

NCR PLANNING BOARDAGENDA FOR THE 15TH MEETING OF THE NCR PLANNING BOARD TO BE HELD ON 14TH SEPTEMBER, 1992.

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Note:

(i) The above agenda will be taken up at 1.00 pm or after the conclusion of Hon'ble Prime Minister's address and his departure from the Conference Venue.

(ii) Lunch has been arranged in the Conference Venue (Parliament House Annexe) for all Members of the Board and official invitees, at 1.30 pm.

(iii) If the Members of the Board so desire, the meeting will be resumed after lunch, in order to provide as much time as may be needed for the conclusion of the deliberations.

MINUTES OF THE 15TH MEETING OF THE NATIONAL CAPITAL
REGION PLANNING BOARD AT 12.00 NOON ON SEPTEMBER 14,
1992 AT PARLIAMENT HOUSE ANNEXE, NEW DELHI.

List of participants is annexed.

Extending a cordial welcome to the Hon'ble Prime Minister, **Smt. Shiela Kaul, Chairperson, NCR Planning Board**, said that Prime Minister's presence at this, the 15th meeting of the Board, was a clear indication of his deep and abiding interest in matters relating to the well-being of the capital city. She recalled the 1st meeting of the Board which was inaugurated by the former Prime Minister, the late Shri Rajiv Gandhi, in June 1985, and stated that since then, with the sincere cooperation of the member Governments, concerned Central Ministries and Delhi UI Administration, the Board had made substantial headway in pursuing its over-all goals through the framing of the Regional Plan-2001 and formulation of various sub-regional and functional plans, which formed the basis for the VIII Plan investment programme for development of NCR.

Referring to the pressing need for securing a substantial dispersal of the economic activities now concentrated in Delhi, the Chairperson stated that this objective was proposed to be achieved in a time-bound and effective manner by developing new townships, on balanced and eco-friendly lines, throughout the Region.

Through a series of graphic images forming the first part of a 15-minute visual presentation, Chairperson drew the attention of the Prime Minister and other dignitaries present, to the emerging scenario in the nations' capital city, where the phenomenal population growth over the past three decades had given rise to serious imbalances in the supply of basic services and facilities, leading to an all-round deterioration in the urban environment. Ascribing Delhi's present population pressure to incessant in-migration which had escalated to about 20 lakh during the decade 1981-91, she pointed out that the 3 NCR member States alone accounted for over 70% of the migrant population in Delhi. While the lure of employment opportunities and pull of families ties were the major reasons for in-migration, the basic factors involved were the built-in incentives to the

concentration of economic activity in the shape of a liberal industrial policy, a relatively low tax structure, a highly subsidised infrastructure and also a higher per-capita plan investment vis-a-vis the adjacent States, all of which had transformed Delhi's functional ethos from that of a political and administrative city to an industrial and commercial one, in the space of thirty years.

The various policy packages and developmental priorities enunciated in the Regional Plan 2001 for containing this problem over the coming decade, by balancing the growth rate of Delhi with the remaining the balanced and harmonious development of the rest of NCR, were briefly presented in visual terms. It was explained that 8 towns which had been specifically identified in Regional Plan-2001 as 'priority towns' were being targeted for accelerated population growth which would have to stepped up to an average rate of 150% over the decade 1991-2001, as against the present level of 44%, in order to enable them to collectively accommodate the additional 20 lakh population which was otherwise expected to migrate to Delhi during this period. To achieve this all-important objective, Regional Plan 2001 envisaged that the principal employment generators viz., industrial manufacturing units, wholesale distributive trades and administrative complexes of the Central Government/public sector enterprises, would need to be decentralised and dispersed over the wider spatial area of NCR with simultaneous action being taken to develop the physical linkages between all the major satellite towns, comprising roads, railways, telecommunications and power networks, so as to convert the NCR as a whole into a well-integrated economic entity. The need for developing 5 counter-magnet areas outside NCR, one each in Punjab, Haryana, Uttar Pradesh, Madhya Pradesh and Rajasthan, to absorb potential migrants to NCR, was also mentioned.

Describing the basic strategy now proposed for promoting the rapid growth of the said priority towns, Chairperson, in the concluding part of her visual presentation, explained that the VIII Plan development programme for NCR would cost Rs.2840 crore of which Rs.1513 crore, comprising the State Sector component, was expected to be raised through a judicious mix of public and private sector investments. In this context, Chairperson welcomed the special allocation of Rs. 200 crore by way of budgetary support from Central Government to the NCR Planning Board in the VIII Plan period. She indicated that by utilising this grant as

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seed money the Board would endeavour to generate the entire State sector requirement of Rs. 1513 crore, subject to matching contributions being received from member State Govts, Delhi Administration and various agencies in the field of institutional housing finance. The bulk of these funds would, in turn, be earmarked for the development of new townships in the vicinity of the identified priority towns in NCR. These new townships would accordingly be planned to accommodate the additional population targets assigned to them as per Regional Plan-2001, and developed in a rapid but orderly way around core economic activities, so as to provide, as far as possible, all the essential services and social amenities, along with adequate employment opportunities and commensurate residential housing. on norms and standards not lower than that of Delhi.

In this context, the need for setting up of a separate financial institution called NCR Development Finance Corporation as a subsidiary to the NCR Planning Board, in order to ensure that the financing of such a large investment programme was organised on professionally sound banking lines, was highlighted. Chairperson also referred to the intention to involve the private and cooperative sectors in the development of the new townships and their core economic activities as well as the requisite facilities for power generation, surface transport and housing, wherever the financial viability of these projects was assured.

Coming to the role of the Central Ministries, particularly those of Railways, Energy, Surface Transport and Telecommunications, in providing the various regional-level linkages envisaged in NCR VIII Plan investment programme, Chairperson revealed, in her presentation, that their share collectively amounted to Rs. 1327 crore. While substantial provision had already been made by these 4 Ministries in that direction, no firm commitments were, however, forthcoming in the shape of special sectoral NCR sub-plans drawn up to cover all the requisite priority schemes comprised in the NCR investment programme in the Central Sector. Similarly, Delhi UT Administration which had a concomitant role to play in the decentralisation and dispersal of economic activities, as also the Govt. of India with regard to shifting out of Govt. and other public sector offices, would be required to draw up concrete and effective schemes in this behalf and earmark adequate funds for their implementation in VIII Plan period.

On the conclusion of the visual presentation, Chairperson, NCR Planning Board, requested the Prime Minister to address the meeting.

The Prime Minister, at the outset, expressed his appreciation of the efforts being made by the Board to find effective measures to put a cap on the burgeoning population of Delhi by way of a planned dispersal of the various industrial, administrative and trade activities now concentrated in the capital city. In this context, he endorsed the Board's proposed strategy of promoting the accelerated growth of selected NCR towns as a step in the right direction. Prime Minister also observed that such a move, while attracting potential migrants away from Delhi, was likely to induce many inhabitants of the core city to settle in other parts of the NCR. He, however, apprehended that the sum of Rs. 200 crore provided in the VIII Plan by way of budgetary support to the NCR Planning Board, might not be adequate by itself to fund such a large investment programme.

Secretary Urban Development, Shri R.K. Bhargava, clarified that the Board was proposing to use the said grant of Rs. 200 crore as the equity base for floating a special financial corporation as a subsidiary of the Board. In this way and with the matching equity contribution of State Governments, UT of Delhi and various housing development banks and other financial institutions, taken together, as well as the generation of internal resources it should be possible for the Board to raise at least Rs. 1000 crore by way of owned as well as borrowed funds for development of the new townships. He also informed the Prime Minister that this was distinct from the Plan funds to be made available directly by the various Central Ministries represented on the Board, for the implementation of essential projects for the improvement, upgrading or creation of essential, regional-level linkages relating to railways, national highways, and power and telecommunications systems during the VIII Plan period. He mentioned that the possibility of obtaining institutional loan support backed by the professional expertise of the private sector, for the construction of expressways in NCR, was also being actively explored.

Shri Jagdish Tytler, Minister for Surface Transport, interjected to say that several planned new townships had already come up at Ghaziabad, NOIDA and Gurgaon, which formed part of the metropolitan area bordering the Union Territory. He felt that if the

Shri Lalji Tandon, Minister for Urban Development, Govt. of Uttar Pradesh speaking on behalf of the Chief Minister of Uttar Pradesh, who was unable to attend the meeting, endorsed the views expressed by the Chief Minister of Rajasthan, while making the following specific observations:

- i) A lot of land that had already been developed in the NCR towns of Meerut and Ghaziabad in Uttar Pradesh, with a view to accommodating activities that were to be shifted from Delhi, including Central Government offices, and providing concomitant housing and other facilities, still remained unutilised. The Government of Uttar Pradesh was not in a position to use the land for any other purpose. Such vacant lands were also more vulnerable to the problems of encroachment and required expensive protection measures.
- iii) The development of infrastructure at the regional level should be taken up immediately by involving financial institutions and private sector participation, so as to implement the proposed development strategy without further loss of time.

Shri Sheetla Sahai, Minister of Water Resources, Government of Madhya Pradesh, who was deputising for his Chief Minister, highlighted the following aspects regarding the development of Gwalior, which had been designated as a counter-magnet town in Regional Plan-2001.

- i) 20,000 acres of land, which was rocky in nature and unfit for agriculture, had been acquired, and arrangements had also been made for supply of water to an urban population of 50 lakh.
- ii) Facilities such as railway station, a national highway and other transportation linkages were already available in the said counter-magnet town. Power supply would not be a problem either.
- iii) The concept plan for this new township in Gwalior City was under preparation. Economic activities and administrative offices to be shifted from Delhi could be provided with developed sites, along with offices of the State Govt. to be relocated from the old city of Gwalior.

In view of these developments, Shri Sheetla Sahai requested the Central Government to immediately identify the specific offices and activities to be

shifted to Gwalior under Regional Plan-2001 and intimate the same to Government of Madhya Pradesh accordingly, so as to enable the State Government to anticipate and provide for their relocation in an integrated way.

Shri Sheetla Sahai also suggested that Shatabdi Express should start in the morning from Gwalior and return from Delhi in the evening which would greatly benefit the commuters from Gwalior working in Delhi.

While thanking the Chief Ministers and other State Ministers for their valuable observations and suggestions, Prime Minister expressed the view that having regard to seriousness of the problems of the capital city, a pragmatic approach was called for on the part of all concerned, to restrict further population pressure on Delhi and develop the NCR as a whole by the stipulated year of 2001 A.D. Bearing in mind that this target date was less than a decade away, the Prime Minister stressed the crucial importance of developing the infrastructure at both regional and local levels as a pre-requisite for fulfillment of the goals and objectives of the Regional Plan. With provision of the requisite infrastructure being the cornerstone of the development strategy to be adopted by the Board in the VIII Plan period, Prime Minister exhorted the Central Ministries to give a lead in this direction. Accordingly, he desired that sector-wise plans for development of the physical infrastructure at the regional level be finalised by the respective Ministries and that a comprehensive action programme be drawn up and submitted to him, in one month's time, spelling out the details of the specific projects and programmes, year-wise outlays and overall work schedules proposed for purposes implementation of the NCR investment plan in the Central sector.

4. Prime Minister also indicated that once these sector-wise investment programmes of the Central Government were finalised at his level he would like to have a similar meeting with the Chief Ministers of member States within the next 2 to 3 months, to help firm up the counterpart investment programmes of NCR Planning Board for infrastructural development in the State sector.

The Lt. Governor of Delhi, Shri P.K. Dave, while expressing his gratitude to the Chief Ministers of Uttar Pradesh and Haryana, for giving sympathetic consideration to Delhi's critical water supply problems, drew the attention of the Prime Minister to

the need for hastening the completion of Renuka and the Kishau Dams, along with requisite supply channels, to make up for the possible delay in obtaining Delhi's share of the Tehri Dam releases which, he felt, might not materialise on schedule. Prime Minister informed Lt. Governor, Delhi, that he would also be reviewing the specific policies, plans and projects formulated by Delhi UT Administration in the context of NCR development priorities, at the time of his proposed meeting with the Central Ministers concerned. He indicated broadly that in addition to the pressing problem of additional water supplies to meet the essential needs of the capital city, there were several equally relevant and important issues concerning Delhi Administration, e.g. the proposed rationalisation of sales tax structure and decentralisation and dispersal of economic activities, which needed to be looked into on top-most priority.

Concluding his remarks, the Prime Minister reiterated his desire to see that the various policy imperatives and infrastructural development projects of the Regional Plan-2001 were brought into being in accordance with a definite time-table, by all concerned, viz. Central Government, Member States and Delhi UT, together with the support of financial institutions and the involvement of the private sector, wherever feasible, under the aegis of the NCR Planning Board.

After the departure of the Prime Minister, Board took up the specific items on the agenda for consideration and decided as follows:

Agenda Item No. 1 : Consideration of the Minutes of the last meeting of the Board held on June 3, 1992.

The minutes of the meeting were confirmed.

Agenda Item NO. 2 : Review of the action taken on the decision of the Board in its last meeting.

The following is a gist of the discussions which took place in the course of the review.

1) The Chief Minister of Haryana, **Shri Bhajan Lal**, said that the draft plan for the Haryana sub-region of NCR had been sent to the Board for its comments.

Chief Minister, Haryana also referred to the final notification dated 7.5.92 issued by the Ministry of Environment and Forests, restricting development activities in the districts of Gurgaon and Alwar of

NCR. Shri Kamal Nath, Minister of State for Ministry of Environment and Forests, assured the members of the Board that the entry under item (iii) of the Table annexed to the said Notification of 7.5.1992 relating specifically to Gurgaon district in Haryana State was proposed to be withdrawn and that a letter was being issued by his Ministry to that effect. While welcoming this amendment, Chief Minister of Haryana raised the specific issue of the development schemes around Sultanpur Bird Sanctuary, which had been hit by these restrictions. Shri Kamal Nath said that there were protests of a similar nature from Rajasthan. He indicated that the need for preparation of a specific master plan for each of wild life reservation areas in Gurgaon and Alwar districts within whose ambit appropriate development activities could be taken up. Shri Ojha, Chief Secretary, Haryana, mentioned that he had already discussed the issues arising out of the notification with the Minister of Environment and Forests and that, as desired by the latter, a comprehensive note would be sent by Govt. of Haryana to Ministry of Environment and Forests. He mentioned that it had also been agreed that a joint committee would be constituted to thrash out the various problems involved.

RAJASTHAN

It was noted that a draft of Sub-regional Plan had already been submitted to the NCR Planning Board. The Board was also informed that fresh projects in line with the new strategy for development of NCR would be formulated for Alwar district and sent to the Board soon.

DELHI

Lt. Governor, Delhi, Shri P K Dave, reiterating the seriousness of water supply problem in Delhi, desired formulation of a special overall plan for sharing of river waters in the Region. The Chief Minister of Haryana indicated his willingness to help resolve the crisis.

MINISTRY OF ENERGY

Minister of State for Power, Shri Kalp Nath Rai, made the following points:

- i) The power tariff in Delhi continued to be the lowest in the entire NCR. This alone had induced many industries to locate in Delhi. As a matter of fact, the charges for all the basic services were lower in Delhi than in the adjacent States.
- ii) As much as 50% of the power supply was being pilfered in Delhi.

The Chief Minister of Rajasthan, Shri Bhairon Singh Shekhawat, stressed the following aspects:

- i) To contain and control the population growth of Delhi, there were certain steps that immediately suggested themselves where no financial expenditure was directly involved. For instance, specific activities in the field of manufacture, trade and commerce which were concentrated in Delhi UT ought to be decentralised. The commodity tax regime of Delhi UT should accordingly be rationalised keeping in view the corresponding tariff structure obtaining in Haryana, Rajasthan and Uttar Pradesh as well as the NCR goal of reducing unnecessary goods traffic in Delhi.
- ii) Some of the Central Government offices which need not necessarily be in the capital city should be moved out without further delay.
- iii) There were certain essential infrastructural facilities which were required at the regional level in order to link the identified nodal centres with Delhi and should be developed quickly by the Government of India. The Rajasthan Government would fully cooperate in the implementation of such projects so far as their sub-region was concerned.
- iv) Transport operators in the NCR as a whole should be governed by a uniform set of rates and regulations with provision being made for private sector participation.
- v) Encroachments in the form of squatter settlements were rapidly increasing in Delhi not merely because of the attractive employment opportunities open to squatter-migrants in the city but because, of the absence of sufficient deterrent action to make such encroachments counter-productive. In Rajasthan, several remedial measures had been adopted which had proved to be an effective antidote to the proliferation of squatters on public land, such as the framing of special laws to place the burden of proving their ownership of such lands on the squatters themselves coupled with the establishment of a dedicated police force to remove public encroachments.
- vi) A well-coordinated action plan for development of NCR involving the State Governments, Central Ministries and Delhi UT should be prepared and supported financially through equity-based investment.

respective State Govts, replicated these efforts by developing the other priority towns of NCR, in the manner envisaged, there was no reason why the objective of decongesting Delhi should not be fulfilled within the proposed time-frame.

Prime Minister responded by requesting the Chief Ministers present to offer their viewpoints and suggestions on this and other related aspects of the Board's regional development plan and investment priorities.

The Chief Minister of Haryana, Shri Bhajan Lal, opened his speech with the remark that Delhi being the capital city of the nation, its problems were the concern of every citizen of the country. He also made the following specific points viz:

- i) The National Capital Region Planning Board, which had come into being as recently as March, 1985, was hitherto unable to make substantial progress in the implementation of the Regional Plan 2001 for want of adequate resources at its disposal;
- ii) The rapid growth of Delhi was due to its superior infrastructure, concessional tax structure, and other incentives for functioning of economic activities such as industry, trade and commerce, that served as a magnet for migrant population hailing from adjoining areas and other parts of the country. This unremitting increase in population was leading to overcongestion, traffic bottlenecks, proliferation of slums and other serious pollution problems.
- iii) It ought to be recognised that the population pressure on Delhi would not have been so serious as it was today, had the adjacent urban areas of Haryana been able to grow in accordance with their respective development plans. On the other hand, inadequate development of regional infrastructural facilities through upgradation of national highways, improvement and expansion of rail systems and extension of facilities for power supply, had hampered development of the satellite towns. It seemed paradoxical, therefore, that while Haryana was proposing to undertake urban development projects in their sub-region of NCR for a total of Rs. 1800 crore during the 8th Plan the corresponding investment outlay envisaged by the Board for the entire NCR amounted to a mere Rs. 2840 crore.

AGENDA ITEM NO. 1: CONFIRMATION OF THE MINUTES OF THE 14TH MEETING OF THE BOARD HELD ON JUNE 3, 1992.

The minutes of the 14th meeting of the National Capital Region Planning Board held on 3rd June, 1992, (Copy enclosed for ready reference) were circulated on 20.7.1992. The Board may kindly confirm the minutes.

AGENDA ITEM NO. 2: ACTION TAKEN ON THE DECISIONS OF 14TH MEETING OF THE BOARD.

Item No. 1: Confirmation of the minutes of the last Board meeting held on 30th June, 1992.

- The Board confirmed the minutes.

Item No. 2: Actions taken on the decisions of the last meeting held on 30th June, 1992.

- Action taken were noted by the Board.

Item No. 3: Business transacted by the Planning Committee and Project Sanctioning and Monitoring Group (PSMG).

- This was noted by the Board.

Item No. 4: Statement of Loans and Advances for the year 1991-92.

- The information provided was noted by the Board.

Item No. 5: Annual Report of the NCR Planning Board for the year 1991-92.

- The Board approved the report.

No action was required to be taken on the aforesaid items.

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Item No. 6: Sub-Regional Plan for Uttar Pradesh Sub-region.

The Board approved the Sub-regional Plan for Uttar Pradesh Sub-region along with the following suggestions to be communicated to the State Government:

1) The Master Plans for the proposed Sub-regional Centres should be prepared in a time-bound manner.

2) Land use changes made vide Government of Uttar Pradesh Gazette Notification dated 22.4.1991 in respect of Indirapuram at Ghaziabad from 'recreational' to 'residential' use may be confined only to those parts where planning commitments have already been made.

3) Any further major landuse change in Ghaziabad may not be effected without consulting the NCR Planning Board.

4) The Sub-regional Plan will be a statutory document and, hence, it would be advisable that the Map indicating the proposed landuse-2001 in U.P. Sub-region should be prepared in 'colours' and made fully 'legible'. The Board shall be able to provide such assistance as may be required by the State Government in the publication of this Plan.

- Approval of the Sub-regional Plan for UP Sub-region and the suggestions were communicated to the Govt. of UP vide Board's office letter No.K-14011/50/90-NCRPB dt 5.8.1992.

R DECISIONS AND ACTION THEREON:

Decisions

Action Taken

NCR PLANNING BOARD

Initiate action for formulation and implementation of projects.

i. a) & b) A paper on 'Basic Strategies and Financing Mechanisms for Implementation of 8th Five Year Plan Investment Programme for NCR Development' is being placed separately before the Board for approval vide agenda item No.3. Further action to strengthen and restructure the NCRPB will be taken in the light of the decision of Board thereon.

(a) Facilities to be created in the NCR Planning Board for rendering assistance to the participating States.

(b) Strengthening of National Capital Region Planning Board with financial and administrative powers enabling it to take up selected projects by itself.

Review of the Regional Plan-2001 for NCR-Studies, Surveys, Expert Papers and Seminars to be completed for initiating review.

ii. In the context of the mid-term review of Regional Plan-2001, the terms of reference for the following studies i.e.

i) National Capital Region's Economy and its Development Potential, ii) Land Supply & Demand in NCR Towns; and iii) Water Supply and Sanitation including sewerage, have been prepared. Action for (a) preparation of expert paper on the demographic profile in NCR and (b) holding consultations on the transport sector, has also been initiated.

Detailed investment proposals for development during the Eighth Plan

iii. Detailed proposals will be worked out on the basis of the Board's decision on the "Basic Strategies and Financing Mechanisms for Implementation of the 8th Five Year Plan Investment Programme for NCR Development" which is separately being placed before the Board vide agenda item NO.3

II STATE GOVERNMENTS

1. HARYANA

The Members from Haryana may kindly apprise the Board of the present status and progress of action taken on these items.

i. Finalisation of Sub-regional Plan for Haryana.

ii. Construction of Link Road from NH-8 to connect Bhiwadi.

iii. Preparation of NCR Projects in State Sector.

2. RAJASTHAN

The Members from Rajasthan may kindly apprise the Board on present status and progress of action taken on these items.

i. Finalisation of Sub-regional Plan for Rajasthan.

ii. Preparation of NCR Projects in State Sector.

3. UTTAR PRADESH

The Members from Uttar Pradesh may kindly apprise the Board on the present status and progress of action taken on these items.

Preparation of NCR Projects in State Sector.

III UNION TERRITORY OF DELHI

i. Permanent arrangements for sharing of Yamuna Water for Delhi UT.

The Members from Delhi Administration may kindly apprise the Board on the status and progress of action taken on these items.

ii. Long-term solution for water crises in Delhi.

iii. Rationalisation of Fiscal structure in Delhi.

iv. Decentralisation of Regional Wholesale Trades outside Delhi UT.

v. Pollution Control measures in Delhi.

CENTRAL MINISTRIES

RAILWAYS

Railway Line around Delhi U.T. facilitating commuters traffic.

- i. Allocation of more funds for development of rail network in the National Capital Region.

- ii. Construction of Rail Bypass connecting Khurja-Bhiwadi-Rewari.

- sl
dv. Running of fast train between
d Gwalior and Delhi. (in the
o morning from Gwalior).

Electrification of Rail Line between Muradnagar and Meerut.

DEPARTMENT OF TELECOMMUNICATIONS

Improving telecom facilities in Delhi Metropolitan Area towns.

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A DO letter has been written to the Chief Engineer (Plg), Railway Board. The item-wise position as ascertained from Ministry of Railways is as follows:-

- i. This was examined and found not feasible.

- ii. As the proposed overall investment requirement in the 8th Plan has been pruned from Rs. 41,600 to Rs. 27,200 crores, it may not be possible to allocate more funds for NCR development.

- iii. Final location survey will be completed by the end of 1993-94 financial year.

- iv. This is already in force. Member Railway Ministry may kindly clarify at the meeting.

- v. After completion of Delhi-Ambala line, Muradnagar-Meerut will be taken up, in all probability during VIII Plan period itself.

The Ministry of Communications Deptt of Telecommunications vide their letter No.5-22/84-LTP(S) has communicated that in the 8th Five Year Plan, a total of 3.67 lakh lines are proposed for the NCR towns on an outlay of Rs. 995 crores, with an objective of providing telephones on demand by the end of the 8th Plan.

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- ii. Allocation of more funds for development of NCR

ii) Against the over-all Plan proposals of Rs. 40,555 crores, actual provision amounting to Rs. 25,137 crores only is reported to have been provided for telecommunication sector in the 8th Plan. Accordingly, it may not be possible to increase the allocation for NCR towns. However, depending upon the response to various alternatives being pursued by the Deptt of Telecommunication for mobilising additional resources, the situation may be reviewed in the subsequent years of 8th Five Year Plan."

3. MINISTRY OF SURFACE TRANSPORT

- i. Improving Road Linkages to Delhi Metropolitan Area towns.

MOST has indicated as follows:

NCR Plan programme for widening and improving National Highways within NCR will be completed during the 8th Plan.

- ii. Allocation of more funds for development of NCR.

Additional funds may not become available during the 8th Plan.

4. MINISTRY OF ENERGY

- i. Allocation of funds for development of NCR.

i. Ministry of Energy has indicated that because of the regional grid system, it is not feasible to indicate allocation of funds specifically for NCR. However, the State Electricity Boards can provide for the requisite transmission and distribution network in their plans as sub-plans during VIII Plan period.

- ii. Sanctioning of Gas Based Thermal Plant for Gwalior.

ii. No feeder gas has been allocated for a gas power plant in Gwalior. No action is, therefore, required to be taken by the Central Electricity Authority at present.

MINISTRY OF ENVIRONMENT AND FORESTS

Exemption of Districts Gurgaon and Alwar from the Ministry's notification dated 7.5.92

i) & ii) The matter has been taken up with Secretary, Ministry of Environment and Forests. His reply will be placed before the Board in due course.

Clearance of the Ministry of Environment and Forests for the construction of the Gwalior Bypass.

MINISTRY OF URBAN DEVELOPMENT

Shifting of the new Government Offices and Public Sector Undertakings to Gwalior,

i) & ii) The representative of Ministry of Urban Development may apprise the Board of the progress on these items.

Provision of MRTS in Delhi.

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AGENDA ITEM NO. 3 : STRATEGIES AND FINANCING
MECHANISMS FOR IMPLEMENTATION OF
THE 8TH FIVE YEAR PLAN INVESTMENT
PROGRAMME FOR NCR DEVELOPMENT.

The NCR Planning Board had drawn up an investment programme for a total outlay of Rs. 2840 crores - Rs. 1327 crores in the Central Sector, and Rs. 1513 crores in the State Sector - for the implementation of the NCR Plan policies and projects during the 8th Five Year Plan. As against this, an allocation of Rs. 200 crores has been made by the Central Government as budgetary support towards NCRPB's share in the State Sector during the 8th Plan. Together with the internal resources that may be generated by the Board during the 8th Plan, the total available funds with the Board would be in the order of Rs. 230 crores during the 8th Plan. Excluding the likely investment of Rs. 20 crores during the current financial year, an amount of Rs. 230 crores would be available for the remaining 4 years viz. 1993 to 1997.

The Secretary, Urban Development had taken a meeting on July 31, 1992 to discuss the investment strategies for utilising the Rs. 200 crores for NCR development during the 8th Plan where it was generally agreed that this fund should be used essentially as 'SEED CAPITAL' for taking up large-scale urban development projects and, that innovative investment methods should be devised so as to raise additional resources and bring the total investment in the State Sector to the level originally proposed by the NCR Planning Board in the VIII Plan period. Accordingly, a concept paper describing the strategies and financing mechanisms to be adopted for investing funds of the level of Rs. 1513 crores in the State Sector, for the successful achievements of NCR development goals and targets and projects during the VIII Plan period has been proposed. The same was discussed by the Planning Committee on the 24th August, 1992, and the Project Sanctioning and Monitoring Group on the 25th August, 1992. The paper has since been modified in the light of the discussions in these meetings and is placed before the Board for consideration and approval vide Annexure I.

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POINTS FOR ACTION BY VARIOUS AGENCIES ON THE DISCUSSIONS IN THE 14TH MEETING OF THE NATIONAL CAPITAL REGION PLANNING BOARD HELD IN THE PARLIAMENT HOUSE ANNEXE ON THE 3RD JUNE, 1992.

N.C.R. PLANNING BOARD

1. Initiate action for formulation and implementation of projects :
 - (a) facilities to be created in the NCR Planning Board for rendering assistance to the participating States.
 - (b) Strengthening of National Capital Region Planning Board with financial and administrative powers enabling it to take up selected projects by itself.
2. Review of Regional Plan - 2001 for NCR-Studies, Surveys, Expert Papers and Seminars - to be completed for initiating review (31.3.1993). Addition of more areas.
3. Detailed investment proposals for development during the Eighth Plan.

STATE GOVERNMENTS

1. Haryana (1) Finalisation of Sub-regional Plan for Haryana.
 - (2) Construction of Link Road from NH-8 to connect Bhiwadi.
 - (3) Preparation of NCR Projects in State Sector.
2. Rajasthan (1) Finalisation of Sub-regional Plan for Rajasthan.
 - (2) Preparation of NCR Projects in State Sector.
3. Uttar Pradesh - Preparation of NCR Projects in State Sector.

UNION TERRITORY OF DELHI

1. Permanent arrangements for sharing of Yamuna Water for Delhi U.T.
2. Long-term solution for water crises in Delhi.
3. Rationalisation of Fiscal Structure in Delhi.
4. Decentralisation of Regional Wholesale Trades outside Delhi UT.
5. Pollution Control measures in Delhi.

CENTRAL MINISTRIES

I. RAILWAYS

1. Railway Line around Delhi U.T. facilitating commuters traffic.
2. Allocation of more funds for development of rail network in the National Capital Region.
4. Construction of Rail Bypass connecting Khurja-Bhiwadi-Rewari.
5. Running of fast train between Gwalior and Delhi in the morning from Gwalior.
6. Electrification of Rail Line between Muradanagar and Meerut.

II. DEPARTMENT OF TELECOMMUNICATION

1. Improving Telecom facilities in Delhi Metropolitan Area towns.
2. Allocation of more funds for development of NCR.

III. MINISTRY OF SURFACE TRANSPORT

1. Improving Road Linkages to Delhi Metropolitan Area towns.
2. Allocation of more funds for development of NCR.

IV. MINISTRY OF ENERGY

1. Allocation of funds for development of NCR.
2. Sanctioning of Gas Based Thermal Plant for Gwalior.

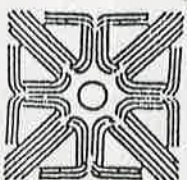
V. MINISTRY OF ENVIRONMENT AND FORESTS

1. Exemption of Districts Gurgaon and Alwar from the Ministry's notification dated 7.5.1992.
2. Clearance of the Ministry of Environment and Forests for the construction of the Gwalior Bypass.

VI. MINISTRY OF URBAN DEVELOPMENT

1. Shifting of the new Government Offices and Public Sector Undertakings to Gwalior.
2. Provision of MRTS in Delhi.

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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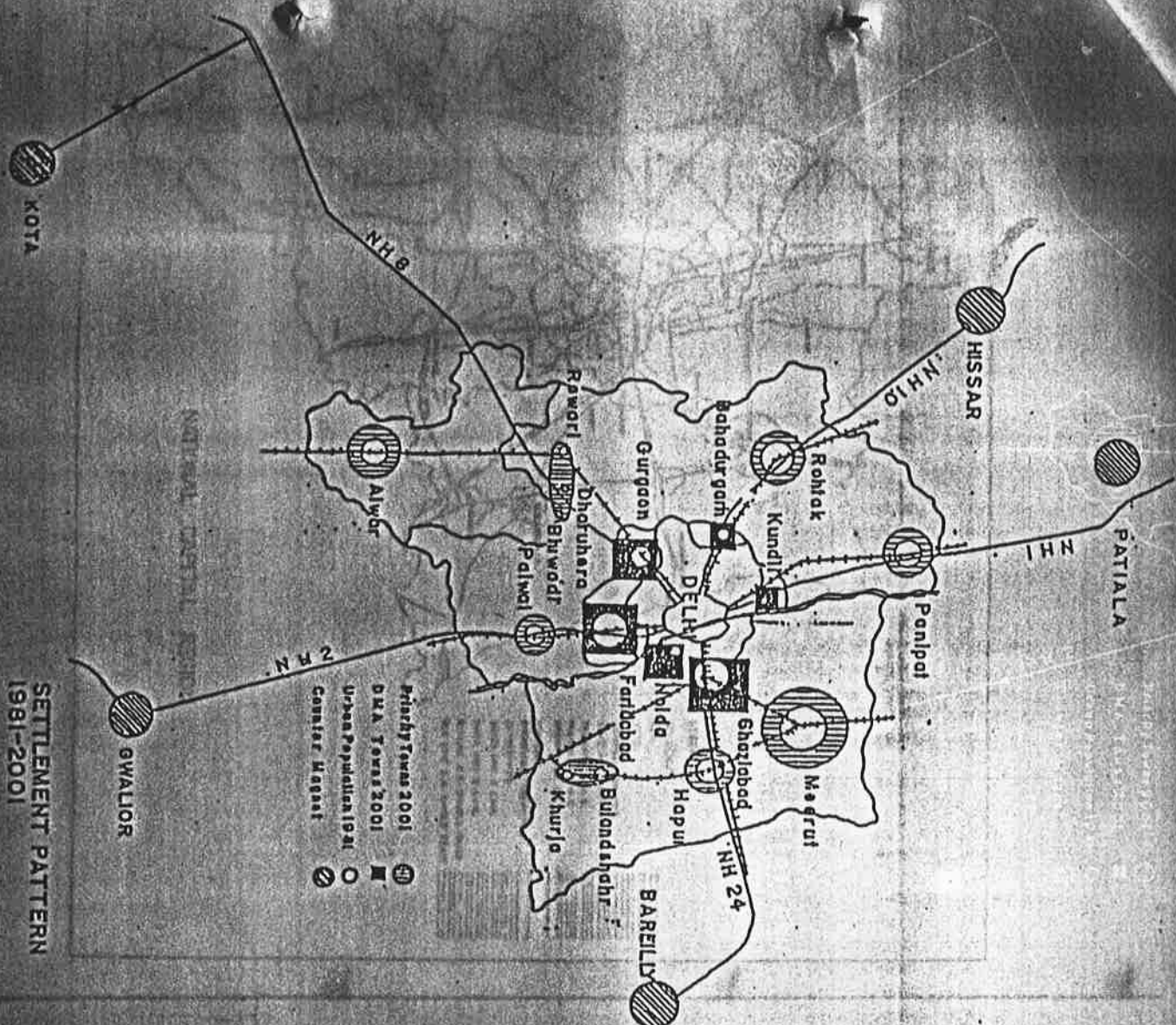
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1. INTRODUCTION

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.50 crores, the total funds available with the Board for NCR development 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.



II. 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.

- 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.

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- c) inducing the growth of the rest of the region.

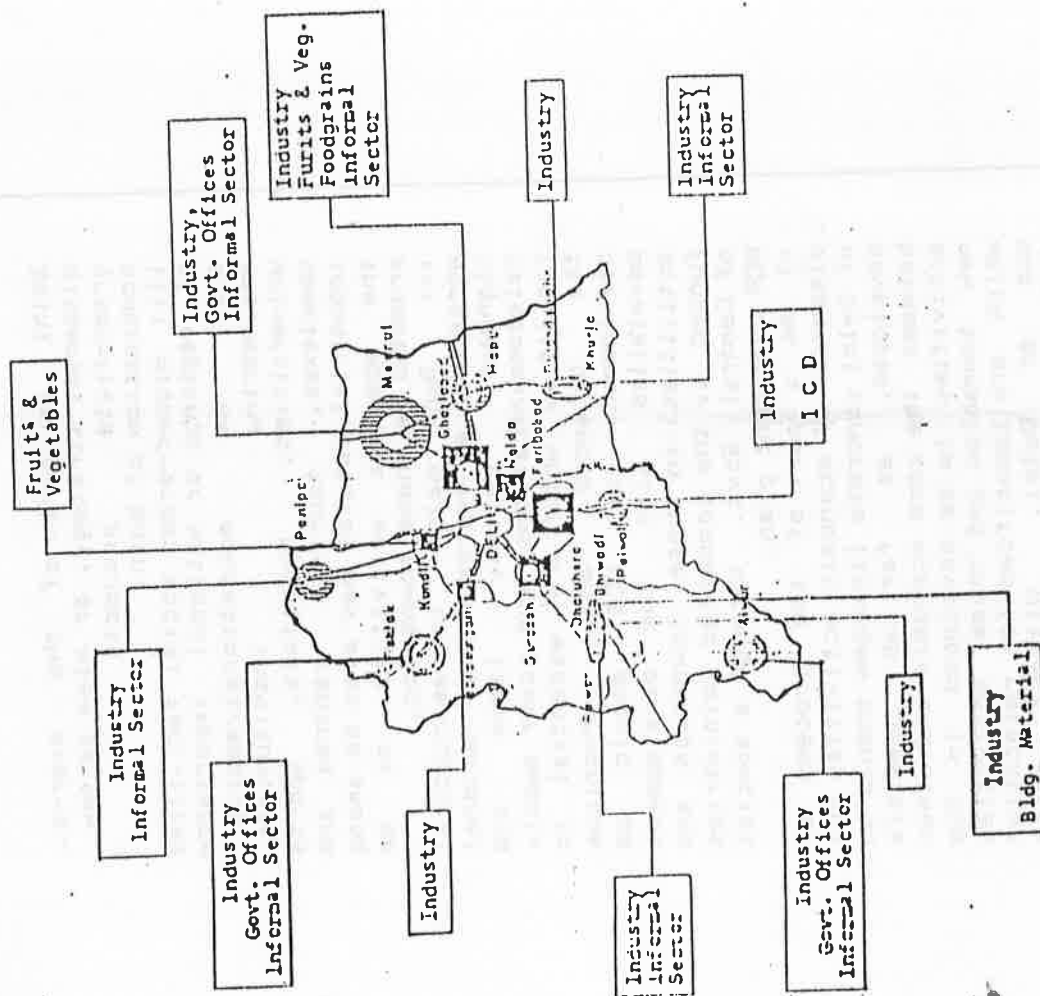
ESTIMATED VALUE: \$100,000

III. STRATEGIES FOR DEVELOPMENT

The Regional Plan envisages deflection of 19 lakh population from Delhi Union Territory during 1990-2001. Based on this, a population of 10 lakhs would need to be deflected during the Eighth Five Year Plan (1992-97) itself. The deflected population would have to be accommodated mainly in the 8 Priority Towns/complexes and DMA towns (illustration) through a process of induced development of self-contained integrated urban settlements in the vicinity of the existing towns. The strategies suggested to be followed in order to achieve the above objectives are:

i) Developing new townships alongside the identified Priority/DMA towns in accordance with Master Plans which each provide for total population growth assigned in accordance with the overall population profile of the NCR envisaged for the year 2001. The State Governments and their implementing agencies would be mainly responsible for development of these townships including trunk infrastructure.

ii) The townships to be so developed should be centred around core economic activities such as large/medium industries, large commercial complexes like ICD and whole sale market yards and office complexes to be relocated out of



SUGGESTED LOCATIONS FOR CORE ECONOMIC ACTIVITIES
IN PRIORITY & DMA TOWNS



P L A N N I N G

Master Plan/Area Development Plan

IMPLEMENTING INSTITUTIONS

Sub-Regional Area Development Authority (Proposed)

Development Authority

Specialised Agencies / Joint Stock Company (Proposed)

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.

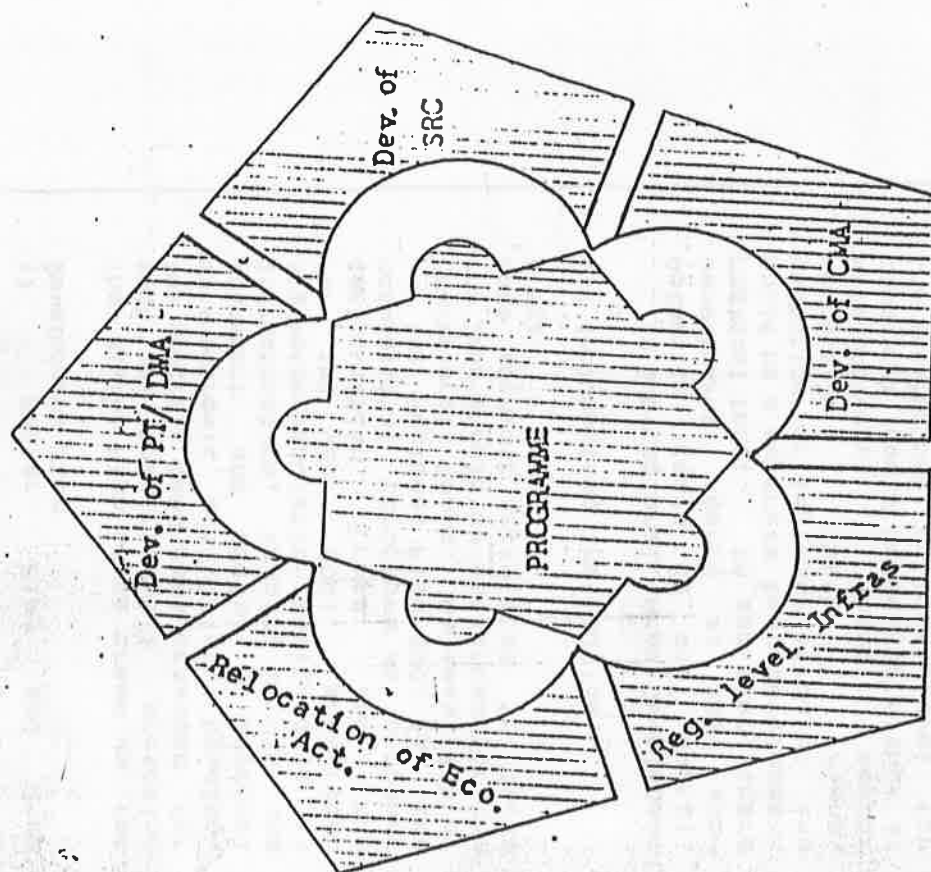
ii) Implementing Institutions

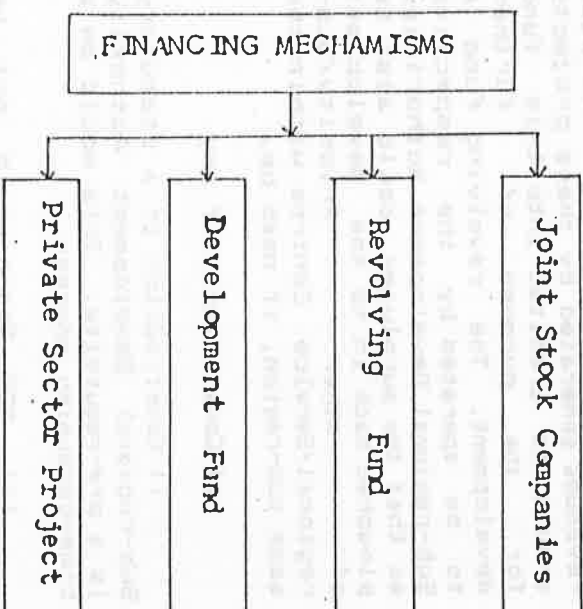
A Sub-regional Area Development Authority could be the overall development agency at the sub-regional level. In addition, there could be a separate town development authority for implementation of the respective Master Plans. Alternatively, joint sector companies could be set up either at the sub-regional 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 new townships in accordance with prescribed Master Plans. This includes provision of concomitant physical and social infrastructure in an integrated manner by way of support for the core economic activities in the new townships.
- 2) Projects for development of core economic activities in each of these new townships eg. a wholesale market at Kundli, a wholesale market as well as an industrial complex in Hapur, Central govt. office complexes in Alwar,
- 3) Concomitant schemes for shifting industries and other informal sector activities as well as informal sector housing (squatter settlements) from Delhi UT to the 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 the regions of their setting.
- 6) Schemes for a) augmentation of requisite regional level infrastructure such as regional roads (both Inner Grid and Outer Grid); b) transmission and distribution network for power supply; c) development of Expressways and upgradation of National Highways; d) development of Regional Rail By-pass and augmentation of rail network including gauge conversion; e) provision of modern telecom facilities which are both linked with and on par with that of Delhi.





VI). FINANCING MECHANISMS

- * The allocation of Rs.230 crores in the Eighth Five Year Plan should be utilised essentially as 'seed money' to raise 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 Company's Act, 1956 for development of new towns as per overall strategy cited above. Equity participation in the joint stock companies could be to the extent of 51% by the participating States, the Board and the financial institutions taken together and the remaining 49% may be left for private sector investment. A certain portion of the share capital should be reserved for subscription by those whose lands are acquired for development of such projects.

b) Constraints, if any.

- i) Promoting of Joint Stock Companies by the Board would require suitable amendments in the NCR Planning Board Act, 1985 which may be a time-consuming process.
- ii) The proposed investment in 51% of the share capital will require a very large order of funds as the average project cost per township may be estimated as Rs.100 crore for a town of one lakh population.
- iii) The returns to the NCR Board on its 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

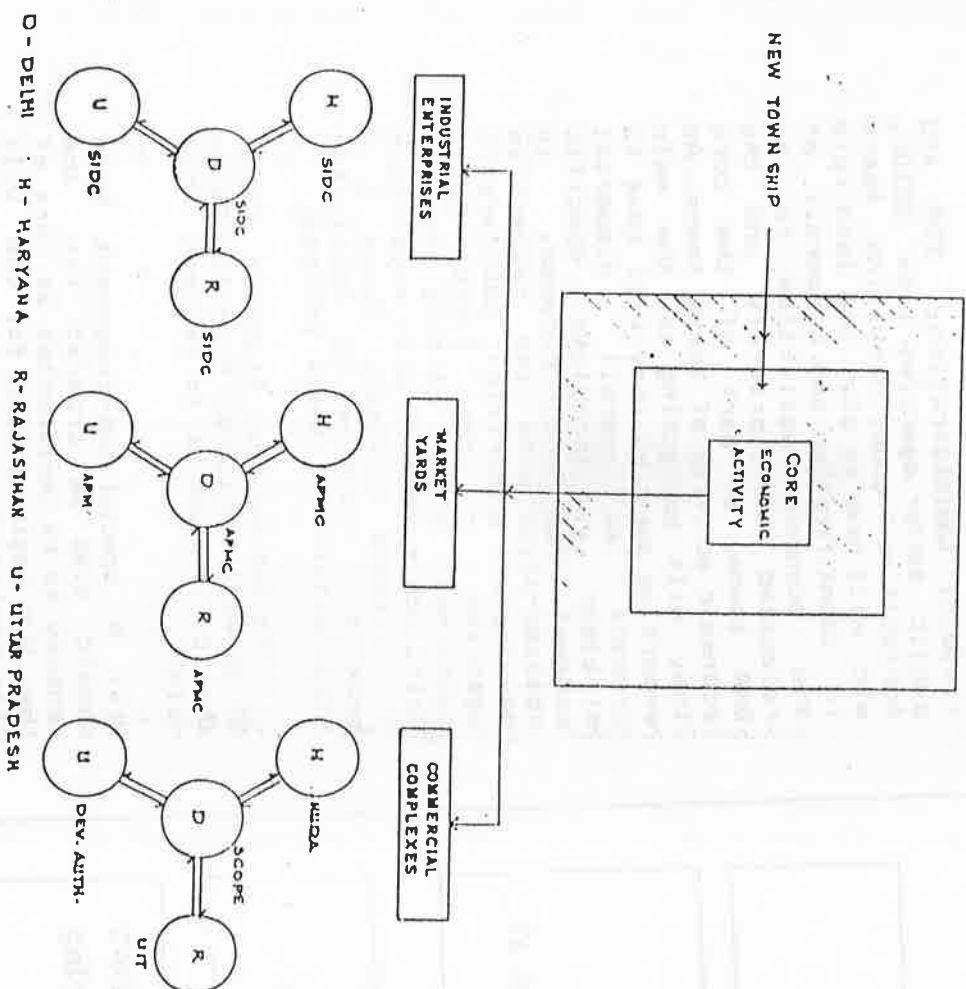
In addition to investing in the proposed joint-stock companies as at page 7, the private sector may be induced to take up the execution of individual, commercially viable projects envisaged as part of the overall investment programme such as high-income group housing, development of commercial centres & 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, 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 all these schemes.

iii) The Government will utilize its funds to provide expert advice and technical assistance to the process.

iv) The Government will provide funds for the development of new towns. The cost of the land and other programs will have to be borne by the local bodies.

v) The Government will provide with various financing institutions like PWD, MID, ROAD, etc. and also the various Ministries involved in the implementation of these schemes.

vi) The Government will also assist in identifying a series of projects and in the process of execution, monitoring & evaluation of the projects undertaken by the participating States of U.P.

(d) Role of NCR Planning Board

(i) The NCR Planning Board has so far been interacting with mainly the Delhi UT/States urban development bodies. For the purpose of preparing sub-regional plans and various functional plans under the new strategy its area of interaction will widen to include various agencies of the Central/State Governments along with other ^{Union} financial institutions and private sector ^{Union} involved in implementing the investment programme for the VII Plan.

(ii) The NCRPB will monitor & co-ordinate the entire efforts of all these Govts./Ministries/bodies as the nodal agency for implementation of the said programme.

(iii) The NCRPB will utilise its funds & expertise to serve as a catalytic agent in the process.

(iv) The NCRPB will mainly provide funds for the development of new townships. The rest of the investment programme will have to be borne by the beneficiaries.

(v) The NCRPB will also liaise with various financing institutions like HUDCO, NHB, NABARD etc. and also the Central Ministries involved in the implementation of these schemes.

(vi) The NCRPB will also assist in identifying & formulating projects and ^{Union} the process of appraisal, monitoring & evaluation of the projects undertaken by the participating States/Delhi U.T.

Background

(1) Section 2 (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 VIII 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 VIII 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, 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 State Government/Implementing Agency. In the accounts of the Implementing Agency, the receipts and utilisation of moneys of this Fund should be separately and distinctly 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 be employment intensive and conform to the 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 financial implication with broad details of 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
Capital Region Counter Magnet
(Name of the town) Development Fund."

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.

- iii) Delhi was fast becoming a highly polluted slum city. Stringent measures should be taken to decongest Delhi and make it a suitable place to live once again.

MINISTRY OF SURFACE TRANSPORT

Minister of State for Surface Transport, Shri Jagdish Tytler, mentioned that the amending bill providing for involvement of the private sector in road construction activities relating to the national highway system was likely to be passed in the next session of Parliament. He urged the member State Governments to enact similar enabling laws to cover State highways and other important roads.

MINISTRY OF RAILWAYS

Minister of State for Railways, Shri Mallikarajun followed by **Chairman, Railway Board, Shri Y P Anand,** inter alia, informed the Board as under:

- 1) Railways had included the NCR Planning Board's proposal for conversion of the Delhi-Rewari metre gauge line into broad gauge in their 8th Plan programme.
- 2) The final location survey of the Khurja-Palwal-Rewari-Rohtak stretch of the regional rail by-pass was underway and would be completed by 1993-94. However, actual construction of the by-pass would be taken up only if additional funds were allocated by the Planning Commission for the purpose.
- 3) Private Sector participation would be possible only in those schemes that were sufficiently remunerative. The proposed rail by-pass did not meet this test.
- 4) The Hyderabad model for privatisation of rail operations would not work in the case of DMA towns which were located at greater distances from Delhi than the intra-city nodal points to be linked by rail in the city of Hyderabad.
- 5) In line with the escalation in the cost of capital funds, the internal rate of return for new rail projects had gone up from 12% to 14%.
- 6) Expenditure on the electrification of double lines which ordinarily worked out to Rs. 2.5 to 3.0 crores per km goes up to Rs. 4-5 crore per km wherever the construction of overbridges and culverts was involved.

- 7) Electrification of Delhi-Meerut section would be taken up on the completion of Delhi-Ambala line which was likely to be ready by 1994-95.
- 8) The possibility of launching new rail projects in NCR would improve if some additional monetary incentives were made available by the beneficiary states for the purpose as in the case of certain rail projects in North-Eastern Railways.
- 9) After conversion of the metre gauge into a broad gauge railway line between Mathura and Alwar next year, the same would be extended to Jaipur.
- 10) The electrification of Delhi-Panipat-Karnal line was under execution and as such various Government and other public sector offices should be able to start shifting to these towns very shortly.

Agenda Item No. 3

Basic strategies and Financing Mechanisms for Implementation of the 8th Five Year Plan Investment Programme for NCR Development.

It was observed that the main features of the proposed strategy had already been presented by the Chairperson earlier in the meeting and that the same had been endorsed by the Prime Minister, Chief Ministers and other members in the ensuing discussion. Accordingly, the proposal was unanimously approved.

The printed speeches of the Chief Ministers of Haryana and Rajasthan, Minister for Urban Development, Uttar Pradesh and the, Minister of Water Resources, Madhya Pradesh which had been circulated in the meeting were taken as read.

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

No.K-14011/53/92-NCRPB
NCR PLANNING BOARD
JANPATH BHAWAN, JANPATH
NEW DELHI-110 001

Copy forwarded to all the Members of the Board.

(CECIL NORONHA)
MEMBER SECRETARY

Points for Action on the decisions taken in the 15th meeting of the NCR Planning board held on 14.9.1992 at 12.00 Noon.

A. 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 Ministers and Lt. Governor, Delhi with the Prime Minister, in October '92, 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, as seen in the context of the goals and priorities of Regional Plan-2001.

B. Central Ministries.

1. Ministry of Railways/Surface Transport/Energy/Telecommunications.

To each prepare a comprehensive, action-oriented, sectoral plan based on the provisions of Regional Plan-2001 in regard to the Central Sector, indicating the annual targets by way of physical achievements and financial outlays, commencing 1992-93, in the light of the overall VIII Plan sectoral provisions, minimum requisite time-frame for completion of each separate project as also the various time-bound development strategies approved by the Board. These detailed sectoral plans will be placed, in the first instance, before the Prime Minister for review in Oct '92.

2. Ministry of Home Affairs.

To finalise the pending proposals of Delhi UT for rationalisation of tax structure in NCR and ensure that a separate sub-component plan covering Delhi UT is prepared as soon as possible with a view to achieving Regional Plan-2001 targets and priorities.

3. Ministry of Environment and Forests.

To issue a suitable amendment to the notification dated 7.5.1992, on the lines of the assurance given by Minister of State (Environment and Forests) at the meeting, so as to enable the respective State Governments to go ahead with all bonafide development activities in Gurgaon and Alwar districts, which are compatible with both the development priorities of Regional Plan 2001 and the strategies approved by the Board for time-bound implementation of the NCR investment programme.

4. Ministry of Urban Development.

- i) To ensure that NCR Planning Board is duly revamped and provided with requisite legal and financial backing so as to enable it to play an effective role as promoter, monitor, guide and coordinator in the achievement of Regional Plan

goals and priorities as per the various strategies approved by the Board.

- ii) To oversee and coordinate the shifting of Government and other public sector offices from Delhi, in accordance with Regional Plan guidelines and priorities as also the approved strategies of the Board.

C. Delhi UT Administration

- i) To draw up, by December '92, 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 neighboring 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.

D. 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, 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 Dec., 1992.
