offices in the Government sector in the DMA as well as in the priority towns identified for induced development.

5. At present, there is resort to considerable commuting on a daily basis between Delhi and the adjacent Delhi Metropolitan Area towns. This 2 way

icular traffic between Delhi and Ghaziabad, Faridabad. NOIDA etc amount to as much as 3.60 lakhs as of 1991, and is projected to reach 7.4 lakhs by 2001. Out of this, the number of commuters shuttling between Delhi and DMA towns amounts to about 37%. Daily passenger movement between Delhi and DMA towns is given in Table 2.

Table: 2 DAILY PASSENGER MOVEMENT BETWEEN DELHI AND DMA TOWNS - 1991

	Public & Pvt Buses	Personal vehicles	Rail	Total
1. Delhi-Ghaziabad	16,336	15,967		32,303
Ghaziabad-Delhi	14,224	19,505	25,821	59,550
2. Delhi-NOIDA	25,065	21,731		46,796
NOIDA-Delhi	32,082	17,686	-	49,768
3. Delhi-Faridabad	12,936	12,962		25,898
Ballabgarh				
Faridabad-Ballabgarh-Delhi	28,629	42,003	8,845	79,477
4. Delhi-Gurgaon	15,540	6,945		22,485
Gurgaon-Delhi	13,666	8,724	3,492	25,882
5. Delhi-Ballabgarh	2,990	4,132		7,122
Ballabgarh-Delhi	3,229	2,849	2,849	8,927
6. Delhi-Kundli	153	589		742
Kundli-Delhi	366	141	-	507
7. Delhi-Loni	NA	NA		NA
Sub Total	73,020	62,326	-	1,35,346
	92,196	90,908	41,007	2,24,111
Grand Total	1,65,216	1,53,234	42,007	3,60,457

6. Thus, large scale commuting not only adds to the traffic congestion on the Delhi roads but also to the severity of environmental pollution besides straining the essential services. This could be to a great extent ameliorated by reducing the quantum of commuting both ways through a comprehensive, integrated plan for creating physically close links between the home and the work place. As a point of fact, in a number of

towns, there are lands which are either owned by Central Government or are in the possession of State Governments/Implementing agencies designated institutional uses as listed in Table 3 (Annexed).

i) The strategy should be to promote the integrated development of each of these towns so that in addition to providing alternative sites for location of the offices in the Government Sector, commensurate facilities in the sphere of residential accommodation and other social amenities at standards comparable to that of Delhi are developed side by side. It would act as a damper to the craving of the fresh migrants to move into Delhi if they could enjoy more or less the same overall benefits in the new urban environment to be provided in DMA/Priority Towns.

ii) In addition, areas/pockets can be earmarked in the Master Plan zones for institutional-cum-residential uses. This will eventually also help reduce the extent of intra-city traffic congestion.

iii) So also in the case of the institutions already functioning in the DMA towns/Priority Towns, commensurate residential accommodation with adequate services should be provided.

7. The above schemes/programmes are of utmost importance in achieving the objectives of the NCR Plan and, warrant concerted and time bound efforts on the part of the NCR State Governments/agencies for purposes of implementation.

8. The Planning Committee may like to consider these and various other related issues which need to be tackled in order to evolve concrete time bound programmes for facilitating the relocation of a large number of Government sector establishments which are now based in Delhi along with their respective offices and men in DMA/Priority towns.

Appendix I

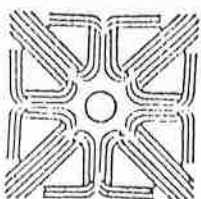
INSTITUTIONAL LAND AND FACILITIES AVAILABLE FOR CENTRAL AND PUBLIC SECTOR OFFICES IN NCR TOWNS

TOWN	LAND AVAIL- ABILITY IN KM IN ACRES	DISTANCE FROM DELHI ON P.W./NH/	LOCATION ON P.W./NH/	STD	COLLEGE	HOSPITAL	REMARKS
NOIDA	1700	14(Road)	SH	Yes	-	Yes	
Ghaziabad	1013	24(Road) 20(Rail)	NH Rail(BG)	Yes	4 (A-2, ASC-1, CC-1)	3	1012.88 acres has been purchased by Central Govt. out of which 450 acres stands allotted to Lal Bahadur Shastri Academy of Admn.
Faridabad	50	23(Road) 26(Rail)	NH Rail(BG)	Yes	3 (AC-1, AE-1, ASC-1)	3	
Gurgaon	110	31(Road) 27(Rail)	NH Rail(MB)	Yes	2 (ASC-2)	3	
Bahadurgarh	150	30(Road)	Rail(BG)	No	2 (A-2)	1	
Alwar	110	165(Road) 157(Rail)	SH Rail(MB)	Yes	5 (A-2, AS-1, S-1, Home-1)	4	
Meerut	805	72(Road) 68(Rail)	SH Rail(BG)	Yes	8 (ASC-7, Medical-1)	10	

* Note: A-Arts, C-Commerce, S-Science, Home-Home Science

AGENDA ITEM NO. 5

Strategies and Financing Mechanisms for the
Utilisation of Funds for the Eighth Five Year
Plan (1992-1997) for the Development of
National Capital Region



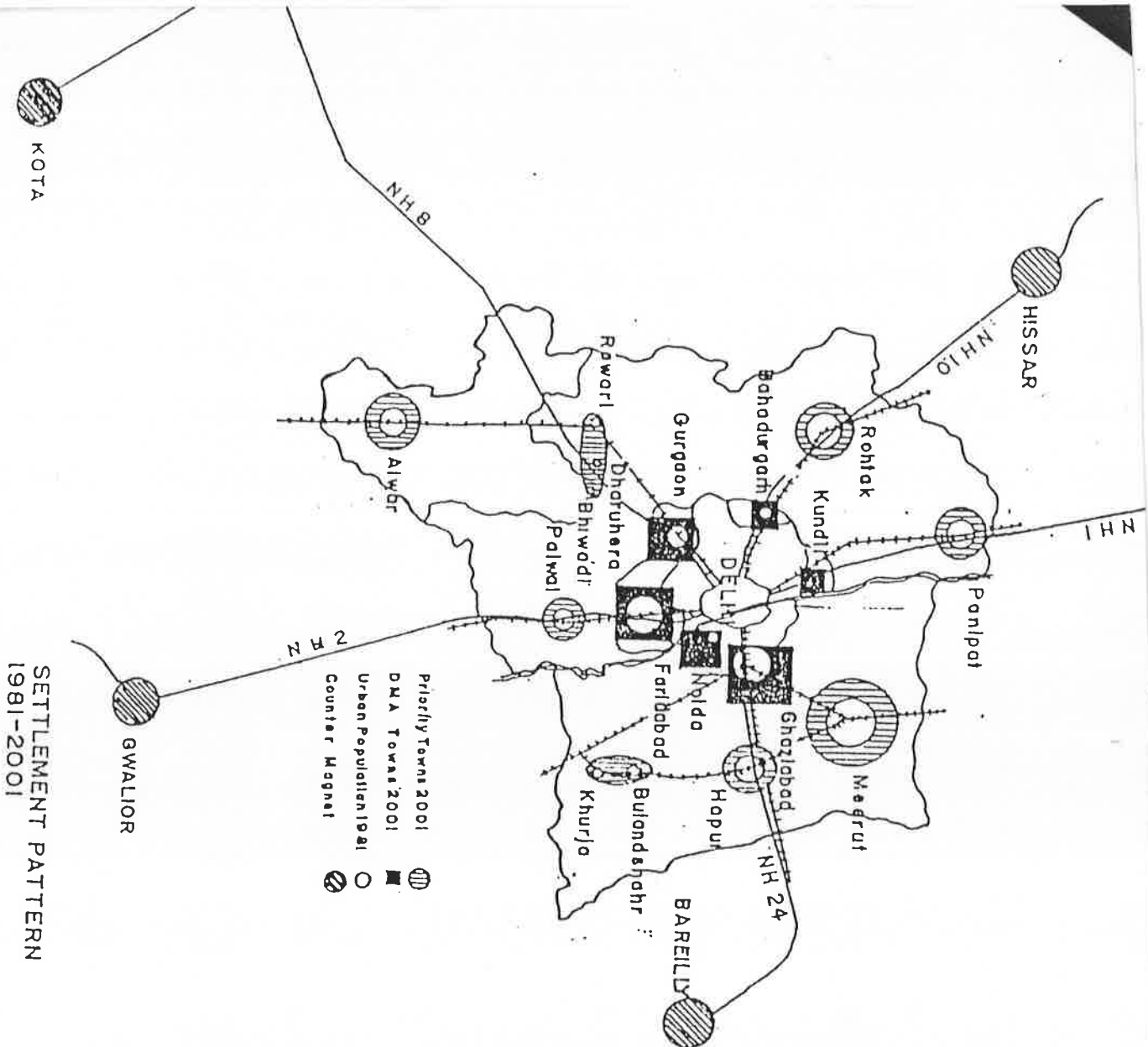
National Capital Region Planning Board

Ministry of Urban Development

August 1992

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VII. Financing of Core Economic Activities	11
VIII. Institutional Roles	12-15



The NCR Planning Board has drawn up a plan for a total investment outlay of Rs.2840 crores in the 8th Five Year Plan, out of which Rs.1513 crores is proposed for the State Sector and Rs.1327 crores for the Central Sector.

An allocation of Rs.200 crores has been made by Govt. of India to facilitate implementation of this Eighth Plan investment programme in the state sector. Together with the internal resources to be generated by the Board amounting to Rs.30 crores, the total funds available in the VIII plan would be about Rs.250 crores. Of this Rs. 20 crores would be spent in the first year of the Plan (1992-93) and Rs. 230 crores would be available for the remaining four years (1993-97).

In a meeting taken by Secretary, Urban Development on July 31, 1992, it was agreed that this fund should be used essentially towards providing seed capital for large - scale urban development projects in the NCR so as to promote a total investment plan of the size proposed by NCRPB. This paper outlines some of the concepts, strategies and financing mechanisms for the utilisation of Rs.230 crores in the above context.

11. REGIONAL PLAN - 2001 : BROAD OBJECTIVES AND POLICIES.

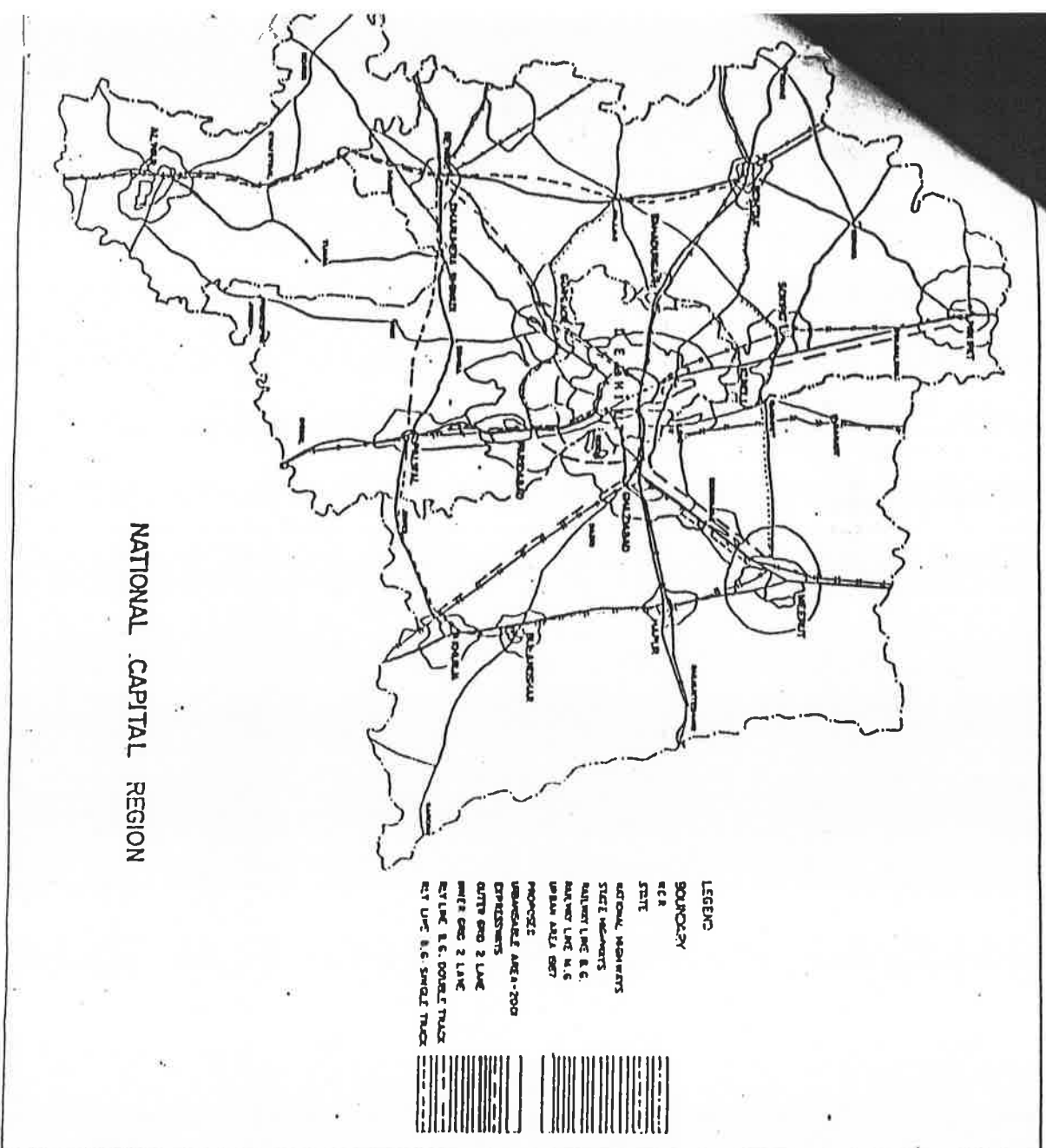
* The Regional Plan-2001 for the National Capital Region was approved and notified by the National Capital Region Planning Board with effect from January 23, 1989.

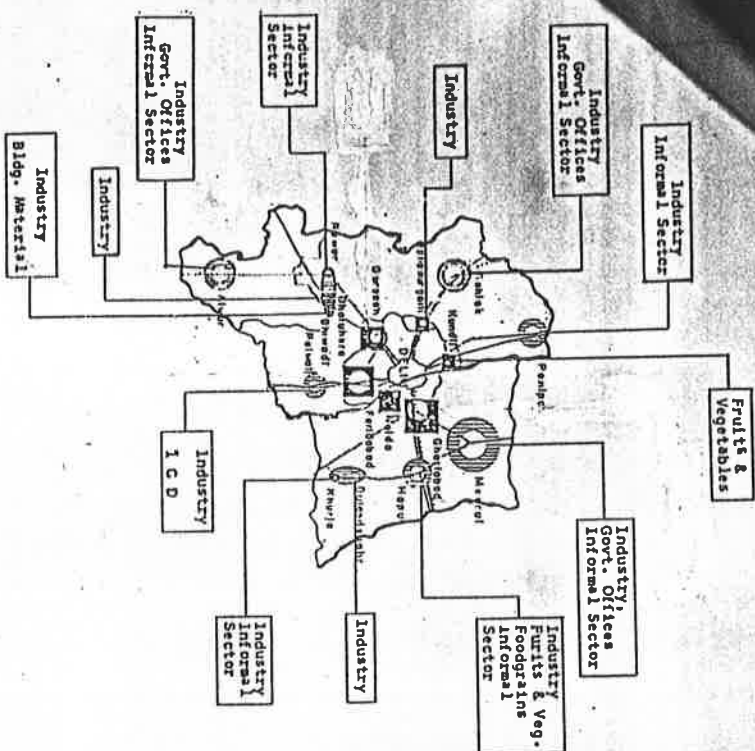
* The Regional Plan has the following core objectives:

- a) reducing pressure of population in Delhi.
- b) balanced and harmonious development of NCR.

* To achieve these objectives it provides for a package of inter-related policy measures aiming at;

- a) containing the growth of Delhi U.T. as a whole within manageable limits;
- b) moderating the growth of Delhi Metropolitan Area (DMA) excluding Delhi U.T., and
- c) inducing the growth of the rest of the region.





SUGGESTED LOCATIONS FOR CORE ECONOMIC ACTIVITIES
IN PRIORITY & D M A TOWNS

III. STRATEGIES FOR DEVELOPMENT

The Regional Plan envisages deflection of 19 lakh population from Delhi Union Territory during 1990-2001. Based on this, population of 10 lakhs would need be deflected during the Eighth Five Year Plan (1992-97) itself. deflected population would have be accommodated mainly in the Priority Towns/complexes and towns (illustration) through process of induced development self-contained integrated or settlements in the vicinity of existing towns. The strategy suggested to be followed in order achieve the above objectives are:

- 1) Developing new townships along the identified Priority/DMA towns accordance with Master Plans which each provide for total population growth assigned in accordance with the overall population profile envisaged for the year 20
- 2) Implementing agencies would mainly responsible for development of these townships including infrastructure.
- 3) The townships to be developed should be centred around core economic activities such large/medium industries, commercial complexes like ICD whole sale market yards and of complexes to be relocated out

Sub-regional Development Authority (Proposed)
Development Authority (Proposed)
Specialised Agencies / Joint Stock Company (Proposed)

INTEGRATING INSTITUTIONS

Master Plan and Development Plan

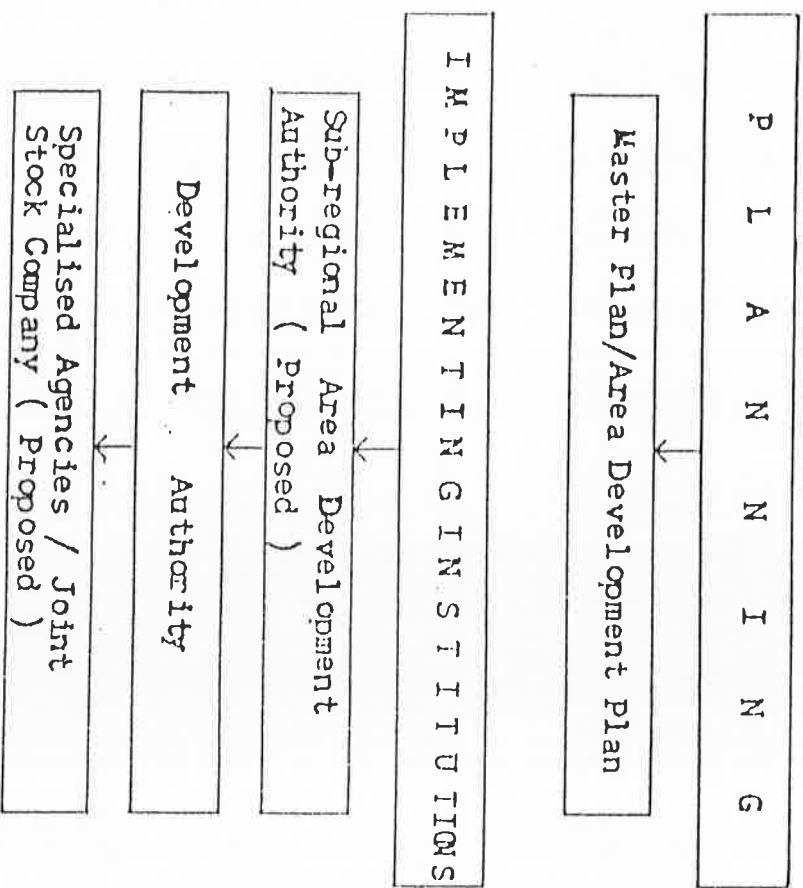
P. L. A. N. A. J. N. G.

Delhi as part of the over-all dispersal strategy, or else as new green-field projects or a combination of both.

iii) Higher-order social facilities of regional or national importance such as educational/medical/engineering universities, hospitals, sports complexes, tourists centres and industrial estates may also be among the specific activities to be promoted in these townships.

iv) Such major infrastructural works such as expressways, national highways, railway lines and telecommunications and power supply facilities which are essential to the balanced and harmonious development of NCR should be dovetailed with the development activities in these townships and funded by the concerned ministries of Central Govt. through a special NCR component plan.

v) As a part of the process of dispersal of economic activities out of Delhi concrete linkages should be developed, as far as possible between the core economic and other activities to be developed in the new townships and those activities which are identified for relocation out of Delhi. Without these linkages it would not be possible to ensure that the twin objectives of NCR Plan are achieved simultaneously.



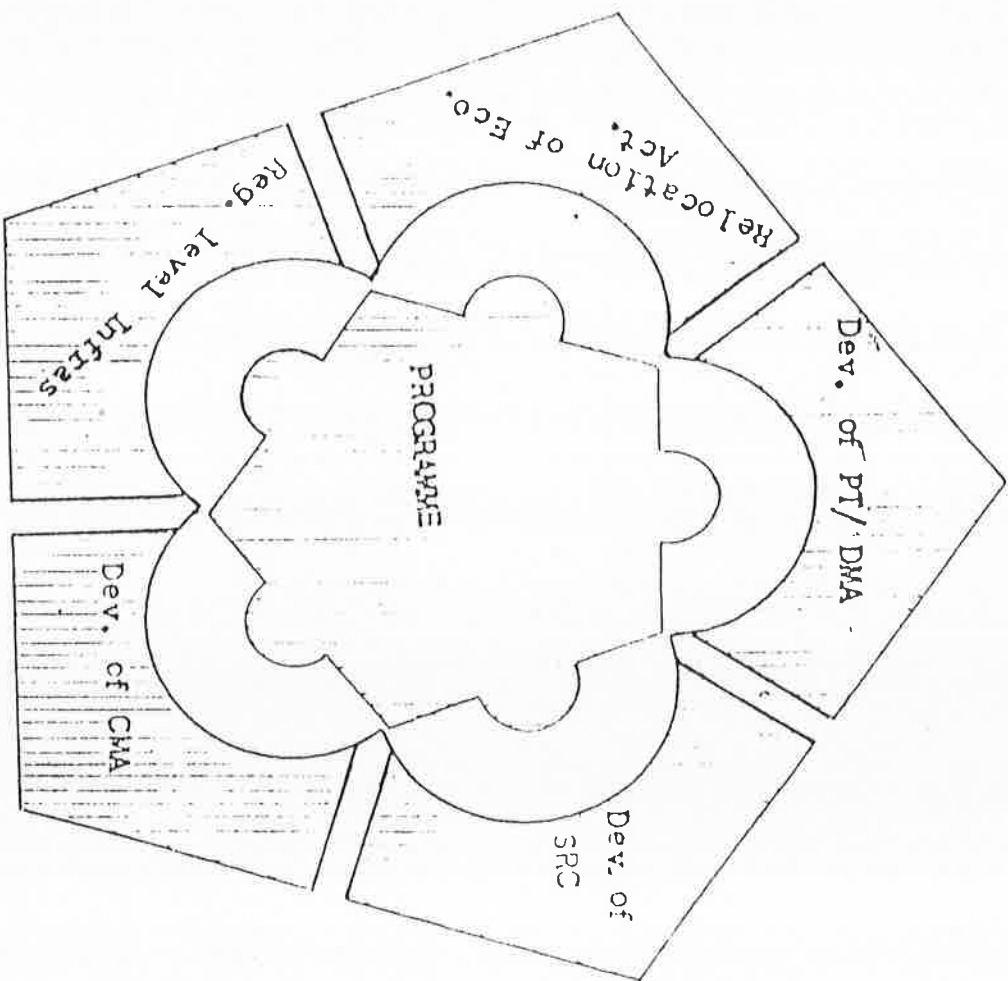
IV. INSTRUMENTAL FRAMEWORK

- i) Master Plan and Area Development Plan

The Master Plan to be drawn up for each new township will prescribe the specific land uses provided for core economic activities, housing, transport and social & physical infrastructure, keeping in view the aggregate population assigned to it for the year 2001, prescribed participation rate and the occupational structure as proposed in the Regional Plan-2001 for the DMA/Priority Towns. At least 20% of the land should be earmarked for the core economic activities in these areas.

- ii) Implementing Institutions

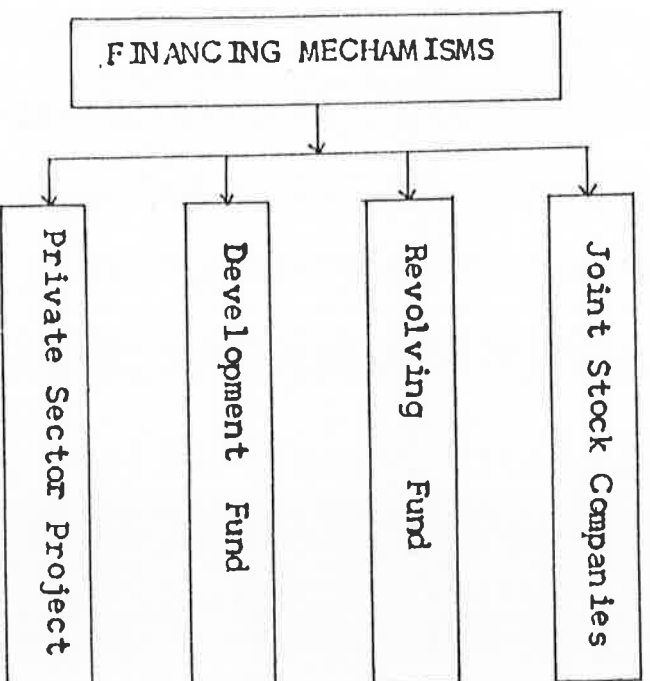
A Sub-regional Area Development Authority could be the overall development agency at the sub-regional level. In addition, there could be a separate town development authority for implementation of the respective Master Plans. Alternatively, joint sector companies could be set up either at the sub-regional or local level for the purpose.



V. PROGRAMME

The specific projects to be drawn up for inclusion in the Eighth Five Year Plan as per the overall strategies outlined in this document are as follows:

- 1) Projects for the acquisition and development of land for the proposed Master townships in accordance with prescribed Master plans. This includes provision of economic physical and social infrastructure in an integrated manner by way of support for the core economic activities in the new township.
- 2) Projects for development of core economic activities in each of these new townships: a) a wholesale market at Kundli, a wholesale market as well as an industrial complex at Hapur, Central Govt. office complexes at Alwar
- 3) Concomitant schemes for shift of industries and other informal sector activities as well as informal sector housing (squatter settlements) from Delhi UT to new townships.
- 4) Schemes for promotion of employment generating activities and physical and social infrastructure in Sub-regional Centres.
- 5) Schemes for promotion of counter-magnet towns as regional growth centres in regions of their setting.
- 6) Schemes for a) augmentation of regional level infrastructure such as regional roads (both Inner Grid and Outer Grid); transmission and distribution network power supply; c) development of Expressway and upgradation of National Highways; development of Regional Rail By-pass augmentation of rail network including gauge conversion; e) provision of modern telefacilities which are both linked with and par with that of Delhi.



VI). FINANCING MECHANISMS

- * The allocation of Rs.230 crores in Eighth Five Year Plan should be utilised essentially as 'seed money' for additional resources through a judicious mix of public and private sector investments.
- * The various options are :

1) Joint Stock Companies

a) Concept

The NCR Planning Board to promote joint stock limited companies under the Companies Act, 1956 for development of new towns as overall strategy cited above. Equal participation in the joint stock companies could be to the extent of 51% by participating States, the Board and financial institutions taken together and remaining 49% may be left for private sector investment. A certain portion of the share capital should be reserved for subscription of those whose lands are acquired for development of such projects.

b) Constraints, if any.

- i) Promoting of Joint Stock Companies by Board would require suitable amendments in NCR Planning Board Act, 1985 which may be time-consuming process.
- ii) The proposed investment in State of share capital will require a very large amount of funds as the average project cost of township may be estimated as Rs.100 crore for a town of one lakh population.
- iii) The returns to the NCR Board on equity investments would be by way of dividends on share capital which are likely to materialise only in the long-run (after a period of 10 years and more).

2) Creation of 'Revolving Fund' by the Participating States

a) Concept

Each participating State Government may create a Revolving fund with the seed money provided by the Board and the respective States, on a matching basis, for developing the new townships. All the surplus revenues generated by these projects should be credited into this fund for the purpose of further development. The revolving fund is to be operated by the respective Sub-regional Development Authorities so that the surpluses could also be ploughed back in to the development of other Priority/Sub-regional/Service Centres within the same sub-region, if need be.

b) Constraints, if any

i) Constitution of a statutory Sub-regional Development Authority is a pre-requisite. This would be a time-consuming process.

ii) NCR Board would not be able to obtain any direct return on its seed money investments which would have to be treated as an outright grant.

3) Creation of 'Development Fund'

a) Concept

The Board has already introduced the system of creation of a separate 'Development Fund' for each counter-magnet town in which Board and the concerned State Government contribute equally, the Board's share being in the shape of an interest-bearing loan (Details at Annexure-I). This pattern of funding could be extended to the development of Priority Towns and Sub-regional Centres also.

b) Constraints, if any

This pattern more or less conforms to the existing pattern of funding the schemes in NCR Planning Board. However, the NCR Planning Board will have to be strengthened to ensure proper scrutiny, evaluation & monitoring of these large-scale development projects, on the lines of development banks and other financial institutions in the field like NHB and HUDCO.

4) Exclusive Projects for the Private Sector

a) Concept

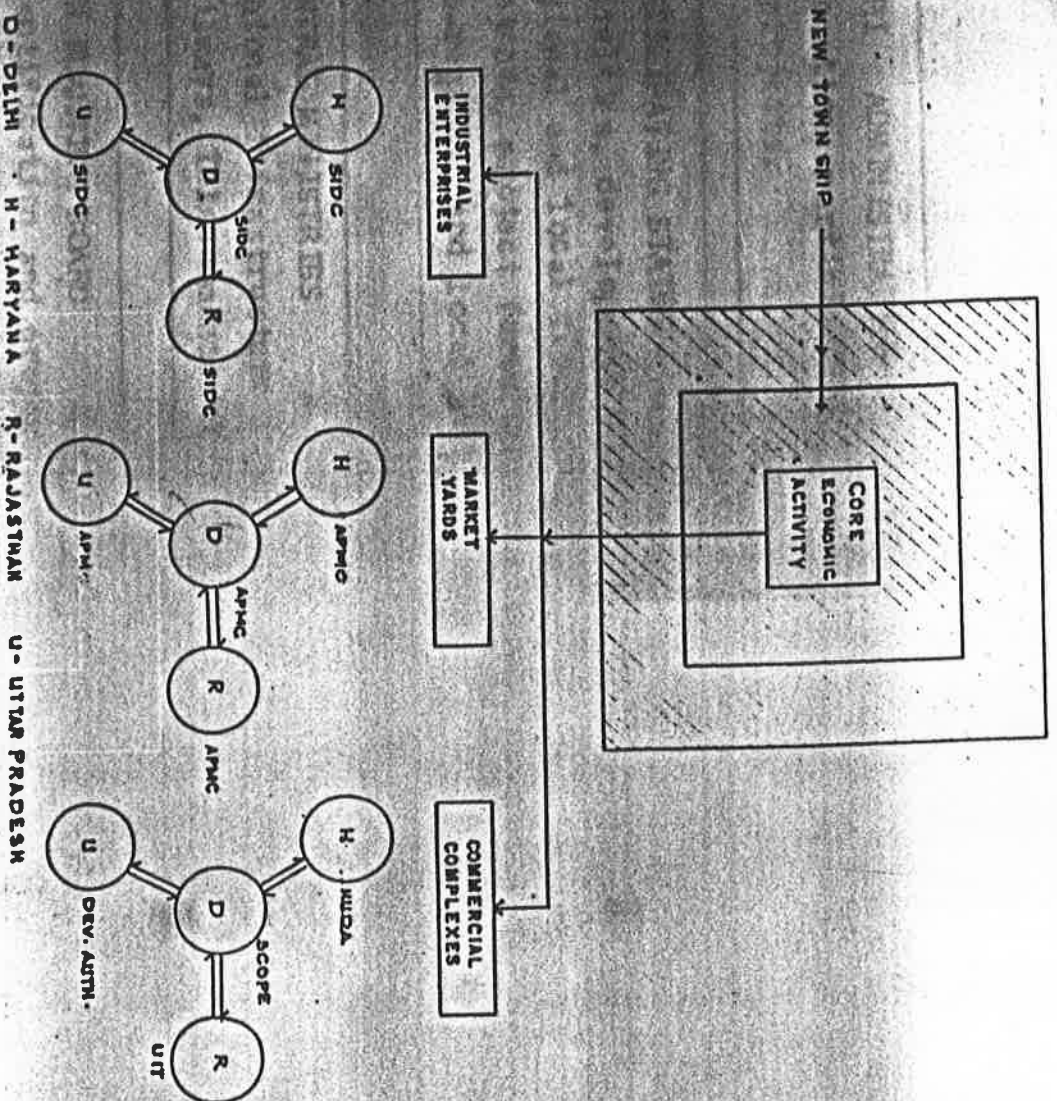
In addition to investing in the proposed joint-stock companies as at page 7, the private sector may be induced to take up the execution of individual, commercially viable projects envisaged as part of the overall investment programme such as high-income group housing, development of commercial centres & setting up of large/medium scale industries within the new townships. The private sector could also be entrusted with specific projects for development of infrastructure such as power supply units and Expressways on BOT basis.

b) Constraints, if any

- i) Private Sector involvement would only be possible in the case of those infrastructural projects which are economically viable.
- ii) Suitable terms & conditions would have to be laid down for involving the private sector in such development projects so as to ensure that the overall objectives of both the Regional Plan and the respective Master Plans are fully subserved by them. These terms and conditions would have to be made enforceable through statute which is again a time-consuming process.

VII. Financing of Core Economic Activities

i) To ensure optimal linkages with Delhi UT in the development of Core Economic Activities in the proposed new townships, such as industrial enterprises, wholesale market yards, commercial complexes, etc. joint venture projects could be set up on a partnership basis between the development agencies of Delhi U.T. and counterpart agencies of the participating States eg. the wholesale market at Kundli could be established as a joint venture between the APMB's of Delhi & Haryana.



● DELHI ADMINISTRATION - Identification of projects for relocation, participation in Joint Ventures, financing of projects.

● PARTICIPATING STATES - Participation in core economic activities, development of new townships, provision of regional and local level infrastructure, financing of projects, project formulation, coordination at sub-regional and local levels, monitoring.

● CENTRAL MINISTRIES - Financing and implementation of regional infrastructure (National Highways, Expressways, Railways, Telecommunications and Power).

● NCR PLANNING BOARD - Coordination, assistance in project identification and project formulation, appraisal, monitoring and evaluation of NCRPB assisted projects.

VIII. INSTITUTIONAL ROLES (a) Role of Delhi Administration

(i) Delhi Administration, DDA and public sector agencies like DSIDC, Board Agriculture Produce Marketing Board etc. will have to play the lead role in identification and dispersal of the economic activities to be relocated in the priority and the DMA towns, as part of the core economic activity of these towns. As they will be acting as the main exporting agencies they will have to prepare an overall dispersal strategy and formulate specific schemes for the purpose, in collaboration with the respective development authorities, counterpart agencies of the State Govt. concerned. As part of this strategy Delhi Administration will also have to provide necessary funds & a package of incentives to facilitate implementation of these schemes.

ii) The Sub-regional Plan for Delhi UT as well Functional Plan for Delhi should be drawn up to reflect this role.

iii) A special sub-component Plan should also be prepared for the schemes to be implemented as part of the Sub-regional Plan for the VIII Plan period.

(b) Role of State Governments

(i) The State Governments and their agencies, with the assistance of the various financing institutions like HUDCO, NHB, NABARD and also NCRPB will be responsible for overall development of the new townships by providing physical & social concomitant infrastructure including housing and trunk/peripheral services.

(ii) The development of the core and other economic activities in the new townships who are the receiving entities will also benefit the State Governments and their agencies. As such it is very much in their own interest also to both fund & subsidise joint venture schemes in conjunction with Delhi Administration/exporting agencies. The guiding factor for the success of these joint venture schemes would, therefore, be the gains accruing to both the exporting agencies and their receiving counterparts, in each and every case.

(iii) The Sub-regional Plans of the State Governments as well as the Functional Plans for each Sub-region would need to reflect this role.

iv) Separate Sub-component plans should be drawn up by each participating State Government for the schemes to be implemented as part of the Sub-regional Plan.

(c) **Role of Central Ministries:**

The various Ministries/Departments of the Central Government viz., Surface Transport, Railways, Power and Communications will be responsible for providing the necessary major infrastructural facilities pertaining to their respective sectors. Separate sub-component plans should be drawn up by each of these ministries/deptt. to facilitate monitoring of these schemes.

iv) Separate Sub-component plans should be drawn up by each participating State Government for the schemes to be implemented as part of the Sub-regional Plan.

(c) Role of Central Ministries:

The various Ministries/Departments of the Central Government viz., Surface Transport, Railways, Power and Communications will be responsible for providing the necessary major infrastructural facilities pertaining to their respective sectors. Separate sub-component plans should be drawn up by each of these ministries/deptt. to facilitate monitoring of these schemes.

FOR FINANCIAL ASSISTANCE FOR
DEVELOPMENT OF COUNTER-MAGNET TOWNS

Background

(1) Section 8 (f) of the NCR Planning Board Act, 1985 provides that the Board has powers to select, in consultation with the State Governments, any urban area, outside the National Capital Region having regard to its location, population and potential for growth, which may be developed in order to achieve the objectives of the Regional Plan. Accordingly, the Board has identified the following towns as counter-magnet areas for development:

- i) Hissar in Haryana
- ii) Gwalior in Madhya Pradesh
- iii) Patiala in Punjab
- iv) Kota in Rajasthan
- v) Bareilly in Uttar Pradesh.

(2) The counter-magnet areas are envisaged to play two distinct and mutually complementary roles, namely:

- i) as the future interceptors of migratory flow to NCR.
- ii) as regional growth centres in the region of their setting which would help to achieve a balanced pattern of urbanisation.

Further, the NCR Plan - 2001 envisages the development of counter-magnet areas as a collaborative and participatory effort requiring the State Governments to prepare an integrated long term programme and its phasing, coinciding with five year plans.

(3) Pattern of Financial Assistance

The report of the Working Group on the Investment Plan for VII Five Year Plan - 1990-95 (which has since been approved by the Board) has provided for setting up of a Fund for the development of the five Counter-Magnet Areas during the VII Plan period. The Fund for each counter-magnet area would be of Rs.20.00 crores, contribution to which would be made on matching basis by the Board and the respective State Government. This Fund would be called "The National Capital Region Counter Magnet (Name of the town) Development Fund" and hereafter would be referred to as the 'Fund'.

It is proposed that the contribution to the Fund by the NCR Planning Board would be in the shape of interest bearing loans. At carrying rate of interest prescribed by the Central Government from time to time. At present, the rate of interest is 10.75% per annum. The loan may be either perpetual or for such period as may be mutually agreed. In case of financial difficulties being faced by the State Government/Implementing Agency, the payment of interest could be re-scheduled at the request of the State Government/Implementing Agency. In the accounts of the Implementing Agency, the receipts and utilisation of moneys of this Fund should be separately and distinctively exhibited.

(4) Schemes to be sanctioned from the Fund.

Schemes and projects to be financed out of the Development Funds would be, largely, of remunerative nature and commercially viable. The activities could be both in informal and formal sectors. These should conform to the intensive and objectives of the NCR Plan - policies and objectives of the NCR Plan - 2001. The Board would, if necessary, assist the State Government/Implementing Agencies in the formulation of the projects.

The State Government would, however, submit in the beginning of each financial year an Action Plan indicating the schemes and projects (both on-going and new), to be undertaken during the ensuing year.

(5) Procedure of Sanction of Schemes from the Fund.

Projects will be submitted by the Town Development Authority to a sanctioning Committee to be constituted by the State Government for this purpose. The Committee should include one nominee of the N.C.R. Planning Board. The Board would monitor the implementation of various schemes and projects for which it can request the State Government and the Implementing Agency to submit periodically or as and when required, physical and financial progress reports, as also allow its officers to conduct site inspections.

(6) Maintenance of Accounts of the Fund.

Separate accounts of the Development Fund on proforma basis would be maintained in the formats and guidelines contained in the Annexure I.

GUIDELINES FOR MAINTAINING THE ACCOUNTS OF
THE DEVELOPMENT FUND OF THE COUNTER MAGNET
TOWN

The Fund shall be called "National
Region Counter Magnet
Capital Development Fund."
(Name of the town)

2. RECEIPTS INTO THE DEVELOPMENT FUND:

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

- i) Moneys received from Board in the shape of loans or Grants-in-aid.
- ii) Moneys provided by the State Government either as loan or Grant-in-aid or by the Implementing Agency out of their own resources, not less than the moneys received from the Board.
- iii) Moneys raised by the Implementing Agency for the purposes of the Fund.
- iv) Revenue generated by the schemes by sale of plots(residential/commercial), sale of residential flats, sale of shops, etc.
- v) Miscellaneous receipts such as interest on deposits of the fund kept in bank or in other financial institutions.

3. UTILISATION OF THE FUND

Moneys received into the Fund may be utilised for the following purposes:

- i) Acquisition of land.
- ii) Development of land
- iii) Construction of shops, industrial sheds, etc.
- iv) Payment of interest and repayment of principal in respect of loans contributed by the Board/State Government.
- v) Any other expenditure with the approval of the Board.

4. MAINTENANCE AND SUBMISSION OF ACCOUNTS OF THE FUND:

The incurring of expenditure on the schemes, their accounting and auditing shall be done in accordance with the rules, regulations and procedure of the Implementing Agency. In addition, the accounts of the Fund shall, be maintained on proforma basis in Form 'A' (enclosed) on month to month basis and submitted to the Board at the end of each quarter, showing progressive figures.

The State Govt./Implementing Agency shall submit a Statement of completed schemes in Form B (Enclosed).

5. INSPECTION OF THE ACCOUNTS :

The Board shall have the authority to inspect the accounts of the Fund or call for any information that may be considered necessary by the Board in this behalf.

MINUTES OF THE 26TH MEETING OF THE PLANNING COMMITTEE
HELD ON 24.8.1992 AT 12.30 PM IN THE OFFICE OF THE NCR
PLANNING BOARD, NEW DELHI.

List of participants is annexed.

At the outset, Member Secretary, Shri Cecil Noronha, welcomed the participants to the meeting and requested them to introduce themselves as this was the first meeting of the Planning Committee being chaired by him after taking over as Member Secretary of the NCR Planning Board.

AGENDA ITEM NO. 1 CONFIRMATION OF THE MINUTES OF THE
25TH MEETING OF THE PLANNING
COMMITTEE HELD ON APRIL 20, 1992.

The minutes were confirmed.

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

i) 8th Plan proposals for NCR development:

This was considered as a separate item under agenda item No. 5

ii) Finalisation of Functional Plan for DMA:

It was noted that the Functional Plan for DMA had been finalised, incorporating all the suggestions of the Planning Committee in its last meeting, and was ready to be placed before the NCR Planning Board for approval.

iii) Review of the progress of the preparation of Sub
Regional Plan by the participating States:

This was considered separately under Item No. 3.

iv) Consideration of the note regarding Uttar Pradesh
Sub-Regional Plan received from Govt. of Uttar
Pradesh dt. 14.2.1992:

It was noted that the Sub Regional Plan for Uttar Pradesh, which had been finalised by the Planning Committee at the 25th meeting, after incorporating

certain changes and clarifications received in order to bring it into conformity with the Regional Plan was considered and duly approved by the NCR Planning Board in its 14th meeting held on June 3, 1992.

v) **Consideration of the draft Development Plan for Faridabad:**

This was considered separately under item no. 7.

AGENDA ITEM NO. 3 : REVIEW OF THE PROGRESS IN PREPARATION OF SUB-REGIONAL PLANS BY THE PARTICIPATING STATES AND DELHI UT.

Member Secretary informed the Committee that the draft Sub-regional Plan for Rajasthan had just been received. He requested the members from Haryana and Delhi to report the progress with regard to preparation of their respective Sub-regional Plans.

Shri Pradeep Kumar, Commissioner and Secretary, Town and Country Planning and Urban Estates, Govt of Haryana, informed the Committee that 16 out of 20 chapters of the draft Haryana Sub-regional Plan had been completed including 10 maps. He explained that the process was proving to be a time consuming one, the Haryana component of the NCR being the largest in terms of area. He, however, expected to have the draft plan ready, in all respects, for submission to the NCR Planning Board by the end of September, 1992.

In the case of the Delhi UT Sub-regional Plan, Shri J C Gambhir, Commissioner (Planning), DDA said that the preparatory work was well under way and all efforts would be made to make it available by the end of December 1992.

Member - Secretary appealed to the representatives of these 2 sub-regions to see that these deadlines were kept at all costs bearing in mind that the mid-term review of the Regional Plan was due to be completed in early 1994.

AGENDA ITEM NO. 4

CONSIDERATION OF MID-TERM REVIEW OF THE REGIONAL PLAN - 2001 NCR - PRESENT STATUS AND FUTURE ACTION PROGRAMME.

Member Secretary stated that it was proposed to extend the perspective period for the mid-term review to 2011 AD. The status of progress of the various new

studies to be carried out as part of this exercise, as approved by the Planning Committee in its last meeting, was reported to be as under:

a) Demographic Profile of NCR:

The study paper relating to demographic profile had been entrusted to an expert group headed by Dr. Ashish Bose, Jawaharlal Nehru Fellow.

b) NCR's Economy and Development Potential:

For the study relating to NCR economy and its developmental potential, offers had been invited for which the last date was extended upto 31st August, 1992.

c) Infrastructure:

i) Traffic and Transport:

A Core Group of 11 experts had been constituted, and various key issues covering the planning, financing, administrative and legal aspects of the transportation scene had been identified. To begin with, the Core Group would identify experts in the respective fields who could prepare the base papers for deliberation by the Group.

ii) Power:

The Study Group on Power had been reconstituted and would be holding its first meeting later in the month.

iii) Water Supply, Sanitation, Drainage and Solidwaste Disposal:

Studies relating to water supply, sewerage, drainage and sanitation, were tentatively proposed to be entrusted to the Water Supply and Power Consultancy Organisation (WAPCO). For the study relating to solidwaste management, expert consultant institutions in the field were being contacted.

iv) Telecommunications:

The Study Group on Telecommunications in NCR had been reconstituted and would be holding its first meeting in the last week of August 1992.

d) Existing Landuse and Base maps for NCR based Aerial photographs.

The Survey of India has agreed to undertake the job of preparing base maps for the Region on a scale of 1:50,000, and for the Priority and DMA towns, on a scale of 1:10,000. The time-frame and cost details were being worked out.

e) Environment and Ecology

The Ministry of Environment and Forests, which was contemplating a detailed study on the environmental aspects in NCR, had been requested to include the specific requirements of NCR therein, in the context of mid-term review of the Regional Plan for NCR. Accordingly, the Board's Secretariate was in touch with the Deptt of Environment in order to finalise the terms of reference for the study.

f) Land Supply and Demand:

The terms of reference for the study on land supply and demand in the NCR towns had been sent out to professional institutions in the field, the last date for receiving offers being August 31, 1992.

g) Housing Development:

The three studies relating to Alwar in Rajasthan, Bhiwani in Haryana and Meerut in Uttar Pradesh, which were under preparation, would be finalised in the light of the suggestions of the Board and made available in completed form by mid-September 1992. A workshop for officers of the concerned State housing boards, development authorities and local bodies was also being contemplated in order to discuss

g) Basic data hand book:

The basic data hand book had been prepared and was under finalisation for being brought on to the in-house computer.

Shri Pradeep Kumar, referred to the decision of the Planning Committee to set up a Steering Group to plan and oversee the mid-term review programme. Member

Secretary indicated that he would look into the matter and see the needful was done as soon as possible.

AGENDA ITEM NO. 5

**STRATEGIES AND FINANCING
MECHANISMS FOR UTILISATION OF
FUNDS FOR THE DEVELOPMENT OF
NCR DURING THE 8TH FIVE YEAR
PLAN.**

Initiating the discussion on the investment strategy and financing mechanisms for the development of NCR during the 8th Plan, Member Secretary explained that the Board had been allocated, under State Sector, an amount of Rs. 200 crores by way of Central budgetary support which, together with the internal generation of resources for the next 4 years, would provide a sum of Rs. 230 crores for investment in NCR schemes and projects during the VIII Plan. The overall intention was to use the money as seed capital for raising a total amount of Rs. 1500 crores required for funding State Sector investment programme. The need of the hour was for NCRPB to promote the development of new-townships in the eight priority towns and two DMA towns, which should be planned in an integrated manner and provided with all the services and facilities required in order to make them attractive places for settlement vis-a-vis Delhi. Further, each new township should be centred around various core economic activities to provide suitable employment opportunities for the large migrant population which would otherwise continue to flood Delhi. At the same time, the Central Ministries concerned would have to be persuaded to earmark sufficient funds out of their VIII Plan budgets for creating the requisite network of roads, railway lines and telecommunication facilities through the preparation of special component plans for NCR. The over-all goal was to reduce the rate of population growth in Delhi so that the city's citizenry could be kept down to a total of 11.2 million by the turn of the century. Correspondingly, the designated towns in both the Delhi Metropolitan Area and the rest of the NCR would have to be made to grow at certain specified rates so as to reach the target population sizes assigned to them for 2001 as per the provisions of the Regional Plan.

Member Secretary next apprised the Committee of the various administrative and financing mechanisms that could be adopted for speedy development of the proposed new townships such as floating of joint stock companies, creation of revolving funds, or providing loan support for a specific township development fund.

While agreeing with the broad approach Shri M. Raj, Director (Finance), HUDCO suggested that the National Planning Board set up a separate financial institution through which it could gain ready access to the capital markets and tap both public sector banks and money bourses in the private sector for the additional funds. In this connection, Shri Mulkh Raj cited the examples of HUDCO and HDFC which had grown from relatively small origins to become housing development banks of significant proportions. He felt that if the core activities to be developed in each new township could be developed, the physical linkages by way of transport and telecommunications established and social infrastructure of higher order in respect of health and educational institutions provided, the proposed development strategy could be made to work, triggering off a further cycle of development with consequent generation of funds which would make the entire growth process a self-sustaining one in the long run.

Endorsing this suggestion, Member Secretary made a reference at this point to the Konkan Railway Corporation which had been specially created with the equity participation of both the Central Govt. and concerned States in order to raise additional resources to finance the entire project and enable it to be completed within the VIII Plan period.

Shri R S Mathur, Principal Secretary, UP supported the suggestion for setting up an apex financial institution at the Board level. In his view, this would suit the State Govts which, due to their own financial constraints, might not be in a position to collectively provide matching budgetary support of Rs. 200 crores under the State Sector. He, however, felt that setting up a joint sector company at either the township or intermediate levels might not be needed considering that the State Govt had recently permitted the urban development authorities to raise money from the public.

Shri Pradeep Kumar quoted the example of HUDA which, under the enabling provisions of Haryana Housing Regulation Act, had developed thousands of acres of land. He pointed out that a joint stock company need not be the best agency for promoting urban development on a large scale where social objectives had to be balanced with economic priorities in order to achieve optimum results.

Shri B F Sinha, Chief Planner, Haryana stated that the immediate objective should be to create land banks in the priority towns as HUDA has done in some of the NCR towns like Faridabad and Bahadurgarh. He mentioned that in spite of the Government policy for earmarking a

substantial part of the housing development for low income groups including GWS, Gurgaon, for instance, had failed to reach the targetted growth rate to date.

Shri Basu, Advisor, Planning Commission, held that budgetary support provided to the NCRPB would need a proper channelising mechanism. This could be ensured by setting up a finance corporation under the Board which would have the added advantage of raising additional funds in accordance with the prescribed debt-equity norm for such institutions. The State Govts would accordingly have to come up with viable projects for utilising these funds which would stand the test of scrutiny at NCRPB level, from the financial as well as planning points of view. Borrowing agencies would also have to arrange for adequate parallel funding from their own or other sources.

Shri J C Gabbhir, Commissioner (Planning), DDA stressed that all the constituent members of NCR, namely Delhi Administration, NCR States and the NCRPB should become active partners in the implementation of the Regional Plan and that, consequently, the proposed system of financing should reflect this concept. Private investment could be resorted to for developing regional infrastructure such as expressways, he added. The new townships being contemplated in the priority towns/DMA towns should be planned on the Chandigarh pattern. Something should also be done to improve the living conditions in the DMA towns, he felt.

Member Secretary held that the new town strategy should conform to the Regional Plan recommendations for induced development of the priority towns and not resort to choosing altogether new locations at random as in the case Chandigarh. Member Secretary also referred to the concept of developing core economic activities through joint ventures of the respective Govts. and their agencies as in the case of the wholesale market being planned at Kundli in Haryana.

Summing up, Member Secretary said that as outlined in the strategy paper, the consensus that emerged was that the NCRPB should hereafter provide the seed capital for development of new townships in conformity with the Regional Plan for which the detailed planning, assembly of land and development of services would have to be taken up by the State Govts on a war-footing. With this in view, the State Govts should also decide on the type of agencies which could successfully perform the task of developing the new townships/projects in a time-bound manner. He suggested that, where necessary, sub-regional statutory bodies should be set up to coordinate these development works in the respective States. Shri Mathur agreed that this

might be necessary and could be considered Pradesh. On the other hand, Shri Pradeep Kumar the view that in Haryana, the existing state authority i.e. HUDA, could continue to be entrusted with the township development in the Haryana region.

Member Secretary also welcomed the idea of setting up a separate financial institution in order to raise the corpus of funds to not less than Rs. 1000/- crore for financing the growth plan for NCR in the State Sector. To make this idea possible, the NCR Planning Board Act would need to be amended to enable it to set up the proposed corporation as a subsidiary of the Board, in order to ensure that it fully subserves the priorities, goals, and objectives of the NCR Planning Board.

**AGENDA ITEM NO. 6 CONSIDERATION OF THE NOTIFICATION
ISSUED ON MAY 7, 1992 BY THE
MINISTRY OF ENVIRONMENT AND
FORESTS, GOVT. OF INDIA, UNDER THE
ENVIRONMENT (PROTECTION) ACT, 1986.**

As the representative of the Ministry of Environment and Forests did not attend the meeting, this item could not be taken up for discussion. Member Secretary indicated that a separate meeting would be held with the senior officers of the Ministry of Environment and Forests, if need be, to sort out the issues relating to the said notification.

**AGENDA ITEM NO. 7 CONSIDERATION OF THE DEVELOPMENT
PLAN 2011 FOR FARIDABAD COMPLEX.**

It was noted that the proposals of the Faridabad Complex plan that do not conform to the Regional Plan - 2001 NCR provisions related to:

- i) The expressway alignment
- ii) The alignment of inner grid
- iii) The perspective period of Faridabad Complex Plan
- iv) Development proposals pertaining to Trans-Agra Canal area, and
- v) the population projections.

It was also noted that a copy of the said plan had not been sent to the Board for scrutiny and comment before it was notified.

Shri B. P. Sinha explained that the plan had been prepared mainly with a view to assuming effective legal control with respect to the proliferating encroachments and unauthorised constructions in the Trans-Agra Canal area and curbing all further speculative activity in the area with immediate effect. As time was of the essence, the normal process of consultation with NCRPB had perforce to be dispensed with. However, he assured the Committee that the plan would be revised, if need be, to bring the alignments of the expressway and inner grid, as incorporated therein, in line with the Regional Plan 2001. He clarified also that the first phase of development as per the plan extended only upto 2001 AD, and was intended to conform fully to the provisions of the Regional Plan 2001 AD for NCR. He accordingly averred that the second phase, covering the balance period up to 2011 AD, would be duly reviewed and modified in due course to incorporate such changes as might be called for in the light of the mid-term review of the Regional Plan with its proposed perspective period of 2011 AD.

AGENDA ITEM NO. 8 REVIEW OF FINANCIAL AND PHYSICAL PROGRESS OF THE NCR SCHEMES.

Member Secretary informed the Committee that the NCR Planning Board had so far taken up 61 schemes of which 37 were completed and 24 under execution. State Govts/Implementing agencies were required to report physical and financial progress of the NCR schemes every quarter to the NCR Planning Board. As revealed in the agenda note, there were serious time over-runs in respect of some of the projects in Haryana and Uttar Pradesh coupled with delays in the submission of progress reports, which was a matter of some concern.

The specific delays in submission of progress reports for the schemes by the Uttar Pradesh Housing Development Board in Meerut and projects in Bulandshar Kurja, and also the NCR schemes by the HUDA in Haryana towns, were taken up for discussion. It was also noted that for schemes like Industrial Sector 7 at Panipat and Informal Sector 25 in Panipat, no progress had been reported at all, while implementation was tardy in case of the construction of External Link Road in Gurgaon and development of Industrial Sector 7 in Panipat by HUDA.

Shri B. P. Sinha explained that the Link Road Gurgaon had been delayed due to want of clearance by the Defence authorities as the alignment of the road lay within the prohibited zone of the Ordnance Depot. Regarding the Industrial Sector 7 project, Shri Sinha stated that some problems had cropped up in the course of acquiring land for a larger area of which the NCR scheme formed only a small part. He promised that both these matters would be sorted out and the projects completed soon.

Regarding the Commercial Complex in Buladnshahr and Transport Nagar in Khurja, Shri J. P. Bhargava said that the delay was due to the fact that Bulandshahr-Khurja Development Authority which came into being only recently, had suffered some initial teething problems. The implementation of the schemes would, however, be expedited and completed as soon as possible.

The three informal sector activities projects taken up by the Meerut Development Authority (MDA) in Meerut, i.e. Hathkargha Nagar, Scissors work-cum-shelter centre, and Sports Goods manufacturing-cum-training unit complex, had been delayed due to unexpected problems in land acquisition owing to an agitation by farmers. This had since been sorted out and the projects would now be completed by the end of this financial year, he added.

AGENDA ITEM NO. 9 LOCATION/RELOCATION OF OFFICES OF CENTRAL GOVERNMENT/PUBLIC SECTOR UNDERTAKINGS ALONG WITH RESIDENTIAL ACCOMMODATION IN DMA AND PRIORITY TOWNS OF NCR.

Member Secretary referred to a communication which had been received from the Ministry of Urban Development regarding the need for exploring the possibility of reserving a certain number of houses for accommodating Central Govt employees in the residential projects being taken up in the adjacent towns of DMA. In this context, he mentioned that as per information collected from the development authorities in the NCR, as much as 4,000 acres of developed/semi-developed land was already available in the adjacent towns, namely Ghaziabad, Gurgaon and Bahadurgarh and also priority towns like Alwar and Meerut, which could be readily utilised by Central Govt. for such purposes. Shri Mathur pointed out that about 600 acres had been allotted to CRPF, and a large site was also being purchased by Steel Authority of India Ltd in Ghaziabad. Shri Pradeep Kumar mentioned that in Gurgaon alone, about 400 acres of land had been earmarked for institutional allotment. Member Secretary suggested


that well-designed institutional complexes with commensurate residential accommodation and other essential services and amenities should be developed in an integrated manner and widely publicised which would help attract both public and private sector offices to locate in all DMA and priority towns. He accordingly requested the State Govt. members to prepare a detailed dossier on land availability in each of the DMA and priority towns for institutional purposes as well as the terms and conditions of allotment thereof, and to convey the same to the Board at the earliest.

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

No.K-14011/49/92-NCRPB
NCR PLANNING BOARD
7TH FLOOR, 'B' WING
JANPATH BHAWAN, JANPATH
NEW DELHI-110 001

New Delhi, the 16th September, 1992

Circulated to all members of the Committee, and participants.


(S ARUNACHALAM)
SENIOR PLANNING ENGINEER

MEMBERS PRESENT

1. **Shri Cecil Noronha** in Chair
Member Secretary
NCR Planning Board
2. Dr. D N Basu
Advisor (HUD)
Planning Commission
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3. Shri R S Mathur
Principal Secretary
Housing & Urban Development
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Janpath, Lucknow - 226 001
4. Shri Pradeep Kumar
Secretary
Town & Country Planning & Urban Estate
Govt. of Haryana
Haryana Civil Secretariat
Chandigarh
5. Shri D P Gupta
Chief Engineer (Planning)
Ministry of Surface Transport
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6. Shri C S Mehta
Chief Town Planner
TCP Department
Govt. of Rajasthan
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7. Shri J P Bhargava
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Chief Planner, HUDA cum
Chief Coordinator Planner,
Gurgaon
2. Shri J C Gambhir
Commissioner (Planning)
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3. Shri H K Sharma
Chief Coordinator Planner
Planning Cell - NCR
Town & Country Planning Deptt.
Vikas Vihar, Mohan Puri
Uttar Pradesh
4. Shri V K Soni
Regional Planner - NCR
HUDCO
5. Shri Manjit Singh
Secretary
Urban Improvement Trust
Alwar (Rajasthan)

6. Shri A D Gandhi
Dy Secretary (L&B)
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Associate Planner
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Finance & Accounts Officer
5. Shri V K Thakur
Senior Research Officer
6. Shri P Jayapal
Assistant Town Planner
7. Shri M M A Baig
Assistant Town Planner
8. Shri P Sisupalan
Research Officer
9. S. Manmohan Singh
Research Officer
