

27th P. Com.

MC(27)^c1992

1034

AGENDA ITEM FOR THE 27TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 1530 HOURS ON 27TH NOVEMBER, 1992 IN THE OFFICE OF THE NCR PLANNING BOARD.

- | | |
|-------------------|--|
| AGENDA ITEM NO. 1 | CONFIRMATION OF THE MINUTES OF THE 26TH MEETING OF THE PLANNING COMMITTEE HELD ON AUGUST 24, 1992. |
| AGENDA ITEM NO. 2 | REVIEW OF THE ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE. |
| AGENDA ITEM NO. 3 | CONSIDERATION OF THE AUDIO-VISUAL PRESENTATION OF THE RELEVANT VIII PLAN PROGRAMMES OF CENTRAL MINISTRIES OF RAILWAYS, SURFACE TRANSPORT, TELECOMMUNICATIONS AND POWER, AND ALSO DELHI ADMINISTRATION, INCLUDING VARIOUS ISSUES ARISING THEREOF. |
| AGENDA ITEM NO. 4 | STEPS TO BE TAKEN BY STATE GOVTS/DELHI ADMINISTRATION FOR IMPLEMENTATION OF NEWLY APPROVED STRATEGIES FOR PROMOTING ACCELERATED GROWTH OF SATELLITE SETTLEMENT AREAS. |
| AGENDA ITEM NO. 5 | CONSTITUTION OF REVOLVING FUNDS FOR ACCELERATED DEVELOPMENT OF URBAN INFRASTRUCTURE IN NCR. |
| AGENDA ITEM NO. 6 | AVAILABILITY OF SERVICED LAND SITES/HOUSING IN DMA AND PRIORITY TOWNS FOR ALLOTMENT IN 1992-93. |
| AGENDA ITEM NO. 7 | WORK PROGRAMME FOR THE NCR PLANNING CELLS FOR 1992-93 AND REST OF 8TH PLAN PERIOD. |
| AGENDA ITEM NO. 8 | ANY OTHER ITEM WITH THE PERMISSION OF THE CHAIR. |

AGENDA ITEMS FOR THE 27TH MEETING OF THE PLANNING COMMITTEE TO BE HELD AT 1530 HOURS ON 27TH IN THE OFFICE OF THE NCR PLANNING BOARD, NEW DELHI.

AGENDA ITEM NO. 1 CONFIRMATION OF THE MINUTES OF THE 26TH MEETING OF THE PLANNING COMMITTEE HELD ON AUGUST 24, 1992.

The minutes of the 26th meeting of the Planning Committee were circulated vide letter No. K-14011/55/92-NCRPB dated 17.9.1992. The Planning Committee may confirm the minutes.

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

i) Review of the progress in the preparation of Sub-regional Plans by the participating States and Delhi UT.

The Sub-regional Plan for UP Sub-region was approved by the Board. The draft Sub-regional Plans for Haryana and Rajasthan sub-regions have been received in the Board office for comments/suggestions. However, the State Govts/authorities have been requested to send their draft Sub-regional Plans duly considering the comments/suggestions made by the various departments concerned at the State level and obtaining formal approval of the respective Governments. Accordingly, it is proposed to place the draft sub-regional plans for Haryana and Rajasthan, before the Technical Committee and also Planning Committee of NCR Planning Board in the third week of December, 1992.

ii) Consideration of the mid-term review of the Regional Plan 2001 for NCR.

a) Demographic Profile of NCR:

The Task force headed by Dr. Ashish Bose constituted for the preparation of an expert paper relating to demographic profile in NCR has met twice and deliberated various issues including the contents etc of the paper. The task force is expected to submit its interim report by March 1993.

b) NCR's Economy and Development Potential:

The technical bids of the offers received for undertaking the study relating to NCR's

economy and development potential were considered by the Steering Group on the review of the Regional Plan 2001 on November 13, 1992. The Group, after duly evaluating the technical bids placed the offers in the order of merit. The respective financial bids will now be evaluated and a proposal will accordingly be formulated and placed before the PSMG for selection of the consultant.

c) Infrastructure:

Traffic and Transport:

The Core Group of 11 experts had been constituted and the Group met first on 7.10.92. The Group after considering the various issues relating to traffic and transportation requirements in the context of NCR desired that a comprehensive study should be taken up for transportation in NCR on the same lines as traffic section of BMRDA. The Core Group desired that the terms of reference for the study be prepared. Accordingly, the terms of reference prepared for the study was considered by the Core Group in its 2nd meeting held on November 13, 1992. The same is being finalised in the light of the suggestions of the Core Group.

Power:

The Study Group on Power reconstituted for the purpose of review of the Regional Plan 2001 held its first meeting in August 1992 under the Chairmanship of the Member Secretary NCR Planning Board. The Study Group was requested to work out the details of the power scenario in NCR for the year 2001 bearing in mind the population distribution pattern as per 1990-91 census vis-a-vis the assigned population targets for Delhi and its various satellite towns as per the Regional Plan 2001. The Study Group is expected to meet again in December, 1992.

Water Supply and Sanitation:

The Steering Group for the mid-term review of Regional Plan 2001, in its meeting held in October 1992, approved the proposal to entrust the proposed NCR related studies on (a) water resources planning and

management and, (b) Sewerage and Drainage, to the Water and Power Consultancy Organisation (WAPCO). WAPCO has accordingly been requested to indicate the financial implications of the study on water supply. Meanwhile, the TOR the study on for sewerage and drainage are being finalised in the light of the suggestions made by the Group.

Solid Waste Management:

The Steering Group desired in its first meeting that there would be no need to take up a comprehensive study for the whole of the NCR on solid waste management as every urban centre would need to devise and adopt a means of optimally managing its solidwaste problems in the context of its own particular situation. It is instead proposed to sponsor these pilot project studies relating to solid-waste management in the context of the newly approved strategy for development of new townships alongside the selected Priority /DMA Towns.

Telecommunications:

The reconstituted Sub-group on Telecommunications held its first meeting on August 28, 1992. It desired that the demand and supply position relating to additional lines in all important satellite towns of NCR during the 8th and 9th plan period be reassessed keeping in view the corresponding population growth pattern as per 1991 census and, the assigned population for these towns by 2001 AD according to Regional Plan 2001. The Sub-Group is expected to meet again in December 1992.

Land Supply and Demand in NCR Towns:

The Steering Group while considering the question of commissioning a comprehensive study relating to land supply and demand in NCR, in its meeting held on 9th October, 1992, felt that it would be more meaningful to look at the issues involved in relation to the individual master plans to be drawn up for each of the satellite towns in NCR as per the strategies approved by the Board at its 15th meeting on 14th Sept, 1992. It was, therefore, decided to drop the proposed study from the mid-term review programme for Regional Plan-2001.

Environment and Ecology:

The Deptt of Environment and Forests has decided to commission a separate study on the "environment ^{carrying} capacity" of the NCR. Be that as it may, the Steering Group, at its meeting on October 9, 1992 felt that the Board is not precluded for carrying out its own study on environmental aspects in conjunction with the other key studies forming part of the mid-term review of Regional Plan-2001. Accordingly, detailed terms of reference for the NCR Planning Board study have been drawn up which were considered by the Steering Group in its second meeting held on November 13, 1992. The TOR are being finalised in the light of the deliberations of the Steering Group.

Existing Landuse and Base Maps:

The Survey of India has agreed to undertake the job of preparing the base maps for the region as a whole on a scale of 1:50,000 and, for the priority towns and DMA towns, on a scale of 1:10,000. The Steering Group on review of Regional Plan 2001, in its first meeting held on October 9, 1992, has noted the action taken in this regard. The Survey of India had earlier intimated that for the preparation of the base maps (67 in number), the cost involved would be around Rs. 2 lakhs. However, subsequently, they have indicated that printing of the base maps (67 in no.) for NCR in 25 copies as per the colour scheme required by the Board would cost another Rs. 8 lakhs. Further action is under way for preparation of the base maps.

Geographical Information System:

The need for developing a comprehensive in-house spatial and non-spatial information system for the NCR in consultation with the Space Application Centre (SAC), Ahmedabad was considered by the Steering Group in its 1st meeting on October 9, 1992. It was desired that a suitable plan of action be formulated after taking into account the hardware and software requirements, availability of assistance from SAC etc. In this connection, the officers of SAC held a discussion in the office of the NCR Planning Board and subsequently a committee has been constituted to look into the various aspects of

developing GIS for comprehensive use in planning for NCR.

Housing Strategy:

The studies relating to Alwar in Rajasthan, Panipat in Haryana and Meerut in Uttar Pradesh on housing strategy have been submitted by the respective consultants. The Steering Group while considering the progress of the studies felt that having regard to the need for further planned dispersal of informal sector, residential and economic activities throughout NCR, a comprehensive policy should be evolved providing, inter alia, for effective safeguards against encroachment on public land, resettlement of squatter families and promotion of work-cm-shelter schemes as part of the development of DMA and other priority towns in NCR. The Group decided that with this object in view, a workshop might be organised with the representatives of housing boards, local authorities, local bodies, cooperative societies and private builders to facilitate an interaction in order to arrive at a consensus on the various issues involved.

AGENDA ITEM NO. 3

CONSIDERATION OF AUDIO-VISUAL
PRESENTATION OF THE RELEVANT
VIII PLAN PROGRAMMES OF THE
CENTRAL MINISTRIES - RAILWAYS,
SURFACE TRANSPORT,
TELECOMMUNICATIONS AND POWER,
AND ALSO DELHI ADMINISTRATION.

While addressing the 15th meeting of the NCR Planning Board on 14th September, 1992 the Prime Minister indicated that he would like to review the sectorwise investment programmes of the concerned Central Ministries i.e. Railways, Surface Transport, Telecommunication and Power formulated for VIII Plan period as also to discuss the NCR related problems and policies of Delhi UT Administration, within a period of a month. He also proposed to hold a discussion with the Chief Ministers of member States within 2-3 months thereafter to help firm up their programme for implementation of the State sector component of the NCR investment programme. Accordingly, an audio-visual presentation has been prepared for the Prime Minister relating to Railways, MOST, Telecommunications and Power, besides Water Supply and Tax structure of Delhi Administration. A preview of the same will be held at the meeting for the information of the Planning Committee members.

AGENDA ITEM NO. 4

STEPS TO BE TAKEN BY STATE
GOVTS/DELHI ADMINISTRATION FOR
IMPLEMENTATION OF NEWLY
APPROVED STRATEGIES FOR
PROMOTING ACCELERATED GROWTH
OF SATELLITE SETTLEMENT AREAS.

The detailed steps to be taken in pursuance of the decisions of the NCR Planning Board held on September 14, 1992 particularly in the context of the new development strategy approved by the Board in its 15th meeting, have been circulated along with the minutes of the meeting of the Board. They are reproduced as under for ready reference.

NCR PLANNING BOARD:

- i) To frame statutory enabling provisions for the Board both to raise money from the capital market and set up a subsidiary financial institution viz NCR Development Finance Corporation, to manage the investible funds of the Board, on sound professional banking lines, and ensure their optimal utilisation in the development of new townships and promotion of other Regional Plan priorities in a time-bound manner.
- ii) To draw up the constitution and functions of NCR Development Finance Corporation and complete all other formalities necessary for it to become fully operational pending the proposed amendments to the NCR Planning Board Act of 1985.
- iii) To render guidance and coordination in the formulation of viable projects for development of planned new townships around core economic activities in all the 8 priority towns/complexes and also the 2 DMA towns of Bahadurgarh and Kundli, keeping in view the strategies approved by the Board at the meeting, for fulfilment of the goals and targets of Regional Plan-2001.
- iv) To strengthen and restructure the Secretariat of the NCR Planning Board, to enable it to serve the Board, both more efficiently and more effectively, in discharging the wider scale and higher level of functions and responsibilities devolving on the Board in the implementation of the approved strategies for fulfilment of the goals and targets of Regional Plan-2001.
- v) To organise a special meeting of the concerned Central Ministries and Lt. Governor, Delhi with the Prime Minister, in October, 1992, to enable Prime Minister to review the detailed sectoral development programmes for NCR and also the problems and proposals

in respect of Delhi sub-region, the context of the goals and priorities of Regional Plan-2001.

Action taken by the Board

1. NCR Planning Board has already taken up the issue of amending the NCR Planning Board Act to enable it to set up the proposed NCR Development Finance Corporation.

2. The Board has also requested the member State Governments to formulate viable projects for development of planned new townships around core economic activities in the 8 priority towns and also two DMA towns namely, Bahadurgarh and Kundli. Member Secretary and his officers in this connection visited Meerut and also Alwar in the last fortnight.

3. As decided in the last meeting and as desired by the Prime Minister for a special meeting of the concerned ministries and Lt. Governor Delhi, the necessary information on the related and respective issues has been obtained and, an audio-visual presentation on the project profiles relating to Central ministries and the Delhi Admn. has been prepared.

4. The Board has also submitted budgetary proposals to Ministry of Urban Development for provision of Rs. 50 crore for 1993-94 to enable it to raise capital of Rs. 375 crore mainly for land acquisition and development of Priority towns and, development of counter magnet areas and sub-regional centres. This is being discussed by the Ministry of Urban Development with the Planning Commission on 28.11.1992.

The representatives of the member States and Delhi UT may indicate the action already taken by them on the decisions of the Board given below.

Delhi Administration:

i) To draw up, by December, 1992 a comprehensive sub-regional plan for decongesting Delhi and improving the quality of its services and amenities as per Regional Plan priorities and the various development strategies approved by the Board, and place the same before the Board, as soon as possible thereafter, for approval.

ii)(a) To identify the specific activities in the sphere of industrial manufacture and wholesale trade and commerce, which need to be shifted out of Delhi as per Regional Plan-2001 priorities and (b) prepare a phased, time-bound programme for the formulation and implementation of specific projects to secure the decentralisation and dispersal of these activities in collaboration with the respective member-states.

iii) To prepare a detailed brief on the water supply needs of Delhi, indicating the various possible options for bridging the present deficit in the 8th Plan period and ensuring adequacy of future supplies as per Delhi Master Plan provisions, for discussion with the Prime Minister in October, 1992.

iv) To formulate a time-bound programme for bringing the commodity tax regime of Delhi in line with those of neighbouring States, as per Regional Plan priorities and approved strategies of NCR Planning Board.

v) The time-bound programmes proposed vide (ii) (b) and (iv) above also to be placed before the Prime Minister in October, 1992.

State Governments of

Haryana, Rajasthan and Uttar Pradesh

i) To identify the core economic activities to be installed or relocated, as the case may be, in the 10 new townships to be developed, one each in Bahadurgarh and Kundli in DMA and 8 others in the vicinity of the 'Priority Towns of NCR, as per the approved strategies of the Board.

ii) To prepare master plans and formulate viable projects for the development of these new settlements in an integrated manner, to accommodate the enhanced target populations assigned for the respective towns as per the provisions of the Regional Plan-2001. With this in view, a phased, action-oriented programme to be drawn up for the development of each of these new townships under the over-all guidance and coordination of the NCR Planning Board, and placed before the Board at its next meeting, in December, 1992.

iii) As has already been done in the case of UP sub-region, Haryana and Rajasthan State

Governments to finalise their respective sub-regional plans on the basis of Regional Plan priorities and approved strategies of the Board, for being placed before the Board in December, 1992.

Agenda item No. 5

CONSTITUTION OF REVOLVING FUND FOR ACCELERATED DEVELOPMENT OF URBAN INFRASTRUCTURE IN NCR:

In the 15th meeting of the NCR Planning Board held in September, 1992, the basic strategies and financing mechanisms of the 8th Five Year Plan investment programme for NCR development were unanimously approved. The same provide, inter-alia, for creating a revolving fund by each sub-region out of seed money to be provided by the Board and the respective States, on a matching basis for developing the proposed new townships. All the surplus revenues which are generated by these projects would have to be credited into this fund for the purpose of further development of the priority towns, sub-regional centres and the selected settlement areas, as per Regional Plan priorities.

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

The Board hereby makes the following regulations for the constitution of a revolving fund by the implementing agencies for financing the execution of projects/schemes sponsored by the Board.

1. Short Title and Commencement:

- (i) These regulations may be called NCR Revolving Fund Regulations, 1988.
- (ii) These shall come into force w.e.f. -----

2. Definitions:

In these regulations, unless the context otherwise requires:

- (i) 'Act' means the National Capital Region Planning Board Act, 1985.
- (ii) 'Board' means the National Capital Region Planning Board constituted under Section 3 of the Act.
- (iii) 'Implementing Agency' means the Authority, Housing Board, Corporation, Improvement Trust or a Municipal Body constituted by the participating State Government/Union Territory and to whom the execution of NCR schemes/projects have been entrusted.
- (iv) 'Fund' means the Revolving Fund created by the implementing agency for financing the execution of NCR schemes/projects.
- (v) Participating States means the States of Haryana, Rajasthan and Uttar Pradesh.
- (vi) Union Territory means the Union Territory of Delhi.

3. Receipts into the revolving Fund:

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

- (i) Moneys received from Board in the shape of contributions/Grant.
- (ii) Moneys provided by the State Government/Union Territory or the Implementing Agency out of their own resources not less than the moneys received from the Board.

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

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

4. Expenditure:

The following expenditure may be met out of the amounts in the fund:

(i) Purchase of land.

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

(iii) Construction of residential flats, shops, industrial sheds, etc.

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

5. Temporary Diversion of Funds:

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

6. Shortfall in the funds:

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

7. Accounts of the Fund:

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

8. Annual Accounts of the Fund:

Within three months of the close of the financial year, the Implementing Agency shall submit a copy of the annual accounts of the Fund to the Board (i.e. Receipt and Pay Account for the month of March in Form A and Annual Statement of completed scheme in the financial year in Form B).

9. Inspection of the Accounts:

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

Form A

Name of the Implementing Agency: Month

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

RECEIPTS

PAYMENTS

Sl.No.	Sub-head	During the month	Progressive for the year	Sl.No.	Sub-head	During the month	Progressive for the year
1.	Balance B/F from previous year.			1.	Acquisition of land.		
2.	Contribution/Grant received from NCR Planning Board.			2.	Development of land.		
3.	State Govt./Implementing Agency's share paid into the Fund.			3.	Construction of Flats/Shops/Sheds etc.etc.		
4.	Sale proceeds of Flats/Plots/Shops/Sheds etc.			4.	Other Expenditure (residual heads for Misc. expenditure to be indicated objectwise)		
5.	Interest on Bank Deposits			5.	Transfer of funds to other sources/schemes.		
6.	Other receipts (residual heads of Misc. receipts to be indicated objectwise)			6.	Balance carried Forward.		
7.	Transfer of funds from other sources/schemes.						

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

Total :

Total

Signatures.

Annual Statement of Completed Schemes

Name of Implementing Agency.....

1. Name of the Scheme
2. Estimated cost.... Date of start.....Date of completion...
3. Actual expenditure
4. (i)a) Cost of Acquisition of land
b) Cost of Development of land
c) Cost of construction of flats/shops/sheds etc.
Total (i) :
(ii) Departmental charges levied on
percentage basis as per rules of
the agency.
(iii) Other Misc. expenditure.
Total (i) (ii) and (iii):
4. Amount of Revenue Generated:
a) Sale of plots/flats/shops etc.
b) Misc. receipts
Total receipts (a+b)
5. Net financial implication
(Difference of Col. 3 & 4)

AGENDA ITEM NO. 6

AVAILABILITY OF SERVICED LAND
SITES IN DMA AND PRIORITY
TOWNS FOR ALLOTMENT IN 1992-
93.

In the 26th meeting of the Planning Committee, while discussing the land availability in the various DMA and Priority towns for institutional uses, it was decided that a well designed institutional complex with commensurate residential accommodation and other essential services and amenities should be drawn up in an integrated manner which would attract both public and private sector offices for locating their offices in all the DMA and priority towns. The State Govt members were requested to prepare a detailed dossier on land availability in each of the DMA and priority towns for institutional purposes as well as terms and conditions of allotment thereof.

In this connection, it was brought to the notice of the Board, by the Delhi Administration, that rate for land for medical institutions is as high as Rs. 2,000/- per sq. mtr in NOIDA which is much more than the price charged from an NGO willing to set up a hospital in Delhi. The Ministry of Urban Development/Delhi Development Authority have issued guidelines regarding the cost of land to be charged from non-governmental Organisations for setting up medical facilities in Delhi. It may be noted that in order to decongest Delhi, it is imperative to provide social services like the specialised 'medi-care' in the satellite towns of NCR by inducing such facilities. The concerned authorities should, therefore, aim to attract private investment in providing urban social services at levels more or less comparable to that of Delhi which is as per the National Capital Region plan policy. The Communication received from the Health Secretary, Delhi Admn. and the guidelines issued by the Delhi Development Authority are enclosed. The Planning Committee may like to discuss these issues and also provide information as to the extent of land that could be allocated for such purposes and at what prices in 1992-93.

दिल्ली प्रशासन, दिल्ली

DELHI ADMINISTRATION, DELHI

5, शाम नाथ मार्ग, दिल्ली-110054

5, SHAM NATH MARG, DELHI-110054

Tel. No. 2528909, 2513101

D. O. No. : F.2/1/91-M&PH/ 610

दिनांक

Dated 11 Nov.1992

S P Aggarwal

स्वास्थ्य सचिव

HEALTH SECRETARY

Dear Sh. Noronha,

Historically people from outskirts have been visiting metropolitan areas presuming that better medical facilities would be available there. Due to this demand of patients and also of the local population most of the hospitals and diagnostic centres have been coming up in metropolitan areas. As the biggest metropolis of the Northern India, Delhi is no exception. As a result, while neighbouring State's medical facilities have been highly deficient, all voluntary organisations have been approaching Delhi Administration for allotment of land for setting up hospitals, both general & super-speciality, and also for simple diagnostic centres. With more and more emphasis on distributing facilities in the NCR area, it is of importance that the new medical facilities in the non-governmental sector also gets suitably dispersed in the NCR area, instead of clustering in the National Capital Territory of Delhi.

We had gone into the reasons for all non-governmental organisations trying to come to Delhi seeking allotment of land for setting up new medical facilities. While better infrastructural facilities certainly are a reason, because, the patients find it easier to reach these medical institutions in Delhi and also the specialists required for manning the facilities prefer to stay in Delhi because of better educational facilities and other supportive services, a very big disincentive in going to NCR area is the high cost of land. You would be surprised that in NOIDA the rate for land for medical institutions is as high as Rs.2000/- per metre, which is much higher than the price charged from an NGO willing to set up a hospital in Delhi. I am enclosing a copy of the latest guidelines issued by Ministry of Urban Development/Delhi Development Authority, about the cost of land to be charged from nongovernmental organisations for setting up medical facilities in Delhi.

You would kindly appreciate that lack of infrastructural facilities and supportive services are already substantial disincentives even for NGOs. Willing to set up medical institutions in NCR area. On the top of these, a much higher price of land there leaves these organisations no alternative, but to come to Delhi for setting up all medical facilities. While it is not to say that new medical institutions should not come up in Delhi, because even now the number of beds per 10,000 population in Delhi is much less than the norms laid down by WHO, there is a definite need for providing greater incentive to NGOs for setting up medical facilities in NCR area. Naturally infrastructural facilities and supportive services will take time in improving, but perhaps, as an incentive to NGOs land could be offered in NCR area at a price which is substantially lower than that charged in Delhi. Unless that is done, NGOs would continue to be enamoured of Delhi and seek to set up all medical facilities in Delhi.

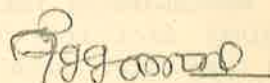
In order to ensure that the hospitals in Delhi cater only to the requirements of the population of Delhi and people from neighbouring States have no attraction in crowding the hospitals/diagnostic centres here, you may like to take up the matter with GDA, NOIDA and HUDA to allot land to NGOs who wish to promote hospitals/diagnostic centres with modern facilities at

a price which is much lower than that prevailing in Delhi.

I would be glad to furnish any further information that you may wish to have in the matter.

With kind regards,

Yours sincerely,



(S P Aggarwal)

Shri Cecil Noronha
Member Secretary
National Capital Region Planning Board
IOC Building
Janpath
New Delhi

Encl: as above



संख्या :
No. F.7(6)/90/IL/ 208

सेवा :
From Rakesh Nehari
Commissioner(Lands)
दे-रि :
To

DELI DEVELOPMENT AUTHORITY

विकास
VIKAS SADAN

I. N. A.

NEW DELHI 23rd March '92

Smt. Shailja Chandra,
Secretary(Medical),
Delhi Admin., 5 Sham Nath Marg,
DELHI.

Sub: Guidelines for allotment of land to various organisations for setting up medical facilities in Delhi.

Madam,

As you may be aware, Govt. of India has prescribed the following rates for allotment of land to hospitals vide their letter No.J-22011/2/91-LD dated 24th January, 1992:-

Category(i)

Purpose	Premium	Growth rent
Land for entirely charitable institutions (like charitable hospitals, orphanages, schools etc.)	Rs.10,000/-per acre for the first 2 acres and Rs.15.0 lac per acre for land in excess of 2 acres.	5% of the premium.

Category(ii)

Land for charitable institutions, serving lower strata of society and charging to the extent of running the institution.	Rs.3.0 lacs per acre for the first 2 acres and zonal variant institutional rates for area in excess of 2 acres.	5% of the premium.
--	---	--------------------

Category(iii)

Other institutions	Institutional rates viz. Zone-I Rs.62.40 lacs II Rs.48.80 lacs III Rs.39.00 lacs IV Rs.31.20 lacs V Rs.23.40 lacs VI Rs.19.50 lacs per acre	2-1/2% of the premium
--------------------	---	-----------------------

2. It may be pointed out that the land to registered societies is allotted at zonal variant institutional rates only if they are non-profit making bodies.



45/c.
(89)

संख्या :
No.

प्रेषक :
From

सेवा में
To

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

विकास सदन

VIKAS SADAN

आई. एन. ए.

I. N. A.

नई दिल्ली-23

NEW DELHI.....198...

- २ -

3. To effectively implement the above mentioned schedule of rates, the need for evolving sound guidelines is felt to ensure that the extent of concessional rates availed of by various organisations are commensurate with the services rendered by them to the society. For example, the category of highest concession mentioned at sub para (i) above can be given to organisations who do not charge any fees whatsoever for the services rendered by them to the beneficiaries and meet the entire cost of the project - both the capital cost as well as operating expenses, by means of grants or subventions from the Govt. or private donations.

4. Similarly, land at the concessional rates mentioned in sub-para(ii) above may be allotted to those organisations which do not seek any compensation from the lower strata of society and charge the remaining beneficiaries to the extent of covering the costs of running their institutions. In other words, in their case, the capital cost is fully met from charity, while they build across-subsidy in their fee structure to realise the operating costs, on a no-profit no-loss basis. For this purpose a suitable condition may be prescribed for free of charge treatment to a certain percentage of beneficiaries from lower strata of the society which can be subsidised by others for break even purposes.

5. For the 3rd category the only condition that may be imposed is that they do not siphon off profits for other purposes. Whatever profits are generated by them should be ploughed back into the project.

6. DDA has been making allotments to hospitals only on the recommendations of Medical Department, Delhi Administration. It would, therefore, be appropriate if while making such recommendations in future, Medical Department also clearly specifies as to which of the above sets of rates are to be applied for purposes of allotment of land to the sponsored institution in any particular case.

7. Needless to say, a suitable mechanism for monitoring the charitable character of the organisation on a regular basis will also have to be evolved by the Medical Department, Delhi Admn. For its own part, DDA will take appropriate action under the law to ensure compliance of the terms and conditions on which concessional rate allotment has been made available to the allottee.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
विकास सदन
VIKAS SADAN
घा.इ. एन. ए.
I. N. A.

88

नई दिल्ली-23
NEW DELHI.....198...

संख्या :
No.

प्रेषक :
From

सेवा में
To

- 3 -

8. While soliciting guidelines for concessional allotment of land to hospitals in Delhi from you, I am enclosing the applications of M/s KIWANIS Club of New Delhi who have applied for allotment of land for setting up an artificial limb centre on Jaipur foot technology and are claiming allotment of land at the maximum concessional rate vide above. Their case has been recommended by Social Welfare Department of Delhi Administration. As their case is held up solely for determination as to which of the 2 concessional rates of allotment, if any, are to be made applicable to them and suitable clarification in this regard may be sent to the undersigned at the earliest. The case of Venu Chandra Trust is also enclosed.

Yours faithfully,

Rakesh Behari

(Rakesh Behari)
Commissioner(Lands)

AGENDA ITEM NO. 7

WORK PROGRAMME FOR THE NCR
PLANNING CELLS FOR 1992-93 AND
REST OF 8TH PLAN PERIOD.

The NCR Planning Cells under the full financial assistance of the NCR Planning Board have been set up in the NCR states and Delhi UT at Meerut, Gurgaon, Jaipur and Delhi. All the Planning Cells have become fully functional and, all except Delhi UT are also equipped with vehicles, computer PC etc. The functions of the cells, inter alia, include preparation of the Sub-regional Plans for the respective sub-regions, coordination in the preparation of the Master Plans of priority towns and DMA towns and, in the new township projects, collection of data/information on the developments in the sub-region, monitoring of the implementation of the NCR Plan projects etc. The Planning Committee may discuss the work programmes for the Planning Cells for 1992-93 and the rest of the 8th Plan period as in the annexure.

The NCR Planning Cells are the field units of NCR Planning Board. As such, for effective discharge of their functions they ought to be located within the respective sub-regional areas. Furthermore, it needs to be ensured that they are not encumbered with any duties other than relating to NCR Plan and programmes. While for operational reasons they have been placed under the administrative control of the respective State Governments, it is expected that functionally they will act as the eyes and ears of the NCR Planning Board within their respective sub-regions.

- [illegible]

11

MINUTES OF THE 27TH MEETING OF THE PLANNING COMMITTEE
HELD AT 3.30 P.M. ON 27TH NOVEMBER, 1992, IN THE
OFFICE OF THE NCR PLANNING BOARD.

List of participants is annexed.

AGENDA ITEM NO.1 : Confirmation of the Minutes of
the 26th meeting of the
Planning Committee held on
August 24, 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) Sub-regional Plans :

It was noted that the Sub-regional Plans for
Haryana and Rajasthan were scheduled for discussion by
the Sub-Group on 16th and 17th December, 1992
respectively, and that the same, along with the
observations and recommendations of the Sub-Group would
be placed before the Planning Committee on the 18th
December, 1992 and the NCR Planning Board in January,
1993.

(ii) Review of Regional Plan 2001 :

The present stage of progress was noted with
respect to the following :

- a) Studies
 - i) Demographic Profile of NCR
 - ii) NCR's Economy and Industrial Development
 - iii) Traffic and Transportation
 - iv) Water Supply and Sanitation
 - v) Environment and Ecology.
- b) Study Groups
 - i) Power
 - ii) Telecommunications
- c) Workshop on Housing Strategy.
- d) Geographical Information System : For developing a comprehensive, in-house computer-based spatial and non-spatial information system as well as planning capability for NCR in consultation with the Space Application Centre, Ahmedabad.

- e) Base Maps : For review and revision of the Regional Plan-2001 land uses based on upto date topographical data.

The Committee also noted that the Study relating to land supply and demand in NCR towns had been dropped on the recommendations of the Steering Group.

AGENDA ITEM NO.3 : Consideration of Audio-visual presentation of the relevant VIII Plan programmes of the Central Ministries - Railways, Surface Transport, Telecommunications and Power and also Delhi Administration.

The Committee previewed the audio-visual presentation which had been prepared as a follow-up to the 15th meeting of the NCR Planning Board held on 14th September, 1992, which was addressed by the Prime Minister. It was noted that the presentation sought to highlight the plans, priorities and problems relating to the Central Sector component covering the Ministries of Railways, Telecommunications, Surface Transport and Power, on the one hand, and that of Delhi Administration, on the other. Member Secretary stated that the meeting between the Prime Minister and the concerned Central Ministries as well as L.G. of Delhi was yet to take place; however, he was hopeful that the same would be scheduled by Prime Minister Office immediately after the current session of the Parliament. Accordingly, the next meeting of NCR Planning Board, where the counter-part infrastructure development programmes of the member States were due to be discussed with the Prime Minister, would have to be postponed from December, 1992, to a suitable later date early in the New Year.

The Principal Secretary, Government of Uttar Pradesh, Shri R.S. Mathur, suggested that the issue of shifting Central Government and other public sector offices from Delhi should be given more prominence, given the ready availability of land for such purposes along with commensurate housing in the various satellite towns. Member-Secretary explained that the proposal being placed before the Prime Minister was to make the Ministry of Urban Development a nodal agency for implementation of this all-important policy requirement of Regional Plan - 2001. Once this was done, it would be possible to bring about the desired decentralisation and dispersal of Govt./Public sector offices and staff within a definite time-frame, he felt.

Dr. Maudgal, Advisor, Ministry of Environment and Forests, expressed the view that issues relating to the preservation and improvement of the environment in NCR as a whole should be highlighted indicating the limits imposed by 'carrying capacity' of the region vis-a-vis the proposed development of the urban infrastructure, as also the need to minimise environmental degradation through timely measures such as the recycling of water. Explaining the limitations imposed by the scope of the presentation, Member Secretary assured Dr. Maudgal that the broad environmental issues cited by him were being looked into separately as part of the mid-term review of Regional Plan - 2001.

Dr. Maudgal also said that the proposals for augmentation of water supply in Delhi as depicted in the presentation did not seem realistic as the principal sources of water supply envisaged like the Tehri Dam, Kishau and Renuka Dams were still in a nebulous or uncertain state. Member Secretary held that this was exactly the point which was sought to be made before the Prime Minister.

Shri D.N. Basu, Advisor, Planning Commission, indicated that in his view, the proportionate population target assigned for Delhi UT in 1997 as per Regional Plan - 2001 should be taken as the overall criteria for assessing the Plan allocations and budgetary requirements of Delhi UT for the VIII Plan period.

In this context, Shri Bansal, Joint Director, Delhi Development Authority, said that the present population of Delhi UT was likely to be not less than 100 lakhs. As such, the ad hoc population target of 103 lakhs for 1997 as projected by NCR Planning Board seemed unrealistic to him. Member Secretary explained that given the urgency of bringing about a substantial deflection of population from Delhi by 2001 - A.D. (which was at once the rationale of NCR Planning Board Act as well as the committed goal of NCR Planning Board) all the constituent, member Governments including that of Delhi UT, would have no option but to strive their utmost to achieve this seemingly impossible target. It was therefore imperative for Delhi Administration (as well as DDA and other local bodies) to prepare detailed plans and projects to decongest Delhi and reduce its rate of growth, in conformity with the policies, goals and priorities set further in Regional Plan - 2001. Shri Bansal was accordingly requested to keep this consideration uppermost while preparing the draft NCR Sub-regional Plan for Delhi in the first instance.

AGENDA ITEM NO.4 : Steps to be taken by State Governments / Delhi Administration for implementation of newly approved strategies for promoting accelerated growth of satellite settlement areas.

Shri D.N. Basu indicated that the VIII Plan allocation of Rs.200 crore by the Centre under State sector was to be matched collectively by the member constituents of NCR. He accordingly wanted some assurance from the respective State Governments in this regard. Responding to the enquiry, Shri R.S. Mathur categorically stated that the principle of matching contribution by Member State Governments was acceptable. However, as this was likely, to impose a substantial burden on the respective States Exchequers, he indicated that the precise modalities (as well as phasing) of the State Governments releases in this regard would have to be carefully worked out.

Member Secretary pointed out that matching fund support by State Governments was assured if past experience was any guide, considering the three State Governments together had released more than twice the funds provided by NCR Planning Board by way of loan assistance for implementation of NCR - related projects in VI and VII Plans. He also explained that out of the expected Central Plan allocation of Rs.200 crore only Rs.20 crore was being asked for by NCR Planning Board in the current year and Rs.50 crore in 1993-94, with the balance to be sought in roughly equal instalments for the remaining 3 years of the VIII Plan.

Shri B.L. Mehra, Addl. Chief Planner, Govt. of Rajasthan stated that his State Government had so far allocated a sum of Rs.17 crore for NCR Plan implementation during the VIII Plan period.

Member Secretary stated that while this sum might adequately cover the Rajasthan Government's share of matching grants for NCR for the first 2 years i.e. 1992-93 and 1993-94 some additional Plan provision might be necessary in the annual plans of Rajasthan Government for the remaining 3 years, if the Rajasthan sub-region of NCR was to get its full share of the stepped up outlay proposed for investment in new townships during VIII Plan. Member Secretary further explained that the precise requirement of funds to be provided every year by each constituent member Government, in the shape of matching grants for implementation of the State sector investment programme of the NCR Planning Board in VIII Plan, was something

that would have to be worked out by the Planning Committee and placed before the NCR Planning Board as soon as possible. In the meantime, representatives of member States present would do well to take up the matter with their respective Governments and ensure that adequate provision was made for the timely release of matching grants for NCR - related schemes, keeping in view the budgetary provisions for 1992-93 as well as budgetary proposals for 1993-94 relating to NCR Planning Board, vide above. Member Secretary also pointed out that this was one of the items that would have to be taken care of when the Annual Plan discussions of the respective member States were held in December, 1992.

AGENDA ITEM NO.5 : Constitution of Revolving Fund for accelerated development of urban infrastructure in NCR.

The subject was deferred for consideration at the next meeting.

AGENDA ITEM NO.6 : Availability of services land sites in DMA and Priority Towns for allotment in 1992-93.

Shri G. Srivastava, Joint Secretary (Medical), Delhi Administration, said that the premium charges for allotment of land to various institutions setting up medical facilities in Delhi were considerably lower than those in a neighbouring DMA towns such as NOIDA. This acted as a disincentive to NGOs who were otherwise willing to set up hospitals in NCR outside Delhi and ran counter to the objectives of Regional Plan - 2001. He, therefore, suggested that minimum land rates should be fixed for such allotments throughout NCR. Agreeing with this view, Shri Bansal of DDA, mentioned that a big hospital was essential for a place like NOIDA which was designed for a population of 5.5 lakh. Absence of such local medical facilities in DMA and other satellite towns in NCR, due to erroneous land pricing policies would lead to the over-dependence on Delhi hospitals for treatment which should be discouraged from all points of view. Shri R.S. Mathur informed the Committee that Ghaziabad Development Authority were offering sites for provision of medical facilities at 40% less than the highest predetermined rate for residential land. Shri B.D. Gulati mentioned that for land earmarked in Gurgaon for a super speciality hospital, the premium charges were fixed at 100% of the acquisition cost plus only 50% of the land development cost. Member Secretary suggested that a comparative study should be made of the prevailing rates for such

land allotments in Delhi and various satellite towns in DMA, in the first instance. He indicated that a detailed note would be prepared and placed before the next meeting of the Planning Committee, for further consideration.

AGENDA ITEM NO.7 : Work programme for the NCR Planning Cells for 1992-93 and rest of VIII Plan period.

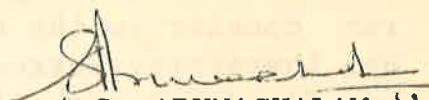
For want of time, the subject was deferred for consideration to the next meeting.

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

No.K-14011/76/92-NCRPB
NCR Planning Board,
7th Floor, 'B' Wing,
Janpath Bhavan, Janpath,
New Delhi - 110001.

New Delhi, the 14th Dec., 92.

Copy forwarded to all the participants.


(S. ARUNACHALAM)
Sr. Planning Engineer.

LIST OF PARTICIPANTS IN THE PLANNING COMMITTEE MEETING
HELD AT 3.30 P.M. ON 27.11.1992 IN THE OFFICE OF THE
NCR PLANNING BOARD.

1. Sh. Cecil Noronha, In Chair
Member Secretary,
NCR Planning Board.
2. Shri R.S. Mathur,
Principal Secretary,
Housing and Urban Development,
Govt. of Uttar Pradesh,
Lucknow.
3. Shri D.S. Meshram,
Chief Planner,
T & CP Organisation,
I.P. Estate,
New Delhi - 110002.
4. Shri V. Kalyanasundaram,
Telecom (ADG TPV)
5. Shri S. Kumar,
Director (MTP),
Railway Board.
6. Shri S. Maudgal,
Adviser (1A-1),
Deptt. of Environment,
Ministry of Env. & Forest,
CGO Complex, Lodi Road,
New Delhi.
7. Shri D.N. Basu,
Adviser (HUD)
Planning Commission,
New Delhi - 110001.
8. Shri V.K. Soni,
Regional Chief,
HUDCO House, Lodi Road,
New Delhi - 110003.
9. Shri B.D. Gulati,
Chief Coordinator Planner,
Sub-region, NCR,
Kothi No.1095, Sector-4,
Gurgaon, Haryana.

10. Shri B.L. Mehra,
Addl. Chief Planner,
Town & Country Planning Deptt.,
Govt. of Rajasthan,
Jaipur.
11. Shri H.D. Girdi,
Jt. Secretary,
L & B
12. Dr. S.P. Bansal,
Jt. Director,
D.D.A.
13. Shri A.P. Pathak,
E.E. (R) Plg.,
Ministry of Surface Transport,
Roads Wing.
14. Shri R. Anandakumar,
Addl. Director,
Ministry of Environment & Forests,
New Delhi.
15. Shri K.T. Gurumukhi,
Addl. Chief Planner,
TCPO
16. Shri Ashok Kumar,
Deputy Director,
CEA.
17. Shri R. Parthasarathy,
Secretary,
A.M.D.A.
18. Shri G. Srivastava,
Jt. Secretary (MCD)
Govt. of Delhi.
19. Dr. A.L. Aggarwal,
NEERP

NCR Planning Board

1. S/Sh.S. Arunachalam, S.P.E.
2. R.P. Rastogi, R.P.
3. J.N. Barman, A.P.
4. V.K. Thakore, S.R.O.
5. P. Jayapal, A.T.P.
6. M.M.A. Baig, A.T.P.
7. Manmohan Singh, R.O.
8. P. Sisupalan, R.O.