

# **AGENDA NOTES**

**23RD MEETING  
OF THE NCR PLANNING BOARD  
TO BE HELD AT 11.00 AM ON JUNE 13, 1998  
IN JACARANDA ROOM  
INDIA HABITAT CENTRE  
LODHI ROAD, NEW DELHI**

**NCR PLANNING BOARD  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
NEW DELHI**

**AGENDA ITEMS FOR THE 23RD MEETING OF THE NATIONAL  
CAPITAL REGION PLANNING BOARD TO BE HELD AT 11.00  
AM ON 13TH JUNE, 1998 IN JACARANDA ROOM, INDIA  
HABITAT CENTRE, LODHI ROAD, NEW DELHI**

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**AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF  
THE 22ND (SPECIAL) MEETING OF THE  
NCR PLANNING BOARD HELD ON 2.9.97**

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The minutes of the 22nd (special) meeting of the National Capital Region Planning Board held on 2.9.97 were circulated vide NCR Planning Board's letter No.K-14011/14/96-PMC-NCRPB dated 26.9.1997. Copy of the minutes is enclosed as Annexure - I for ready reference.

Since no comments have been received from members, the Board may confirm the minutes.

**AGENDA ITEM NO. 2 :****REVIEW OF THE ACTIONS TAKEN ON THE DECISIONS OF THE 22ND (SPECIAL) BOARD MEETING OF THE NCR PLANNING BOARD.**

| SL.NO. | ISSUES FOR ACTION  | STATUS   |
|--------|--|--|
| 1.     | Ministry of Communication has to submit a report to the PMO on all issues related to Telecommunication in NCR. Mainly these issues are : | The Department of Telecommunication has submitted its views to PMO on 19th September on following lines:   |
|        | A) Provision of telephone on demand in the entire NCR  | As per the proposals put up to the Planning Commission and the demand projections based on the growth rate, it would be necessary to provide about 8 lacs telephone connections to the DMA towns as well as other towns in the NCR to make telephone available on demand. Provisions for this will be included in the 9th plan proposals of the DOT. All efforts are being made to make the telephone available on demand in the NCR, especially in the DMA towns, as early as possible. Expansion plans are being worked out in this direction. |
|        | B) Local call facility among NCR towns at par with Delhi and provision of single STD code of (011) for the entire NCR.                   | Various other Value Added Services such as Cellular Mobile Phones, Pagers etc. implemented through private agencies with license and these services will be available in NCR towns also. Capability for introduction of I S, D N services will be made available in most of the DMA towns within an year from now. Department will spare no efforts to try to make all telecom facilities of the NCR as at par with that of Delhi.   |
|        |  | Calling facility (group dialled calls) between Delhi and DMA towns is  |



available at present by prefixing digit 91 to the local number and dialing rest of the local telephone number of any of the eight DMA towns on a three minute unit call basis. Extending this facility amongst the DMA towns as well as having a uniform single STD code has been re-examined. National Number-ing and Routing plans conform to international standadards. The plan followed for Delhi and adjoining areas are also in line with that being followed in other countries. **Changes in the existing numbering and routing plans would not be feasible as it would lead to many techniqual problems such as nonconformity with international standards, traffic congestion, limiatation to growth etc. It in to be mentioned that for providing good communication facilities uniform single STD code is not a prerequisite.**

**C) Enlarging the jurisdiction of MTNL to entire NCR to create a favourable impact on the shifting of industries and economic activities out of Delhi.**

Telecom Service in the country is managed through Telecom Circles which are more or less in conformity with the States except for the smaller States of North East and the large State U.P. Telecom territorial Circles are further divided into Secondary Switching Areas (SSAs). The NCR towns fall in five different Telecom Circles namely, Haryana, U.P. (W), Rajasthan, Madhya Pradesh and Punjab with 13 SSAs. **In view of this it would not be possible to carve out areas from different circles and make them as part of the MTNL as it would came problems in the Administration and operation of the telecom provision.** Even the tender for basic service operations was having similar jurisdiction.

2. As already mentioned above it is the endeavour of the Telecom Deptt. as per the National Telecom Policy, to provide telephone on demand and also to improve the Telecom services in the country to international standards. Priority will be given to the NCR towns to achieve this objective as early as possible and the facilities in National Capital Region would be at par with Delhi.

2. Following decisions were taken with regards to power sector in NCR

\* The Ministry for Power would submit a report on the progress of various proposals discussed, as also the OECF assistance for the transmission line connecting the IP Valley with the northern sector, to the PMO within a fortnight.

\* Regionwise meetings for evolving a common power tariff structure should be convened. The first meeting may be convened for the Northern Region.

\* Ministry of Power should expedite legislative measures for setting up National and State level Electricity Regulatory Authorities/Commissions.

Meeting held under the chairmanship of Secretary (Power) Govt. of India on 18.7.97 at Shakti Bhawan and the officials from all State Electricity Boards of NCR, CEA and NCRPB participated and the following decisions were taken

1. Central Electricity Authorities (CEA) shall carry out preparation of short, medium and long term plans for estimating the power demand, sources of generation of power and T&D for National Capital Region. The CEA will evolve the modalities of creating a sub-region (NCR) within northern region for supply of power.

2. A committee was set up under the Chairmanship of J.S. Vasudevan, Jt. Secretary, M/o Power with representatives of NCR states, CEA and NCRPB for conducting techno-economic feasibility studies (pilot studies) through consultancy agencies in the towns of Manesar (Haryana), Bhiwadi (Rajasthan), and Ghaziabad in U.P. for setting up of captive power generation plants including transmission and distribution in above towns. The Committee met on 6.1.98, 13.1.98 and 10.3.98 and finalised the Terms of Reference for the Techno-economic feasibility study for captive

power generation. The MoP has requested CEA to carry out the above consultancy studies on chargeable basis and acceptance from CEA is still awaited.

\* The Delhi Govt. should streamline and improve the electricity distribution system on top priority basis.

GNCT-Delhi has informed regarding their action taken on following points:

#### I. Power Shortage

It is true that there is an over all shortage of power in the Northern Region. In order to bridge the gap between demand and availability of power, DVB has identified a number of new generation projects for execution during 9th/10th Five Year Plans. Some of the Projects identified for this purpose are as under:-

##### i. CCGT Project Bawana Ph.I (42 1 MW)

M/s. Reliance have been selected as Developer for the project who have already submitted the DPR to CEA to obtain techno-economic clearance. GNCTD has been requested to approve PPA and authorise DVB to enter into Power Purchase Agreement.

##### ii) Bawana Ph.II (600-650 MW)

Developer is being selected through two parts bidding process. Evaluation of Ist part has been completed and 6 parties have been qualified to submit detailed bids to whom RFP documents have been furnished. However, fuel allocation for the project has not yet been approved by the Government.

iii) Multi fuel based small power plants (50-100 MW)

10 sites in Delhi have been identified for setting up small power plants of capacity 50-100 MW. References have been made to Govt. of India for fuel linkage and Govt. of Delhi for State Govt. guarantee. The matter is being pursued vigorously with DDA for expeditious allotment of land.

iv) Apollo Energy Power Station 300 MW (coal based)

Apollo Hospital Group signed an MoU with Ministry of Power for setting up a 200 MW power plant on CFB technology. Later, the capacity of the plant was increased to 300 MW. A letter of comfort has already been issued by DVB after taking approval of Govt. of Delhi. Further action is in hand by Apollo Hospital authorities for firming up all in-puts and clearances as well as for drafting of PPA.

In addition to the above Projects under private sector, the following Projects are proposed to be developed by DVB under plan funds/external aid:-

(1) Pragati CCGT (300 MW)

A CCGT Project of 300 MW is proposed in I.P. Estate to be financed through plan and external aid. The project is proposed to be implemented under 9th Plan funds. The project has also been posed for OECF funding as recommended by Ministry of Power, NTPC have been appointed as Consultant for up-dating the

feasibility report prepared by CEA in 1988. The scheme has also been published in leading newspapers under Section 29(2) of E.S. Act.

**(2) I.P. Replacement Project Ph-1 (300 MW)**

The project is proposed to be implemented under 9th Plan funds. NTPC have been appointed as Consultant for carrying out pre-feasibility studies for setting up 1st phase of 250-300 MW in the vacant space in the plant premises.

**II. Tariff in various sub-regions of NCR**

As far as tariff in the various sub-regions of the NCR is concerned, it is informed that while fixing the tariffs in NCT of Delhi, DVB does take into account the prevailing tariff in the neighbouring States of the Northern Regions like Haryana, U.P. and Rajasthan before finalising the same.

The matter relating to the restructuring of the Delhi's Transmission system is also receiving the attention of DVB and necessary steps have been initiated to appoint the consultants for this purpose.

3. A study to be undertaken for the Regional Rapid Transit System by Railways in collaboration with RITES

Estimates for surveys for Regional Rapid Transit System has been sanctioned. The work will be taken up and completed in 1998-99.

4. The concept of Common Economic Zone for NCR has to be examined by the Planning Commission.

Action taken in this regard by the Planning Commission is awaited. However a detailed note (copy at Appendix 'A') on the CEZ concept had been sent to Planning Commission by NCR Planning Board.

5. Inclusion of Additional Areas in NCR and Selection of Additional Counter-Magnet Towns outside NCR.

The Board has received the following requested from the respective states:

1. Inclusion of additional areas in NCR.

a) Rajasthan : 7 Tehsils of Bharatpur and rest of the tehsils of Alwar district.

b) Haryana : The districts of Bhiwani, Karnal and part districts of Jind (Jind & Safidon Tehsils) and Hissar (Hansi and Narnaud Tehsils).

c) U.P. : Badaun district

2. Selection of Additional Counter-Magnet Area - Dholpur in Rajasthan and Saharanpur and Ferozabad in U.P. as counter magnet towns.

The details of the existing areas and proposed additional areas are as follows :

| Sub-Region | Existing area | Proposed Additional Areas | Proposed Total Area |
|------------|---------------|---------------------------|---------------------|
| Delhi      | 1,483         | NIL                       | 1,483               |
| Haryana    | 13,413        | 10,590                    | 24,003              |
| U.P.       | 10,853        | 5,168                     | 16,021              |
| Rajasthan  | 4,493         | 8,953                     | 13,446              |
| Total      | 30,242        | 24,711                    | 54,953              |

A map showing the National Capital Region along with the proposed additional areas is enclosed.

3. The delineation of National Capital Region was completed by Town & Country Planning Organisation in 1971. The various indices that were used in the delineation of the Region may be grouped in three categories:

- a. Demographic characteristics of the Region;
- b. Inter-action between Delhi and the surrounding areas;
- c. An efficient framework for urbanisation and provision of infrastructure.

For the purposes of delineation, 45 tehsils around the National Capital Territory - Delhi were studied in respect of the following 10 criteria:-

- i. Population growth rate : since 1951-61;
- ii. Migration: district wise migrants to Delhi;
- iii. Density per sq.mile;
- iv. Economic activity: non-agricultural workers to total workers in 1961.
- v. Milk supply zones;
- vi. Supply zone of vegetables & fruits;
- vii. Communication: telephone calls per day from Delhi in 1967.
- viii. Physiography: Drainage basins of rivers.
- ix. Traffic: Daily passengers by bus travelling from and to Delhi.
- x. Traffic: Daily passengers by rail travelling from and to Delhi.

Thus the delineation exercise was done on scientific basis which were very exhaustive and covered the districts of Bhiwani, Karnal & Jind from Haryana, Saharnpur, Muzaffarnagar & Aligarh from Uttar Pradesh and Bharatpur district and the remaining tehsils of Alwar district in addition to the present area of National Capital Region.

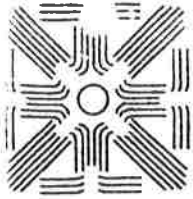
4. NCR Planning Board has constituted a Steering committee to undertake the review exercise of the Regional Plan. The Steering Committee has constituted seven expert sub-groups.

The matter regarding inclusion of more areas in NCR and selection of additional counter magnet area was deliberated in the meeting of the Chairmen of these seven sub-groups and they were unanimous in their opinion that boundaries of the Region can be changed only on the basis of detailed comprehensive studies covering contiguous areas around the present boundaries. For this a complete redelineation exercise will have to be done.

5. Keeping in view the above, a study has already been initiated and a researcher has been specially engaged and assigned the specific job of compilation of data from all sources in regards to the contiguous areas. This data will be analysed, indexed and the redelineation exercise undertaken. The results of this exercise will be placed before the Board for its consideration in due course.



# APPENDIX-1



CHIEF REGIONAL PLANNER  
PHONE : 4642289

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
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Ministry of Urban Affairs & Employment  
Fax No. : 4642163

D.O. No.K-14011/36/97/NCRPB/ROS/CEZ

Dated 17.9.97

In continuation to Board's letter dated 9.9.97, kindly find enclosed herewith a brief note of the Common Economic Zone for National Capital Region.

Yours sincerely,

(R.C. Aggarwal)

Smt. Krishna Singh  
Adviser (HUD & WS )  
Planning Commission  
Yojana Bhavan  
New Delhi - 110 001.

Encl: As above

Copy to:

Shri Hemendra Kumar,  
Additional Secretary,  
Ministry of Urban Affairs & Employment,  
Nirman Bhavan,  
New Delhi.

Sl-482i  
17/9/97

## **NATIONAL CAPITAL REGION PLANNING BOARD**

### **COMMON ECONOMIC ZONE FOR NATIONAL CAPITAL REGION**

The phenomenal growth of population over the last few decades and its effects on the shortages in Urban infrastructure and the degradation of environment in Delhi - the National Capital, have been a cause of grave concern. Infact the present trends indicate that if no remedial measures are taken on a war footing, the population of the National Capital Territory of Delhi is likely to go up to about 213 lacs by 2011, causing severe strain on the already scarce infrastructure like water supply, sewerage, garbage disposal, public transport, housing etc., whereby more than half of Delhi's population may have to go without most of these services by 2011. Already the slum population in Delhi has reached a whopping figure of over 30 Lacs and the continuance of the process unabatedly can result in the slum population growing to 88 lacs by 2011 (i.e a slum city with a population equivalent to that of Urban Delhi of 1991). Infact the major source of the rapid increase in population of Delhi, over and above its natural growth, is the immigration specially from the adjoining States of U.P., Haryana and Rajasthan; taking place mostly for employment/economic opportunities followed by growth of the family and next of kins around the employed person. Keeping in view of the enormity and complexity of the problems, it was felt that it will not be possible to plan for Delhi within its own territorial jurisdiction and requires to be planned on a much wider area i.e., the National Capital Region (NCR). Accordingly, an area of more than 30,000 sq. kms. covering NCT-Delhi and 7 districts of Haryana, 4 districts of U.P. and part of a district of Rajasthan was delineated as National Capital Region.

With this situation in view, in 1985 the NCR Planning Board Act, was enacted by the Parliament after getting the consent of the three neighbouring state of Haryana, U.P. and Rajasthan. This act provides for the preparation of a plan for the balanced development of the National Capital Region and for co-ordinating and monitoring the implementation of the Plan and evolving harmonised policies for the control of landuse and development of infrastructure in the National Capital Region. This Board was given the functions of:

- preparation of Regional, Sub-regional and Functional and Project Plans.
- Co-ordination and implementation of the Plans through the participating States.
- Financing of selected development projects through Central and State development funds and other sources of revenue.

Accordingly, a Regional Plan was formulated, approved and notified in 1989 with the core objectives of keeping Delhi within manageable limits by deflecting 20 lakh population by 2001 and achieve a balanced and harmonised development of the region. These objectives were sought to be achieved through dispersal of population and economic activities into the identified NCR towns and complexes and development of a high level of regional infrastructure to support these activities and provide effective linkages within the NCR. As a further process of planning and to provide a positive thrust to the implementation, specially for Regional Infrastructure development, NCR Planning Board drew-up Functional Plans for various sub-sectors like transportation, power, telecommunications, etc. paving the way for the formulation of specified development projects.

The Board has recently finalised and approved the Fiscal Plan for NCR indicating the total investment required over the next decade (i.e. the IX & X Plans) and identify the mode of resource generation for the Regional development Projects. This fiscal plan lays special emphasis on the involvement of private sector and minimising the dependence on budgetary support. Accordingly, the total investment requirements of Rs. 28426 cr., are proposed to be met through :

|                           |   |           |
|---------------------------|---|-----------|
| Private Sector            | : | 16500 cr. |
| Budgetary support         | : | 8076 cr.  |
| Extra budgetary resources | : | 3850 cr.  |

During the last 12 years of its existence (1985-1997) the Board has approved schemes worth about Rs. 1427 cr. a loan component of Rs. 741 cr., out of which upto the end of Eighth Plan a total of Rs. 362.14 cr. was disbursed as loan to the participating states and their agencies for development of infrastructure, land acquisition and development in NCR towns. So far, out of the total 98 schemes sanctioned under this NCR funding programme, 54 have already been completed and 44 are on-going. Through these schemes, it is envisaged to develop 2004 ha. of industrial area to provide about 10,000 developed industrial sites and sheds, 17,000 shops and offices and 4,530 ha. of residential area to provide approximately 1 lakh plots and flats, to accommodate atleast 6 lakh population and create 5 lakh formal and informal jobs.

However, despite these investments and creation of infrastructure, desired results have not been achieved especially towards the dispersal of economic activities and in some cases e.g. Meerut and Ghaziabad, the towns are languishing under the pressure of under utilised infrastructure. A few of the most significant reasons for this state of affairs are :

- The disparate fiscal policies being followed in different parts of the region; specially the favourable fiscal structure in Delhi- lower tax levels, lower water and power tariff and, above all, a variety of concessions, direct and indirect subsidies and incentives, highest wages

- Limited financial resources for regional infrastructural development in the NCR and the consequent slow pace at which it is being provided .

- availability of a comparatively much higher level of physical, social and economic infrastructure in Delhi resulting out of a much larger higher per capita plan expenditure within the National Capital Territory -Delhi;

- Limited involvement of the key Central Ministries like Surface Transport, Railways, Power and Water Resources as well as lack of full support from the participating States, as neither the Central Ministries nor the States made any specific NCR sub-component plan in their 8th or earlier plans.

It has become evident that the regional plan policies are required to be complemented by properly structured policies of taxation, tariff and other fiscal measures of concession/incentives/disincentives etc., which would effectively influence the locating / re-locating of various activities in the industrial estates, wholesale trade markets and commercial centres and offices complexes outside Delhi in the NCR. This has to be supported by innovative methods of resource generation and full commitment of all Central Ministries and State Govts. through an NCR sub-component plan forming part of their overall 9th Plan. The NCR Planning Board has been considering various measures through which the above ideal solution can be achieved and in this regard has been suggesting to the member States, concerned Central Ministries and their Departments to initiate appropriate measures to rationalise the tax and tariff structure which at present are widely varying between the sub-regions of the NCR leading to one member State competing with another member State in extending the favourable tax and tariff structure; as well as create a large common resource base to generate enough funds, for a time bound and integrated development of Regional Infrastructure

Therefore, in order to effectively implement the Regional Plan policies for reversing the trend of over-concentration of population and economic activities in NCT Delhi and to achieve the Regional Plan target of deflecting 2 million population and dispersal of economic activities into the NCR towns, the Board has proposed that the entire NCR should be treated as a COMMON ECONOMIC ZONE.

#### THE CONCEPT :

Broadly, this concept would entail developing NCR as a Common Economic Zone :

- with harmonious the Fiscal structure consisting of uniform taxes and tariffs in the entire National Capital Region:
- with uniform Financial / Banking services:

with an enlarged scope of Delhi-based Authorities/Corporations (like DTC, MTNL, DFC, DSIDC, DDA, etc.) to include the entire NCR in their area of operation: for providing integrated service at a uniform level.

Integrated high level of Regional Rail & Road Transport and Communication networks.

Unhindered movement of goods and passenger vehicles including buses, taxis, three wheelers, etc. in the entire NCR irrespective of the state boundaries.

Regional Infrastructure and Services like Power, Water supply resources and drainage/sewerage disposal etc;

having a Regional Centre in Delhi to act as a node maintaining linkages between the economic activities being established in the NCR outside Delhi and the metropolis by making available space for their front offices etc;

with common resource base to fund the development of infrastructure in towns and at the regional and functional level through new and bold measures for generation of resources including involvement of private sector at the Regional level.

### **COMMON ECONOMIC ZONE - THE SCOPE**

Scope of Common Economic Zone (CEZ), therefore, would entail the following broad features:

1. Common Planning Approach
2. Uniform Fiscal Policy
3. Uniform Level of Integrated Physical Infrastructure
4. Financial Allocation and Resource generation treating CEZ as a single entity.

#### **1. Common Planning Approach :**

Considerable ground has been covered for the spatial and economic planning of the region, with the preparation of the Regional Plan-2001, Sub-regional Plans for NCR, and the functional plans which envisage integrated development of the region taking into consideration the various sectors of development. The NCRPB act in addition to providing for various planning parameters for the Regional Plan preparation and implementation, lays special emphasis for the Plan to provide for suitable economic base for the future balanced growth of the Region. The Board has recently finalised and approved the Fiscal Plan for NCR indicating the total investment required over the next decade (i.e. the IX & X Plans) and identify the mode of resource generation for the Regional development Projects.

## 2. Uniform Fiscal Policy :

The various components to be considered in this regard are as under:

### a) Uniform Tax and Tariff Structure

- State Sales Tax: The existing wide variation in sales tax in the NCR states (under the state sales tax acts ) and the mode of levying the same i.e. the first point viz. a.viz the last point , give a large comparative advantage to various manufacturing and trading activities located in Delhi over their neighbouring states. This results in their concentration in Delhi and even their unauthorised functioning in the non-conforming areas. ( About 80 % i.e. more than 90,000 of Delhi's small scale industries are functioning from non-conforming areas in NCT Delhi.) . These variation need to finished and a uniform tax structure needs to be evolved.

- Central Sales Tax: The difference in the C.S.T. leviable ( in Delhi it is 2 % as against 4 % in the neighbouring states ) causes most of the goods to be brought first into Delhi's whole markets and distributed therefrom all over the country. This calls for :

- a) Equalising the CST in the entire NCR so that export from any part of the NCR ( in Delhi or in the states of U.P., Haryana or Rajasthan) to any other state in India are subject to same amount of CST and
- b) The Sales within the entire NCR are considered as sales within a single state for CST purposes and do not attract CST.

- Tax on Goods Vehicles : The goods vehicles are subject to Road Tax and Goods Tax and there is a very large variation between the NCR states specially with regards to the Goods tax. The combined effect of taxes in Delhi is Rs 2655 P.A. as compared to 8330 P.A.in U.P & 5000 p.a. Haryana.

Infact the combined effect of all these taxes coupled with the high incidence of tax evasion , has resulted in Delhi becoming the largest centre of distributive trade in the Country, so much so that in case of some of the commodities like textiles, chemicals and building materials more than 60-80% of the inflowing goods into Delhi are re - exported out and unless uniformity is brought about in them, the concentration of economic activities resulting in the proliferation of population would keep continuing unabated in Delhi .

Tariffs on Services - Power, Water etc. The Tariff levels greatly affect the productivity of goods and services and accordingly influence the investment decisions, specially in the case of industry where they form an important ingredient of the cost of production. Their uniformity treating the entire NCR as a sub-grid is the only method of providing equal opportunity to all potential investor in the Region.

b) Uniform Incentives and Concessions to commercial and industrial activities to avoid interstate competition and diversion of economic activities.

c) Uniform Banking Facilities in the entire NCR are required to provide for.

- Clearing House Facilities at par with Delhi to avoid loss of time in transactions.

- Computerisation and Net-working of Bank Branches to facilitate immediate inter branch transfer of money, accounts and related information and cut down the delay caused in physical transfer of documents.

- Foreign Exchange Transaction and Letter of Credit Facilities in Bank branches in the NCR towns to facilitate the export oriented units.

d) Evolving the Common "Specified Commodities Marketing Act" to enable the dispersal of Wholesale Distribution Trades to the NCR towns. The whole sale markets in the NCR are normally regulated through the agriculture produce marketing act of the various states, which have three major limitations;

- firstly they can regulate only the marketing of agricultural produce ;
- secondly their jurisdiction is limited to the state only; as such under them only wholesale trade in agricultural products can be dispersed / relocated within the concerned state and
- thirdly they allow each of the state Govts to impose a different market fee thereby inducing the farmers to sell their produce in markets outside their state of production.

It is therefore necessary to have a specified commodities marketing act which could cover the entire NCR, making it possible major space extensive commodities like Building materials including Iron & steel, Cement etc., chemicals, Petroleum products and plastics in addition to food grain, to be located in the wholesale markets in the NCR. This would also ensure subjecting all commodities of any particular type, to be charged the same market fee anywhere in the Region.

- c) Setting up a Regional Commercial Centre in Delhi for providing Front Offices and Showrooms for the shifting as well as new industries in the NCR to maintain marketing and managerial linkages with Delhi. This would help in establishing split units in the NCR e.g. large industries are set up in the NCR priority towns, their godowns, research & development units and major establishments in the DMA towns and their front office in the Regional Centre in Delhi.
- f) Enhancing the scope of Delhi Based Agencies like DSIDC, Delhi Agricultural Produce Marketing Board, DFC, DDA, DTC, MTNL etc. for facilitating Joint Venture Projects by these agencies with their counterparts in the National Capital Region, Sub-regions in the field of
- Industrial Estates
  - Wholesale Market
  - Office Complex; and
  - Housing Estate etc.
  - Integrated Road Transport

This would allow the continuance of working of the shifting units under a common umbrella and help in provision of integrated services in the Region.

### 3. Uniform Level of Physical Infrastructure :

The key elements in the integrated and balanced growth of the NCR are the development of the New townships alongside the Priority and Delhi Metropolitan Area (DMA) Towns, fully supported by Regional infrastructure. In order to implement the strategies in respect of new townships and the regional infrastructure contained in the Regional Plan, the Board has finalised Functional Plans for transportation, power and telecom sectors, while those for water supply, drainage, sewerage and solid waste and for industry are under finalisation. These are supported by a Fiscal plan which identifies the investment requirements and the sources for generation of resources for them.

Development of New Townships: The Regional Plan has identified 6 Delhi Metropolitan Area Towns namely Ghaziabad, NOIDA, Faridabad, Gurgaon, Bahadurgarh & Kundli and 8 Priority towns / complexes namely Meerut, Hapur, Bulandshahr- Khurja Complex, Panipat, Rohtak, Palwal, Rewari- Dharuhera-Bhiwadi Complex and Alwar. The Priority Towns and selected DMA Towns are proposed for induced development with a very high level of infrastructure comparable with Delhi, so as to accommodate 2 million population proposed to be deflected from Delhi by the middle of next decade. For the development of new townships alongside these towns a total investment requirement of about Rs.16000 crs. has been estimated during the IX Plan and is proposed to be met through the following sources:





|                                 |                   |
|---------------------------------|-------------------|
| NCRP Board                      | : 3028 crs.       |
| NCR states                      | : <u>927 crs</u>  |
| Total Public sector investment  | : <u>3955 crs</u> |
| Total Private sector investment | : 12000 crs       |

The Transport Functional Plan aims at:

- interconnection of the Priority Towns both with Delhi and each other;
- decongesting the Delhi transport network by diverting all by-passable traffic;
- providing a Regional Rapid Transport System (RRTS) for the NCR which fully integrates the Regional Towns with the Transport network of Delhi.
- and changing the modal share of the commuters to the extent of 50% in Delhi and 100% in NCR in favour of rail based rapid transit systems.

In order to achieve these objectives, the transport functional plan has identified both road & rail based regional transport system requiring inputs not only from the public sector consisting of the Central ministries of surface transport, railways and the state Govts. but also the private sector.

**ROAD SECTOR** programmes consist of the augmentation of National Highways ; development of Expressways on BOOT basis and strengthening, widening and adding new links to develop state roads into Regional Road Grids. It is proposed to finance these projects during the IX Plan as under :

|                                 |                 |
|---------------------------------|-----------------|
| Ministry of Surface Transport : | 601 crs         |
| States ( Delhi, Haryana & U.P): | 178 crs         |
| NCR Planning Board              | <u>715 crs</u>  |
| Total Public Sector investment  | <u>1494 crs</u> |

Private sector investment proposed 2000 crs

**REGIONAL RAPID TRANSIT SYSTEM** has been envisaged to integrate an upgraded & optimised Delhi's rail network with regional rail network connecting the NCR towns with Delhi and with each other to provide for the Regional commuters as also for a bypass perimeter rail to relieve the congestion on the existing overloaded network in Delhi. For the IX Plan an investment of approximately Rs.1875 Crs to be shared as under:

|                     |           |
|---------------------|-----------|
| Min. of Railways :  | 1015 crs. |
| States              | 215 crs   |
| NCR Planning Board: | 860 crs   |

|           |           |
|-----------|-----------|
| 1970-1971 | 1970-1971 |
| 1971-1972 | 1971-1972 |
| 1972-1973 | 1972-1973 |
| 1973-1974 | 1973-1974 |
| 1974-1975 | 1974-1975 |

## The Transport Commission

The Transport Commission is a body which is responsible for the transport of goods and passengers in the United Kingdom. It is a statutory corporation established in 1963. The Commission is responsible for the transport of goods and passengers in the United Kingdom. It is a statutory corporation established in 1963. The Commission is responsible for the transport of goods and passengers in the United Kingdom. It is a statutory corporation established in 1963.

In order to achieve these objectives, the Commission has established a number of committees and sub-committees. The Commission is responsible for the transport of goods and passengers in the United Kingdom. It is a statutory corporation established in 1963. The Commission is responsible for the transport of goods and passengers in the United Kingdom. It is a statutory corporation established in 1963.

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|           |           |
|-----------|-----------|
| 1970-1971 | 1970-1971 |
| 1971-1972 | 1971-1972 |
| 1972-1973 | 1972-1973 |
| 1973-1974 | 1973-1974 |
| 1974-1975 | 1974-1975 |

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|           |           |
|-----------|-----------|
| 1970-1971 | 1970-1971 |
| 1971-1972 | 1971-1972 |
| 1972-1973 | 1972-1973 |
| 1973-1974 | 1973-1974 |
| 1974-1975 | 1974-1975 |

*POWER sector Functional Plan aims at:* making the NCR Towns power cut free by

- Providing captive generation upto 50% of the additional capacity requirements in each of the NCR towns through the Private sector at a cost of Rs. 3000 crs.
- Strengthening the Power T&D Systems in order to cater to future needs of these towns at a cost of Rs. 600 crs by the states out of their own plan resources.

**TELECOM SECTOR** In order to link up the entire NCR through an efficient system, the Telecom Functional Plan envisages:

- The provision of local call system amongst NCR Towns and Delhi and a uniform STD code (011) for the whole of NCR including NCT Delhi.
- Making Telephones available on demand in the NCR.

For implementing the above the investment required to be made by the Ministry of communications would be approximately Rs. 1300 Crs during the IX Plan.

- Developing a single Pin Code system for entire NCR.

**4. Financial Allocation treating CEZ as a Single entity :**

So far, the Planning Commission has been finalising the Five Year Plans considering states as a single unit and accordingly there are either state plans or sector plans for the central ministries. Now, that a region i.e. the NCR, has been created under statute of the Parliament, this region should be recognised and considered as one single entity and a separate plan document needs to be finalised for the NCR by the Planning Commission for the Ninth Plan incorporating all the sub-components necessary from various ministries, state govts. and other sources of investment.

Accordingly, the NCR Planning Board had prepared an investment programme for the Ninth Plan with the assistance of the sub-group of the working group on urban development and transportation set up by the Planning Commission, followed by a fiscal plan approved by the Board in its 21st meeting of the Board. This fiscal plan has worked out the detailed sub-component requirements to be provided for the NCR in the Ninth Plans of the key central ministries of Surface Transport, Railways and Communication as well as the participating states of Haryana, U.P., Rajasthan and Delhi.

In order to ensure the development of infrastructure and implementation of the Regional Plan-2001, in a time bound manner, it is imperative that adequate financial allocations are made in the Five Year Plan of the respective Central Ministries and the Member States as "NCR SUB COMPONENT" of their IX Five Year Plan as per the following requirements indicated in the fiscal plan :

|                        |             |
|------------------------|-------------|
| M/of Surface Transport | Rs. 601 cr  |
| M/of Railways          | Rs. 1015 cr |
| M/of Communications    | Rs. 1300 cr |

-----  
Rs. 2916 cr  
-----

|           |              |
|-----------|--------------|
| Haryana   | Rs. 1468 cr. |
| Rajasthan | Rs. 206 cr.  |
| U.P.      | Rs. 1441 cr. |
| NCT-Delhi | Rs. 1060 cr. |

-----  
Rs. 4175 cr.  
-----

**Innovative Methods for Resource Generation:**

In view of the limited resources through the budgetary modes, innovative methods like putting a land for their optimal use and exploitation of its full commercial potential as a resource, developing regional commercial centres in Delhi and using the surplus out of that as a resources, levying a Development Cess on the Land in the NCR Towns to partly recover the cost, using the available use and infrastructure facilities in the neighbouring DMA towns for providing General Pool Accommodation and Office Space for Delhi Based Government Offices - have been identified as the possible mechanism for generating the required resources for financing the regional infrastructure development programme.

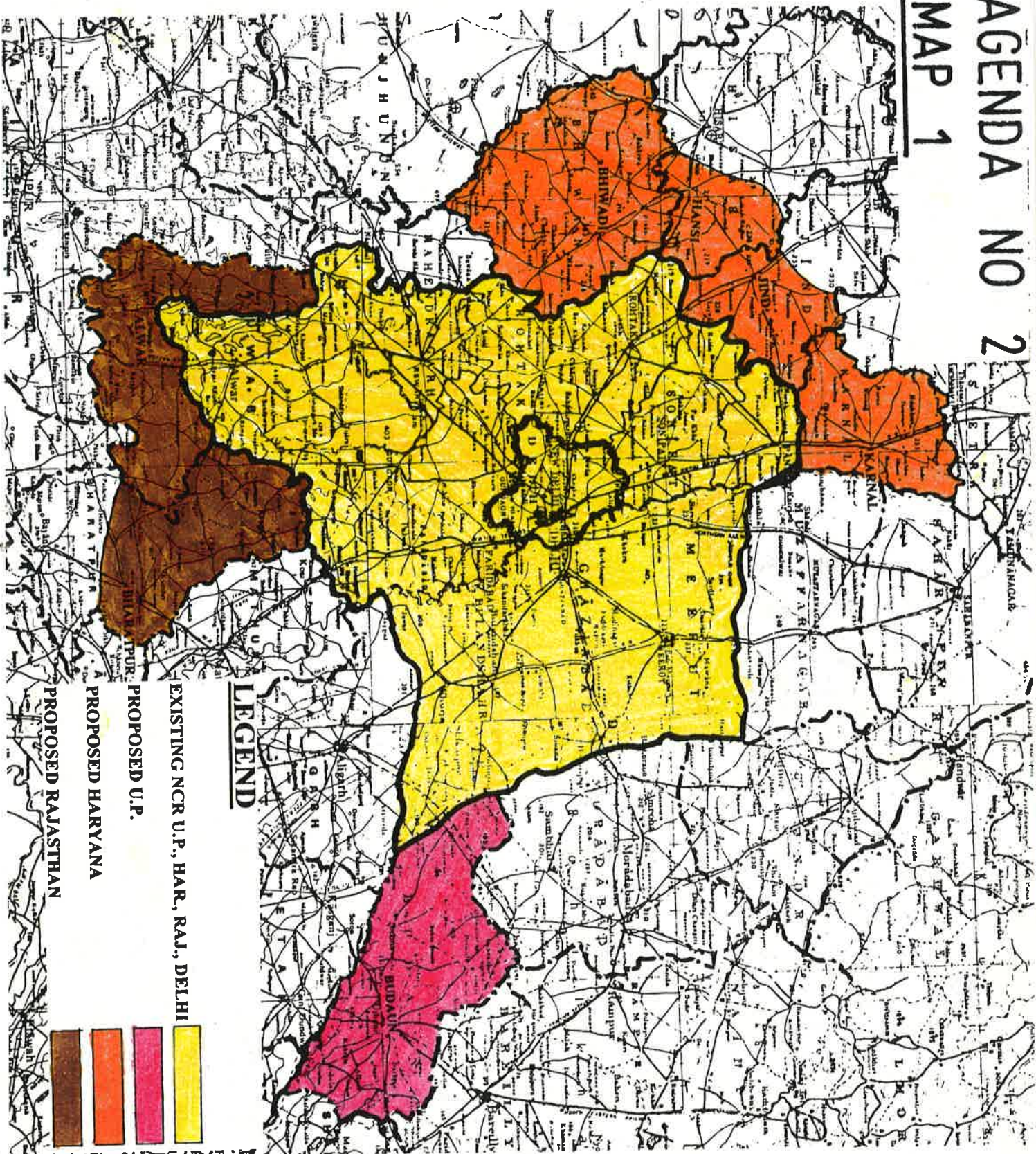
**Setting up a Regional Council for NCR**

The decade-long experience in the planning and implementation of various development programmes in the NCR indicate that the land use controls exercised as per the Regional Plan - 2001 and the Master Plans of various towns, are required to be complemented by a well-articulated economic policy for facilitating the accelerated flow of various development inputs like locating industries, wholesale trade & commercial activities, offices of Public Sector Undertakings & Central Government Departments etc. in the Region, which are essential for the generation of employment opportunities which would help in a long way in deflecting the 2 million population, as envisaged in the Regional Plan.

These objectives of the Regional Plan for the deflection of population and economic activities can be achieved more efficiently through larger public participation in the development programmes targeted to the specific development needs of each sub-region/town. In order to involve the public at large in the planning & implementation process, and to achieve a greater transparency in the programmes, it would be ideal to constitute a REGIONAL COUNCIL under the chairmanship of the Prime Minister with Members of Parliament and Legislative Assemblies representing the constituencies in the NCR alongwith the existing members of the Board, as its members. Major economic, taxation, trade & tariff policy matters related to the NCR could be resolved and consensus decisions taken wherever necessary by this Council.



# AGENDA NO 2 MAP 1







**AGENDA ITEM NO. 3 : ISSUES ARISING OUT OF THE 42ND MEETING OF THE PLANNING COMMITTEE HELD ON 15.12.97**

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**1. Consideration of Functional Plan for Industry**

The Functional Plan for Industry in NCR was deliberated in the Planning Committee meeting and was approved for placing the same for consideration and approval of the Board which will be discussed as Agenda Item No. 4.

**2. Consideration of the proposal for change of land use in NCT-Delhi received from Delhi Development Authority:**

The following proposals received from the DDA were presented by the DDA and after detailed deliberations the following land use changes have been recommended by the Planning Committee for consideration and approval of the NCR Planning Board.

- a) **Change of land use for an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road. (Details of the proposal is in Planning Committee meeting agenda at Page 4)**

Change of land use of an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road, were approved by the Planning Committee.

- b) **Change of land use of an area measuring 320 ha. from rural use zone to urban uses in Narela Project/Urban extension. (Details of the proposal is in Planning Committee meeting agenda at Page 4)**

Change of land use of an area measuring 43 ha. (40 ha. for locating a district jail and another 3 ha. for locating a district court and for residential accommodation for judicial officers) were approved by the Planning Committee and the rest of the area would be considered along with the urban extension plan of DDA.

- c) **Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public and Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi) (Details of the proposal is in Planning Committee meeting agenda at Page 6)**

The land use change of an area measuring 125 ha. from rural use zone to public and semi-public facilities (district open jail at Baprola) was approved.

- d) **Change of land use from rural use zone to commercial and transportation for Integrated Freight Complex in Narela Sub-City. (Details of the proposal is in Planning Committee meeting agenda at Page 6)**

The change of land use of an area of 360 ha. from rural use zone to commercial and transport for Integrated Freight Complex in Narela sub-city was approved on the following conditions:



- i) The surplus proceeds from this freight complex be used to finance the proposed perimeter conditions.
- ii) The integrated freight complex and the perimeter expressway projects be financially tied up together. The above land use cases are placed before the Board for its consideration and approval.

**e) Change of land use for an area of 20 ha. for construction of Police Lines for Armed Police Battallion at Sultanpur Dabas. (Details of the proposal is in Planning Committee meeting agenda at Page 5)**

The land use change of 5 ha. was approved for construction of police lines for armed police battalion at Sultanpur Dabas was approved by the Planning Committee. A request has been received from the Additional Commissioner of Police, Delhi to review the proposal in the light of their special requirements. However, the detailed requirements as required by the NCRP Board are yet to be received from the Police Deptt. Once the details are made available to the Board, the case would be examined and put up afresh to the Board with final recommendations.

**3. Consideration of the suggestion of Govt. of Rajasthan for transfer of Power to change of land use within NCR from the NCR Planning Board to the Planning Committee.**

In the 21st meeting of the NCR Planning Board held on 15.3.97 Shri Bhanwar Lal Sharma, Minister, Urban Development, Govt. of Rajasthan suggested that the power to change of landuse may be transferred to the Planning Committee, so that landuse change cases are dealt with expeditiously because normally the Board meetings are held after 6 months.

3.2 The matter have been examined. The Provision under the NCR Planning Board Act, 1986 regarding modifications (Relevant extracts from the NCRPB Act, 1985 is at Appendix I) of the Regional Plan are as under:

"14(1) The Board may, subject to the provisions of sub- section (2), make such modifications in the Regional Plan as finally prepared by it, as it may think fit, being modifications which, in its opinion, do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land-uses or the standards of population density.

14(4) If any question arises whether the modifications proposed to be made are modifications which effect important alterations in the character of the Regional Plan or whether they relate to the extent of landuses or the standards of population density, it shall be decided by the Board whose decision thereon shall be final."

3.3 Under the above provisions Board can make modifications which in its opinion do not effect important alterations in the character of the Regional Plan and which do not relate to the extent of land uses or the standards of population density. Thereby the Board has power to examine the landuse change proposals of the participating State Govts. to see the modifications suggested by the concerned State Govts are not important alterations and are not related to the extent of landuses and the standards of population density.

3.4 The 2 important aspects, i.e. extent of landuses and standards of population density has been given special importance basically to achieve the objectives of the NCR Planning Board to control the landuses and development of infrastructure to avoid any haphazard development in the region. The Regional Plan policies for landuse and population distribution are to be

translated and elaborated in the Sub- regional plans to be prepared by the participating State Govts. which include any others, the reservations of areas of specific land uses of the regional and sub regional importance, the future urban and major rural settlements including their area, projected population, pre-dominant economic functions appropriate site and location. The Master Plans/development plans for the urban centres prepared within the framework of Regional Plan 2001 by the State Govt. under prevailing Acts in the participating States includes the above aspects.

3.5 The Hon'ble Allahabad High Court, in the case of Greater NOIDA had studied the NCRPB Act, 1985 and ordered that the Board should approve, review or confirm the Master Plans/Development Plans prepared by the Govt. of U.P. In view of the above, as per the provision of the NCRPB Act, 1985 the power for modifications of the Regional Plan lies with the NCR Planning Board.

3.6 As per the section 9 of the NCRPB Act, the main functions of the Planning Committee is to assist the Board in :-

1(a) the preparation and co-ordinated implementation of the Regional Plan and the Functional Plans; and

1(b) scrutinising the Sub-Regional Plans and all Project Plans to ensure that the same are in conformity with the Regional Plan.

2) The Committee may also make such recommendation to the Board as it may think necessary to amend or modify any Sub-Regional Plan or any Project Plan.

3) The Committee shall perform such other functions as may be entrusted to it by the Board.

Thus, the Planning Committee acts as the technical arm of the Board and puts up its recommendations before the Board after thorough technical examinations of the various issues brought before it like the land use cases, Master/Development Plans, Sub- Regional Plans, Functional Plans, Project Plans and all other technical and financial matters.

3.7 The above matters specially regarding the land use and the Master/Development Plans relate to the modification of the Regional Plan, are accordingly examined in detail from technical aspects by the Planning Committee and are finally placed before the Board with its recommendations. However, since there is a long gap between the holding of the Board Meetings on the one hand, and the concerned authorities/state governments require the decisions to be conveyed early, it had been suggested by the Rajasthan Government that the powers may be delegated. The Board may accordingly authorise the Member Secretary to approve the cases related to land use and Master/Development Plans on the recommendations of the Planning Committee and place them before the Board at its immediate succeeding meeting for information.

**4. Consideration of the draft development plans for Palwal-2021, Sonapat-Kundli Multi Functional Urban Complex -2021 AD revised draft development plan for Rohtak-2025 prepared by Town & country planning Deptt., Govt. of Haryana. (Details of the proposal is in Planning Committee meeting agenda at Page 8)**

The draft development plans for Palwal-2021 and Sonapat-Kundli Multi Functional Urban Complex -2021 AD revised draft development plan for Rohtak-2025 prepared by Town & country planning Deptt., Govt. of Haryana, were considered by the Planning Committee and recommended for placing the same before the Board for consideration and approval.

The Development Plan for Palwal, Sonapat-Kundli Complex and Rohtak are accordingly placed before the Board for its approval.

**5. Continuance of NCR Planning and Monitoring Cells in the participating states during 9th plan period. (Details of the proposal is in Planning Committee meeting agenda at Page 12)**

The NCR Planning Board and Monitoring Cells were created in the participating States for the Seventh Plan and subsequently continued over the Eighth Plan. The term expired on 31st March, 1997. Subsequently, the participating States had requested the NCR Planning Board to extend their continuance over the 9th plan also, since the work on NCR projects is going on in full swing. The states have further requested that as during the earlier periods, for the 9th plan also 100% financial assistance in respect of expenditure on Pay and Allowances of the Core Staff may be provided. In addition the current maximum limit of attendant office expenditure of Rs. 1.25 lakhs per annum may be raised to 2.25 lakhs per annum, in view of the rising cost. In addition, wherever necessary provision may be made for one time non-recurring expenditure for the purchase of the Capital Items, if the same, as provided in the Seventh Plan period had become obsolete, outdated and irreparable so as to replenish them. The Planning Committee of the NCR Planning Board agreed with the proposal and recommended its being placed before the Board for its approval. Accordingly, the matter is placed before the Board for its consideration and approval.

**6. Timely completion of the NCR financed projects and submission of progress reports. (Details of the proposal is in Planning Committee meeting supplementary agenda item No. 1 at Page 1)**

This matter is being discussed as separate Agenda Item No.10.

**7. Consideration of appointment of private medical practitioner as Authorised Medical Attendant for the employees of the Board. (Details of the proposal is in Planning Committee meeting supplementary agenda item No. 2 at Page 2)**

Since the NCR Planning Board's staff is not covered by the Central Government Health Scheme, Medical facilities, it was proposed to appoint some private Medical Practitioners as Authorised Medical Attendant for the employees of the NCR Planning Board. The Planning Committee recommended the placing of the matter before the Board.

The matter is placed before the Board for its consideration and approval.

**AGENDA ITEM NO. 4 : APPROVAL OF FUNCTIONAL PLAN FOR INDUSTRIES IN NCR.**

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In pursuance of the NCRPB Act, a draft Functional Plan for the Industries in NCR was prepared by the NCRPB Secretariat with the assistance of a specialist sub-group on Industries. The draft plan was put up for consideration of the Planning Committee and was subsequently approved.

The Functional Plan is now placed before the Board for its consideration and approval (copy of the Functional Plan is enclosed as Annexure - III).

# Non-Plan

Statement Showing The Revised Estimates 1997-98 And Budget Estimates 1998-99 Vis-A-Via The Actual Expenditure.

(Rs.in crores)

| Object of Expdr.                               | Like Actuals for the Year |         |         | Sanction | Last 7  | First   | Antici- | Revised   | Proposed  | Reasons for  |      |
|--|---------------------------|---------|---------|----------|---------|---------|---------|-----------|-----------|--|------|
| Salaries Travel                                |                           |         |         | Budget   | months  | Five    | pated   | Estimates | Budget    | variations   |      |
| Expenses, Office                               |                           |         |         | grant    | the     | months  | Expdr.  | 1997-98   | Estimates | between  |      |
| Expenses, etc.                                 | 1994-95                   | 1995-96 | 1996-97 | 1997-98  | actuals | actuals | for the |           | 1998-99   |  |      |
|  |                           |         |         |          | 1996-97 | 97-98   | remain- |           |           | Col.   | Col. |
|  |                           |         |         |          |         |         | ing 7   |           |           | 5&9  | 9&10 |
|  |                           |         |         |          |         |         | months  |           |           |  |      |
|  |                           |         |         |          |         |         | 1997-98 |           |           |  |      |
| 1.   | 2.                        | 3.      | 4.      | 5.       | 6.      | 7.      | 8.      | 9.        | 10.       | 11.  | 12.  |
| 1. Salaries                                    | 29.29                     | 32.71   | 32.15   | -        | 16.17   | 19.88   | 50.12   | 70.00     | 65.00     | Reasons for variations between column 5 & 9 & 9+10 are as under:-<br>BE 97-98 sanctioned Rs.75.00 lakhs. It is enhanced to Rs.117.00 lakhs because provision has been made for arrears payment due to 5th Pay Commission Report & provision has also been made for general hike in prices of materials and services. |      |
| 2. FSC   | .59                       | .56     | .60     | -        | .59     | .03     | 1.47    | 1.50      | 1.50      |  |      |
| 3. F. & Honorarium                             | .25                       | 2.95    | 4.16    | -        | 2.16    | 3.08    | 2.92    | 6.00      | 6.00      |  |      |
| 4. Travelling Exp.                             | 1.67                      | 1.17    | 1.90    | -        | 1.43    | 1.19    | 1.81    | 3.00      | 4.00      |  |      |
| 5. office Exp.                                 | 15.06                     | 20.36   | 20.54   | -        | 15.11   | 6.04    | 15.96   | 22.00     | 22.00     |  |      |
| 6. Hospitality Exp.                            | 1.12                      | 1.33    | 1.83    | -        | .86     | .76     | 2.24    | 3.00      | 3.50      |  |      |
| 7. L. Fee of Govt. residence                   | .17                       | .39     | .17     | -        | .11     | .08     | .12     | .20       | .10       |  |      |
| 8. Advertising & Publicity                     | .26                       | .41     | .34     | -        | .34     | -       | 1.00    | 1.00      | 1.00      |  |      |
| 9. GIS liability                               | -                         | -       | -       | -        | -       | -       | 2.00    | 2.00      | 4.00      |  |      |
| 10. Audit Fee                                  | -                         | .31     | .41     | -        | .23     | -       | .50     | .50       | .50       |  |      |
| 11. Exhibition Exp.                            | 1.09                      | -       | -       | -        | -       | -       | 1.00    | 1.00      | 1.00      |  |      |
| 12. RRT  | 5.81                      | 4.89    | 5.10    | -        | 4.65    | .32     | 4.68    | 5.00      | 5.00      |  |      |
| 13. Legal charges                              | .17                       | -       | .47     | -        | .47     | .57     | 3.03    | 3.60      | 4.00      |  |      |
| 14. Intt. on GPF/CPF Board's Contb.            | 3.13                      | 2.74    | 3.08    | -        | 3.08    | -       | 4.50    | 4.50      | 7.00      |  |      |
| 15. Electricity bill of IHC complex            | -                         | .41     | 1.06    | -        | .47     | .16     | .34     | .50       | .50       |  |      |
| 16. IHC maintenance charges                    |                           |         |         |          | (-).53  |         |         |           |           |  |      |
| 17. (a) Security arrangement of Janpath Bhawan | (-).24                    | -       | -       | -        | -       | -       | -       | -         | -         |  |      |
| (b) Suspense-TA                                | -                         | .18     | -       | -        | -       | -       | -       | -         | -         |  |      |
|  | =====                     | =====   | =====   |          | =====   | =====   | =====   | =====     | =====     |  |      |
|  | 58.37                     | 68.41   | 71.81   |          | 40.14   | 32.11   | 91.69   | 123.80    | 125.10    |  |      |
|  | =====                     | =====   | =====   |          | =====   | =====   | =====   | =====     | =====     |  |      |
| Grant-in-Aid from Min. of U.A.E.               | 57.00                     | 65.00   | 70.00   | 75.00    | -       | 37.50   | 79.50   | 117.00    | 118.00    |  |      |

Provide own estimate 4.98 4.47 5.17 - - 6.56 0.24 6.80 7.10

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Plan

Statement Showing The Revised Estimates 1997-98 And Budget Estimates 1998-99 Vis-A-Via The Actual Expenditure.

(Rs. in crores)

| Object of Expdr. | Actuals for the Year |         |         | Sanction<br>Budget<br>grant<br>1997-98 | Last 7<br>months<br>the<br>1996-97 | First<br>Five<br>months<br>197-98 | Antici-<br>pated<br>Expdr.<br>for the<br>remain-<br>ing 7<br>months<br>1997-98 | Revised<br>Estimates<br>1997-98 | Proposed<br>Budget<br>Estimates<br>1998-99 | Reasons for<br>variations<br>between |              |
|------------------|----------------------|---------|---------|--|------------------------------------|-----------------------------------|--|---------------------------------|--|--------------------------------------|--------------|
|                  | 1994-95              | 1995-96 | 1996-97 |  |                                    |                                   |  |                                 |  | Col.<br>5&9                          | Col.<br>9&10 |

| 1.   | 2.    | 3.     | 4.     | 5. | 6.     | 7.    | 8. | 9.     | 10. | 11. | 12. |
|--|-------|--------|--------|----|--------|-------|----|--------|-----|-----|-----|
| loans to State Govt.<br>for Dev. projects in<br>the NCR & CMA        | 14.18 | 109.75 | 146.85 | 45 | 108.78 | 14.50 | -  | 499.75 |     |     |     |
| Study & survey   | .53   | .16    | .16    | -  | .11    | -     | -  | .25    |     |     |     |
| Long Term advance  | -     | .02    | -      | -  | -      | -     | -  | -      |     |     |     |
| Other Expenses   | .49   | -      | .36    | -  | .36    | -     | -  | -      |     |     |     |
| NCR Planning &<br>Monitoring Cells<br>Institutional<br>strengthening | -     | .53    | -      | -  | -      | .41   | -  | 1.00   |     |     |     |
|  | 15.20 | 110.46 | 147.37 |    | 109.25 | 14.91 |    | 501.00 |     |     |     |
|  | ===== | =====  | =====  |    | =====  | ===== |    | =====  |     |     |     |

Financing of Expdr.

|  |       |       |       |       |   |       |        |
|--|-------|-------|-------|-------|---|-------|--------|
| 1. Contribution of<br>M/o UA & E                                 | 25.00 | 40.00 | 40.00 | 45.00 | - | 7.50  | 160.00 |
| 2. Contb. of NCT<br>Delhi.                                       | 3.00  | 3.50  | 3.75  | -     | - | -     | 30.00  |
| 3. Internal accruals<br>& unspent including<br>of previous years | -     | 90.28 | 54.87 | -     | - | 31.32 | 51.00  |
| 4. Market borrowing  | -     | -     | 60.00 | -     | - | -     | 260.00 |

**AGENDA ITEM NO.6:****APPROVAL OF REVISED BUDGET ESTIMATES  
FOR THE YEAR 1997-98 UNDER NON-PLAN  
(REVENUE) & PLAN (CAPITAL) & BUDGET  
ESTIMATES 1998-99.**

Revised budget estimates for the year 1997-98 both under Non-Plan (Revenue) and Plan (Capital) & Budget estimates 1998-99 Non-Plan (Revenue) have been submitted to the Ministry of Urban Development in the prescribed formats. Briefly these estimates are as under:

| Non-Plan   |             | (Rs.in lakhs)        |  |
|--|-------------|----------------------|--|
| A Non Plan (Revenue)   | Gross Expr. | Grant from<br>M/o UD | Internal<br>Resources  |
| 1.   | 2.          | 3.                   | 4.   |
| 1. Actuals for the year 1996-97.   | 71.81       | 70.00                | 5.17   |
|  |             |                      | (There are un-<br>spent Amt.of<br>Rs.3.36 lakhs<br>of internal<br>Resources) |
| 2. Grant sanctioned by the Ministry for 1997-98.                           | -           | 75.00                | -  |
| 3. Revised estimates 1997-98 proposed by the Board.                        | 123.50      | 117.00               | 6.80   |
| 4. Budget Estimates 1998-99 proposed by the Board                          | 125.10      | 118.00               | 7.10   |
| 5. Grant approved for the Revised Estimates 97-98 & Budget estimates 98-99 | -           | 82.00                | Statement of<br>accepted for<br>98-99 esti-<br>mates are<br>awaited.         |

# Non-Plan

Statement Showing The Revised Estimates 1997-98 And Budget Estimates 1998-99 Vis-A-Via The Actual Expenditure.

(Rs.in crores)

| Object of Expdr.                               | Like Actuals for the Year |         |         | Sanction | Last 7   | First   | Antici- | Revised   | Proposed  | Reasons for  |      |
|--|---------------------------|---------|---------|----------|----------|---------|---------|-----------|-----------|--|------|
| Salaries Travel                                |                           |         |         | Budget   | months   | Five    | pated   | Estimates | Budget    | variations   |      |
| Expenses, Office                               |                           |         |         | grant    | the      | months  | Expdr.  |           | Estimates | between  |      |
| Expenses, etc.                                 | 1994-95                   | 1995-96 | 1996-97 | 1997-98  | actuals  | actuals | for the | 1997-98   | 1998-99   |  |      |
|  |                           |         |         |          | 1996-97  | 97-98   | remain- |           |           | Col.   | Col. |
|  |                           |         |         |          |          |         | ing 7   |           |           | 5&9  | 9&10 |
|  |                           |         |         |          |          |         | months  |           |           |  |      |
|  |                           |         |         |          |          |         | 1997-98 |           |           |  |      |
| 1.   | 2.                        | 3.      | 4.      | 5.       | 6.       | 7.      | 8.      | 9.        | 10.       | 11.  | 12.  |
| 1. Salaries                                    | 29.29                     | 32.71   | 32.15   | -        | 16.17    | 19.88   | 50.12   | 70.00     | 65.00     | Reasons for variations between column 5 & 9 & 9+10 are as under:-<br>BE 97-98 sanctioned Rs.75.00 lakhs. It is enhanced to Rs.117.00 lakhs because provision has been made for arrears payment due to 5th Pay Commission Report & provision has also been made for general hike in prices of materials and services. |      |
| 2. FSC   | .59                       | .56     | .60     | -        | .59      | .03     | 1.47    | 1.50      | 1.50      |  |      |
| 3. F. & Honorarium                             | .25                       | 2.95    | 4.16    | -        | 2.16     | 3.08    | 2.92    | 6.00      | 6.00      |  |      |
| 4. Travelling Exp.                             | 1.67                      | 1.17    | 1.90    | -        | 1.43     | 1.19    | 1.81    | 3.00      | 4.00      |  |      |
| 5. office Exp.                                 | 15.06                     | 20.36   | 20.54   | -        | 15.11    | 6.04    | 15.96   | 22.00     | 22.00     |  |      |
| 6. Hospitality Exp.                            | 1.12                      | 1.33    | 1.83    | -        | .86      | .76     | 2.24    | 3.00      | 3.50      |  |      |
| 7. L. Fee of Govt. residence                   | .17                       | .39     | .17     | -        | .11      | .08     | .12     | .20       | .10       |  |      |
| 8. Advertising & Publicity                     | .26                       | .41     | .34     | -        | .34      | -       | 1.00    | 1.00      | 1.00      |  |      |
| 9. GIS liability                               | -                         | -       | -       | -        | -        | -       | 2.00    | 2.00      | 4.00      |  |      |
| 10. Audit Fee                                  | -                         | .31     | .41     | -        | .23      | -       | .50     | .50       | .50       |  |      |
| 11. Exhibition Exp.                            | 1.09                      | -       | -       | -        | -        | -       | 1.00    | 1.00      | 1.00      |  |      |
| 12. RRT  | 5.81                      | 4.89    | 5.10    | -        | 4.65     | .32     | 4.68    | 5.00      | 5.00      |  |      |
| 13. Leagal charges                             | .17                       | -       | .47     | -        | .47      | .57     | 3.03    | 3.60      | 4.00      |  |      |
| 14. Intt. on BPF/CPF Board's Contb.            | 3.13                      | 2.74    | 3.08    | -        | 3.08     | -       | 4.50    | 4.50      | 7.00      |  |      |
| 15. Electricity bill of IHC complex            | -                         | .41     | 1.06    | -        | .47      | .16     | .34     | .50       | .50       |  |      |
| 16. IHC maintenance charges                    |                           |         |         |          | (-)-5.53 |         |         |           |           |  |      |
| 17. (a) Security arrangement of Janpath Bhawan | (-)-24                    | -       | -       | -        | -        | -       | -       | -         | -         |  |      |
| (b) Suspense-TA                                | -                         | .18     | -       | -        | -        | -       | -       | -         | -         |  |      |
|  | =====                     | =====   | =====   |          | =====    | =====   | =====   | =====     | =====     |  |      |
|  | 58.37                     | 68.41   | 71.81   |          | 40.14    | 32.11   | 91.69   | 123.80    | 125.10    |  |      |
|  | =====                     | =====   | =====   |          | =====    | =====   | =====   | =====     | =====     |  |      |
| Grant-in-Aid from Min. of U.A.E.               | 57.00                     | 65.00   | 70.00   | 75.00    | -        | 37.50   | 79.50   | 117.00    | 118.00    |  |      |

Grants-in-Aid from Min. of U.A.E. 57.00 65.00 70.00 75.00 - 37.50 79.50 117.00 118.00



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Plan

National Capital Region Planning Board

Statement Showing The Revised Estimates 1997-98 And Budget Estimates 1998-99 Vis-A-Via The Actual Expenditure.

(Rs.in crores)

| Object of Expdr.   | Actuals for the Year |         |         | Sanction<br>Budget<br>grant<br>1997-98 | Last 7<br>months<br>the<br>1996-97 | First<br>Five<br>months<br>197-98 | Antici-<br>pated<br>Expdr.<br>for the<br>remain-<br>ing 7<br>months<br>1997-98 | Revised<br>Estimates<br>1997-98 | Proposed<br>Budget<br>Estimates<br>1998-99 | Reasons for<br>variations<br>between |              |
|--|----------------------|---------|---------|--|------------------------------------|-----------------------------------|--|---------------------------------|--|--------------------------------------|--------------|
|  | 1994-95              | 1995-96 | 1996-97 |  |                                    |                                   |  |                                 |  | Col.<br>5&9                          | Col.<br>9&10 |
| 1.   | 2.                   | 3.      | 4.      | 5.                                     | 6.                                 | 7.                                | 8.   | 9.                              | 10.  | 11.                                  | 12.          |
| loans to State Govt.<br>for Dev. projects in<br>the NCR & CMA        | 14.18                | 109.75  | 146.85  | 45                                     | 108.78                             | 14.50                             | -  | 499.75                          |  |                                      |              |
| Study & survey   | .53                  | .16     | .16     | -                                      | .11                                | -                                 | -  | .25                             |  |                                      |              |
| Long Term advance  | -                    | .02     | -       | -                                      | -                                  | -                                 | -  | -                               |  |                                      |              |
| Other Expenses   | .49                  | -       | .36     | -                                      | .36                                | -                                 | -  | -                               |  |                                      |              |
| NCR Planning &<br>Monitoring Cells<br>Institutional<br>strengthening | -                    | .53     |         |  |                                    | .41                               |  | 1.00                            |  |                                      |              |
|  | 15.20                | 110.46  | 147.37  |  | 109.25                             | 14.91                             |  | 501.00                          |  |                                      |              |
|  | =====                | =====   | =====   |  | =====                              | =====                             |  | =====                           |  |                                      |              |
| Financing of Expdr.  |                      |         |         |  |                                    |                                   |  |                                 |  |                                      |              |
| 1. Contribution of<br>M/o UA & E                                     | 25.00                | 40.00   | 40.00   | 45.00                                  | -                                  | 7.50                              |  | 160.00                          |  |                                      |              |
| 2. Contb. of NCT<br>Delhi.   | 3.00                 | 3.50    | 3.75    | -                                      | -                                  | -                                 |  | 30.00                           |  |                                      |              |
| 3. Internal accruals<br>& unspent including<br>of previous years     | -                    | 90.28   | 54.87   | -                                      | -                                  | 31.32                             |  | 51.00                           |  |                                      |              |
| 4. Market borrowing  | -                    | -       | 60.00   | -                                      | -                                  | -                                 |  | 260.00                          |  |                                      |              |

**AGENDA ITEM NO.7:**

**APPROVAL OF ANNUAL REPORT OF  
NCRPB 1996-97**

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Under Section 24 of the National Capital Region Planning Board Act 1985 an Annual Report has been prepared for the year 1996-97 giving full account of its activities during 1996-97 at Annexure V for approval.

**AGENDA ITEM NO.8**

**PRESENTATION OF AUDITED ACCOUNTS  
OF NCR PLANNING BOARD FOR THE  
YEAR 1996-97.**

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The Accounts of the Board are maintained in the forms prescribed by the Government vide Section 25 of the NCR Planning Board Act, 1985 read with Rule 33 of the NCR Planning Board Rules, 1985. These accounts are audited by the Principal Director of Audit, Economics and Service Ministers, New Delhi on behalf of Comptroller and Auditor General of India.

The Accounts for the year 1996-97 have since been certified and audited by the Principal Director of Audit and Economic Service Ministers. The Audit certificate alongwith certified accounts are placed before the Board for adoption and approval (Annexure V).

**AGENDA ITEM NO.9 : REVIEW OF LOANS AND ADVANCES  
RELEASED TO THE STATE GOVTS./  
IMPLEMENTING AGENCIES DURING 1996-97**

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According to Rule-47 of the NCR Planning Board Rules 1985, the officer-Incharge of the Accounts of the Board is required to submit the Board, Annual statement showing details of outstanding loans in respect of the following heads in form 'G' & 'H'.

- (a) Loans & advances sanctioned by the Board Form-'G'.
- (b) Loans & advances received by the Board Form-'H'.

The annual statement of loans & advances for the year 1996-97 in the prescribed form 'G' is submitted for information of the Board.

Except the following two cases, all other payments due on account of interest and repayment of Principal during the year were received and these have been accounted for in the enclosed statement (Form-'G'). The un-paid dues as on 31.3.97 were received in April, 1997 and as such no default is outstanding as on date.

| Sl.No.       | Name of the State Govt./<br>Implementing Agency | Nature of Payment                    | Amount             |
|--------------|---|--------------------------------------|--------------------|
| 1.           | Govt. of Uttar Pradesh<br>Lucknow               | Interest & Repayment of<br>Principal | 82827826.00        |
| 2.           | Govt. of Madhya Pradesh<br>Bhopal               | Interest & Repayment of<br>Principal | 1921875.00         |
| <b>TOTAL</b> |   |                                      | <b>84749701.00</b> |

The statement of loan and advances received by the Board in the year 1996-97 is submitted for information in the prescribed form 'H' and no default is outstanding as on date.

## FORM '6'

NATIONAL CAPITAL REGION PLANNING BOARD  
STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97  
(SEE RULE 47(1)) (Amount in Rupees)

| Name of Person/<br>Party receiving the loan/<br>Advance  | Amount of Loan advance sanctioned | Rate of interest | No. & Date of orders authorising loan/advance  | Balance from last year | Total     | Payment of Principal  |  |   |  |   | Payment of Interest   |                            |           |                             |  |
|--|-----------------------------------|------------------|--|------------------------|-----------|---|--|---|--|---|---|----------------------------|-----------|-----------------------------|--|
|  |                                   |                  |  |                        |           | Instalment of repayment during the year & arrears of instalment due relating to earlier year if any | Amount of principal repaid during the year | Amount of default in repayments of principal close of the year (col.8-9) figures to be shown year wise. | Amount of Balance/advance at the year end and under review (col.7-9) | Amount of interest due for the year and upto the year end credited to revenue during the year | Amount of interest due for the year and upto the year end credited to revenue during the year | Balance of interest unpaid |           |                             |  |
| 1  | 2                                 | 3                | 4  | 5                      | 6         | 7   | 8  | 9   | 10   | 11  | 12  | 13                         | 14        | 15                          |  |
| 1. UTTAR PRADESH Govt. of U.P.   | 279265000                         | 13 1/2           | 1) Kalindi Kunj Resd. Scheme, Khurja, B.K.D.A. No. I-12012/8/U.P./Khurja/95-96 dt. 16.5.96<br>Rs. 1300 lakhs | 835926836              | 279265000 | 1115191836  | 43632634                                   | 34675519  | 8957115  | 1080516317  | 102111812   | 28241101                   | *73870711 | * This has received in 4/97 |  |
| 14 1/2 2) Fruit & Vegetable market scheme Hapur, B.D.A. No. I-12012/14/U.P./Hapur/95-96 dt. 17.5.96<br>Rs. 230 lakhs               |                                   |                  |  |                        |           |   |  |   |  |   |   |                            |           |                             |  |
| 13.5 3) Marketability of Assets created by MDA No. I-12012/11/U.P./Meerut/95-96 dt. 17.5.96<br>Rs. 538 lakhs                       |                                   |                  |  |                        |           |   |  |   |  |   |   |                            |           |                             |  |
| 13 1/2 4) Transport Nagar Scheme, Jewar Road Bulandshahr, B.K.D.A. No. I-12012/3/U.P./B. Shahar/95-96 dt. 17.5.96<br>Rs. 263 lakhs |                                   |                  |  |                        |           |   |  |   |  |   |   |                            |           |                             |  |

**FORM 'G'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97**  
**[SEE RULE 47(1)]**  
**(Amount in Rupees)**

| Name of Person/<br>Party receiving<br>the loan/<br>Advance | Amount of<br>Loan<br>advance<br>sanctioned | Rate<br>of Int-<br>erest | No. & Date<br>of orders<br>authorising<br>loan/advance | Balance<br>for last<br>year | Amount<br>advance<br>this<br>year | Total | Payment of Principal  |   | Payment of Interest  |   |  |    |    |    |
|--|--|--------------------------|--|-----------------------------|-----------------------------------|-------|---|---|--|---|--|----|----|----|
|  |  |                          |  |                             |                                   |       | Instalment<br>of<br>repayment<br>during<br>the year<br>& arrears<br>of instal-<br>ment due<br>relating<br>to earlier<br>year if any | Amount of<br>principal<br>repaid<br>during<br>the<br>year | Amount of<br>default<br>of loan/advance<br>in repay-<br>ments of<br>principal<br>close of<br>(col.8-9)<br>figures<br>to be<br>shown<br>year-wise | Amount of<br>interest<br>due for<br>and upto<br>the year<br>under<br>review | Amount<br>of int-<br>erest<br>received<br>and<br>credited<br>to rev-<br>enue<br>during<br>the year |    |    |    |
| 1  | 2  | 3                        | 4  | 5                           | 6                                 | 7     | 8   | 9   | 10   | 11  | 12   | 13 | 14 | 15 |

164 5) Integrated Development of small & medium towns, Loai No. I-12012/1/UP/Loni/95-96 dt.23.12.96 Rs.49.58 lakhs

164 6) Integrated Development of small & media towns, Muradnagar No. I-12012/2/UP/ (Muradnagar)/96-97 dt. 23.12.96 Rs. 68.88 lakhs

164 7) Integrated Development of small & Medium towns, Dadri No. I-12012/1/UP/ Dadri/ 96-97 dt. 23.12.96. Rs. 43.19 lakhs

134 8) Bareilly Counter Magnet Development Scheme No.8-20018/8/UP/Bareilly/91-92 dt. 31.3.97. Rs.300 lakh

## NATIONAL CAPITAL REGION PLANNING BOARD

## STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97

[SEE RULE 47(i)] (Amount in Rupees)

| Name of Person/<br>Party receiving the loan/<br>Advance   | Amount of Loan advance sanctioned | Rate of Interest | No. & Date of orders authorising loan/advance  | Balance form last year | Amount this year | Total     | Payment of Principal  |  |   | Payment of Interest                                       |   |                            |    |    |
|---|-----------------------------------|------------------|--|------------------------|------------------|-----------|---|--|---|---|---|----------------------------|----|----|
|   |                                   |                  |  |                        |                  |           | Instalment of repayment during the year & arrears of instalment due relating to earlier year if any | Amount of principal repaid during the year | Amount of default in repayments of principal close of the year (col.8-9) figures to be shown year wise. | Amount of interest due for and upto the year under review | Amount of interest received and credited to revenue during the year | Balance of interest unpaid |    |    |
| 1   | 2                                 | 3                | 4  | 5                      | 6                | 7         | 8   | 9  | 10  | 11  | 12  | 13                         | 14 | 15 |
| 2. Uttar Pradesh State Industrial Development Corporation | 150000000                         | 12½              | 1) Development of Industrial Area Udyog puram Meerut, UPSIDC No. I-12012/1/UP/Meerut/95-96 dt. 18.9.96 Rs. 500 lakhs           | --                     | 150000000        | 150000000 | --  | --   | --  | 150000000   | --  | --                         | -- | -- |
|   |                                   | 13½              | 2) Development of Integrated Industrial Township, Loni, U.P.S.I.D.C. No. I-12012/13/UP/Loni/95-96 dated 12.4.96 Rs. 1000 lakhs |                        |                  |           |   |  |   |   |   |                            |    |    |
| 3. HARYANA State Industrial Development Corpn. Ltd.       | 785000000                         | 15.5%            | 1) Development of Industrial State, Bawal, HSIDC No. I-12013/1/HMA/Bawal/MCDPS dt. 25.3.96 Rs. 350 lakhs                       | -                      | 785000000        | 785000000 | --  | --   | --  | 785000000   | --  | --                         | -- | -- |

NATIONAL CAPITAL REGION PLANNING BOARD  
STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97  
(SEE RULE 47(i)) (Amount in Rupees)

| Name of Person/Party receiving the loan/advance   | Amount of Loan advance sanctioned | Rate of Interest | No. & Date of orders authorising loan/advance | Balance form last year | Amount advance this year | Total     | Payment of Principal  |  | Payment of Interest   |   |   |          |          |                        |
|---|-----------------------------------|------------------|---|------------------------|--------------------------|-----------|---|--|---|---|---|----------|----------|------------------------|
|   |                                   |                  |   |                        |                          |           | Instalment of repayment during the year & arrears of instalment due relating to earlier year if any | Amount of principal repaid during the year | Amount of default in repayment of advance at the principal close of the year (col.8-9) figures to be shown year wise. | Amount of interest due for and upto the year under review | Amount of interest of unpaid interest credited to revolving balance during the year |          |          |                        |
| 1   | 2                                 | 3                | 4   | 5                      | 6                        | 7         | 8   | 9  | 10  | 11  | 12  | 13       | 14       | 15                     |
| 123 2) Development of Industrial  |                                   |                  |   |                        |                          |           |   |  |   |   |   |          |          |                        |
| Model township, Manesar HSTDC No. I-12013/1/HNA/Manesar/94-95 dt. 31.3.97 Rs. 2500 lakhs. ✓ |                                   |                  |   |                        |                          |           |   |  |   |   |   |          |          |                        |
| 163 3) Development of Industrial  |                                   |                  |   |                        |                          |           |   |  |   |   |   |          |          |                        |
| Model township, Manesar No. I-12013/1/HNA/Manesar/94-95 dt. 31.3.97 Rs. 5,000 lakhs         |                                   |                  |   |                        |                          |           |   |  |   |   |   |          |          |                        |
| Harvana Urban Development Authority, Chandigarh   | -                                 | -                | -   | 517868810              | --                       | 517868810 | 20483333  | 20483333                                   | --  | 497385477   | 62559232  | 62559232 | --       | --                     |
| Govt. of M.P. Bhopal  | -                                 | -                | --  | 7500000                | --                       | 7500000   | 2500000   | 1250000                                    | * 1250000   | 6250000   | 1478125   | 806250   | * 671875 | * This has received on |



**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97**  
**[SEE RULE 47(i)]**  
**(Amount in Rupees)**

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NATIONAL CAPITAL REGION PLANNING BOARD  
STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97  
[SEE RULE 47(i)] (Amount in Rupees)

| Name of Person/Party receiving the loan/advance | Amount of loan advance sanctioned | Rate of Interest | No. & Date of orders authorising loan/advance | Balance for last year | Amount this year | Total | Payment of Principal  |  |   | Payment of Interest  |   |                            |
|---|-----------------------------------|------------------|---|-----------------------|------------------|-------|---|--|---|--|---|----------------------------|
|   |                                   |                  |   |                       |                  |       | Instalment of repayment during the year & arrears of instalment due relating to earlier year if any | Amount of principal repaid during the year | Amount of default in repayment of loans/advance at the principal close of the year (col. 8-9) figures (col. 7-9) to be shown year wise. | Amount of interest due for the year and upto the year under review | Amount of interest of instalment received and credited to revenue during the year | Balance of interest unpaid |

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|             |   |   |   |         |   |         |        |        |    |         |        |        |    |    |
|-------------|---|---|---|---------|---|---------|--------|--------|----|---------|--------|--------|----|----|
| 1           | 2 | 3 | 4 | 5       | 6 | 7       | 8      | 9      | 10 | 11      | 12     | 13     | 14 | 15 |
| Patala City | - | - | - | 8461540 | - | 8461540 | 769230 | 769230 | -  | 7692310 | 909616 | 909616 | -  | -  |

|  |          |        |   |           |          |           |          |          |   |           |          |          |   |   |
|--|----------|--------|---|-----------|----------|-----------|----------|----------|---|-----------|----------|----------|---|---|
| RAJASTHAN Urban Improvement Trust, Alwar | 57650000 | 14 1/2 | 1) Transport Nagar Scheme Part 'B' Alwar No. I-12014/2/Raj./Alwar/95-96 dt. 22.3.96 | 146683420 | 57650000 | 204333420 | 56362110 | 56362110 | - | 147971310 | 17714019 | 17714019 | - | - |
|--|----------|--------|---|-----------|----------|-----------|----------|----------|---|-----------|----------|----------|---|---|

14 1/2 2) Warehousing & godown Scheme Alwar  
No. I-12014/1/Raj./Alwar/95-96  
dt. 22.3.96  
Rs. 336.50 lakhs

|   |           |        |   |           |           |           |          |          |   |           |          |          |   |   |
|---|-----------|--------|---|-----------|-----------|-----------|----------|----------|---|-----------|----------|----------|---|---|
| Rajasthan Industrial & Investment Corporation (RIICO) | 190000000 | 13 1/2 | 1) Development of Kushkhera Industrial Area (Extn) Kushkhera No. I-12014/5/Raj./Bhiwadi/95-96 dt. 21.3.96 | 257133335 | 190000000 | 447133335 | 31900001 | 31900001 | - | 415233334 | 33000000 | 33000000 | - | - |
|---|-----------|--------|---|-----------|-----------|-----------|----------|----------|---|-----------|----------|----------|---|---|

Rs. 900 lakhs

**FORM 'H'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES RECEIVED BY THE BOARD DURING THE FINANCIAL YEAR 1996-97**  
**[SEE RULE 47(2)]**  
**(Amount in Rupees)**

| Name of Person/Party receiving the loan/Advance | Amount of Loan advance sanctioned | Rate of Interest | No. & Date of orders authorising loan/the advances | Balance from last year | Amount received the year | Total | Payment of Principal  |  |   | Payment of Interest                                       |  |                            |    |    |
|---|-----------------------------------|------------------|--|------------------------|--------------------------|-------|---|--|---|---|--|----------------------------|----|----|
|   |                                   |                  |  |                        |                          |       | Instalment of repayment during the year & arrears of instalment due relating to earlier year if any | Amount of principal repaid during the year | Amount of default in repayments of principal (col.8-9) figures to be shown year wise. | Amount of interest due for and upto the year under review | Amount of interest paid and credited to review during the year | Balance of interest unpaid |    |    |
| 1   | 2                                 | 3                | 4  | 5                      | 6                        | 7     | 8   | 9  | 10  | 11  | 12   | 13                         | 14 | 15 |

Housing & Urban Development Corporation (HUDCO)      6000000000      16%      No. HUDCO/UIFE/MCRPB dated 11.3.97      Rs.6000 lakhs      6000000000      6000000000      6000000000      --      --      --      --      --

**AGENDA ITEM NO.10 : MONITORING OF PHYSICAL PROGRESS OF URBAN DEVELOPMENT SCHEMES/PROJECTS FUNDED BY NCRPB**

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National Capital Region Planning Board (NCRPB) was constituted under NCR Planning Board Act, 1985 for the development of National Capital Region and for coordinating and monitoring the implementation of such plan and for evolving harmonised policies for the control of land use and development of infrastructure in the National Capital Region so as to avoid any haphazard development of that region and for matters connected therewith or incidental thereto. For achieving this the Regional Plan - 2001 was prepared with the objectives of (i) harmonised and balanced development of the NCR and (ii) containing the population growth of Delhi within manageable limits. For this purpose NCR Planning Board is providing loan assistance to the State Govt. for their development schemes/projects being implemented by their respective development authorities/implementing agencies.

The work of Monitoring of the progress of these schemes is carried out jointly by officers of NCRPB and the 3 NCR Planning & Monitoring Cells in the participating States of Haryana, Rajasthan and U.P. In the 42nd Planning Committee Meeting held on 15.12.97. The matter was discussed and Planning Committee felt that the NCR Cells of Haryana, U.P. and Rajasthan be asked to make independent monitoring site inspection of the NCR financed on-going schemes for their physical progress as well as obtaining Quarterly Progress Report from all concerned and to submit the same to NCRPB after due verification. During inspections and from the QPRs submitted to the NCRPB observed that most of these schemes suffer from time over-run due to various reasons e.g. Lack of demand due to general recession, delay in receipt of funds from State Govt., litigation in the acquisition of land, revision of plan etc. At present there are 77 NCR financed schemes in the 3 participating States including 4 Counter Magnet Towns development schemes. Of these, 27 schemes have been sanctioned by the Project Sanctioning and Monitoring Group-I & II in March-April, 1998. Out of the 43 on-going schemes in the 3 participating States (10 in Haryana, 9 in Rajasthan and 24 in Uttar Pradesh), 17 schemes (2 in Haryana, 5 in Rajasthan and 10 in Uttar Pradesh) are behind original target date of completion.

It is felt that the time over-run results in the cost over-run and consequently delays the implementation of the projects/schemes which are meant for balanced and harmonised development of National Capital Region and ultimately defeats the objectives of Regional Plan-2001. The State Govts., Implementing Agencies and State NCR Cells have time and again been requested to ensure timely completion of the projects with minimum possible time over-run State Governments are responsible for their implementations and delays - if any. A similar request was made in the last Board Meeting held on 15th March, 1997 as well as in

the 25th meeting of the Project Sanctioning & Monitoring Group-I meeting held on 26th March, 1998 under the Chairmanship of Secretary, Ministry of Urban Affairs & Employment when progress of on-going schemes was reviewed and it was decided that the loan released by NCRPB for new schemes/on-going schemes will be remitted to the Implementing Agencies by the State Govt. along with its share immediately.

Therefore, State Govts. of Haryana, Rajasthan & U.P. are required to ensure through suitable mechanism for timely completion of their on-going schemes in their respective States and keep inform NCRPB by their Quarterly Progress Reports.

Submitted for approval before the matter is taken up with the concerned State Governments.

**AGENDA ITEM NO.11**

**MINUTES OF THE LAST MEETING  
OF PSMG-I AND PSMG-II FOR  
INFORMATION.**

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Minutes of meeting of Project Sanctioning and Monitoring Group – I held on 26.3.98 and Project Sanctioning Group – II held on 27.1.97 are placed at Annexure VII and VIII for information.

**AGENDA ITEM NO. 12      IMPLEMENTATION OF THE RECOMMENDATIONS OF  
THE 5TH PAY COMMISSION IN THE NCR PLANNING  
BOARD.**

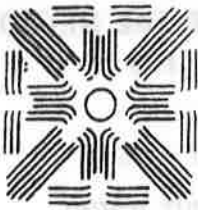
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In accordance with Notification No. C-110131/1/86-NCRPB dated 3.3.1986, the NCR Planning Board had made the regulations called the " NCR Planning Board Regulations - 1986 " which inter-alia laid down that the pay and all other allowances except House Rent Allowance of officers and employees of the Board shall be the same as those prescribed by the Central Government for its employees of similar status.

Subsequently, vide Notification dated 14.12.87, the Board had approved that the officers and employees of the Board who had opted for the revised scales of pay as recommended by the 4th Pay Commission shall be entitled to HRA as eligible to Central Government employees. Thus, the pay and all other allowances of officers and employees of the Board are the same as those prescribed by Central Government for its employees of similar status.

Consequent upon the implementation of the recommendations of the 5th Central Pay Commission as approved and notified by the Government of India vide Department of Expenditure's Resolution No. 50 (I)/IC/97 dated 30.9.97 and Notification No. GSR 569 (E) dated 30.9.97, and in view of the above Regulations of the Board, the NCR Planning Board has adopted the revised pay scales and allowances as approved by the Government of India in respect of Central Government employees. Accordingly, the pay and allowances of all the officers and employees of the Board have been revised and paid to them.

The Board may kindly see for information.



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
**NATIONAL CAPITAL REGION  
PLANNING BOARD**

1st Floor, Zone-IV  
India Habitat Centre,  
Lodhi Road, New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय  
Ministry of Urban Affairs & Employment  
Fax No. : 4642163

No.K-14011/3/98-PMC-NCRPB(23rd)

Date: 2.6.98

**Sub :** 23rd meeting of the National Capital Region Planning Board, New Delhi to be held at 11.00 am on 13.6.98 at Jacaranda Room, India Habitat Centre, Gate No. 3, Lodhi Road, New Delhi

---

Sir,

In continuation to the Meeting Notice No. K-14011/3/98-PMC-NCRPB (23rd) dated the 19.5.98, it is to inform that the 23rd meeting of the National Capital Region Planning Board will now be held on 13th June, 1998 instead of 10th June, 1998. The venue and time of the meeting will remain the same.

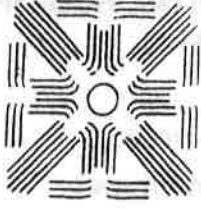
The inconvenience is regretted. Please confirm your participation by FAX/Telephonically.

Yours faithfully,

(R.C. AGGARWAL)  
Chief Regional Planner  
Tel. 4642289

**Encls: Agenda Notes with  
Annexures**





**राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड**  
**NATIONAL CAPITAL REGION**  
**PLANNING BOARD**

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शहरी कार्य एवं रोजगार मंत्रालय  
Ministry of Urban Affairs & Employment  
Fax No. : 4642163

सं. के-14011/3/98-पीएमसी-रा. रा. क्षेत्र. बो. ॥23वीं॥

दिनांक: 2.6.98

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली की 23वीं बैठक 13.6.98 को 11.00 बजे, जकरन्दा भवन, भारत पर्यावास केन्द्र, गेट नं.3, लोधी रोड, नई दिल्ली में होगी।

महोदय,

दिनांक 19.5.98 की बैठक सूचना सं. के-14011/3/98-पीएमसी-रा. रा. क्षेत्र. बो. ॥23वीं॥ के क्रम में वह सूचित किया जाता है कि राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की 23वीं बैठक जो 10 जून, 1998 को होनी थी अब 13 जून, 1998 को होगी। बैठक का समय व स्थान वही रहेगा।

असुविधा के लिए खेद है। कृपया अपनी भागीदारी फैक्स/टेलीफोन द्वारा सूचित करें।

भवदीय,

  
॥ आर.सी. अग्रवाल ॥

मुख्य क्षेत्रीय नियोजक

टेलीफोन: 4642289

## **SUPPLEMENTARY AGENDA ITEM NO. 1: IMPLEMENTATION OF JOINT SECTOR PROJECTS THROUGH NCR FUNDS**

---

In addition to planning, implementation and monitoring functions, the NCR Planning Board has also been assigned a very important function of arranging and overseeing the financing of selected development projects in the NCR through central and state plan funds and other sources of revenue. The funding of NCR projects being crucial to the development of the Region for implementation of the Regional Plan policies, has been attracting the attention of the Govt. of India even before the inception of the NCR Planning Board in 1985. In fact a few projects with notional financing had been taken up in the National Capital Region by the Govt. of India under the IUDP schemes since 1974.

### **Projects funded prior to the formation of the Board (1974-85) :**

During this period Projects with an overall cost of Rs. 86.83 Crs. were sanctioned and an amount of Rs. 13.68 Crs was provided as loan assistance to the States by Govt. of India. The NCR Planning Board, after its formulation in 1985 took over the 8 incomplete (over spill) schemes and provided a loan assistance of Rs. 18.31 Crs against these to the states.

### **Seventh Plan Period (1985-90)**

After its formation in 1985, the NCR Planning Board approved an investment programme of Rs. 867 cr. for the 7th plan in the NCR, to be undertaken by the Central Ministries, State Govts. and the NCR Planning Board. Out of this, the contribution required to be made by the NCR Planning Board was approx. Rs. 235 cr. However, against this requirement, the actual plan allocation for the Board during 7th plan was only Rs. 35 cr. and against this meagre allocation also, the actual amount released as budgetary support was only Rs. 29.67 cr.

Keeping in view the above allocations, the NCR Planning Board financed projects worth Rs. 73 cr. and disbursed loan amounting to Rs. 33.54 cr. to the participating states/their agencies. The loans disbursed to the states included an internal accrual of Rs. 5.80 crs. during 7th plan.

### **Annual Plans 1990-91, 1991-92**

For these years a budgetary support of Rs. 22.25 cr. was received by the Board from Govt. of India, against which the Board sanctioned schemes of approx. Rs. 88 crs. and dispersed loans of approx. Rs. 33.16 crs. (including an internal accrual of Rs. 10.88 crs.)

### Eighth Plan (1992-97)

For the 8th plan an overall investment programme of approx. Rs. 4,342 crs. was envisaged to be implemented through the central sector and the state govts. Out of this, projects worth Rs. 1265 crs. were proposed to be taken up in the joint sector by the NCR Planning Board and the participating states / their agencies. Thus it was conceived that a financial assistance of Rs. 640 crs. would be provided by the NCR Planning Board and the rest would be managed and provided for by the States. However, in order to finance these joint sector projects, the Planning Commission allocated only Rs. 200 crs. to the Board, which was expected to be matched by the States.

Towards the end of 1992, in the 15th meeting of the Board, chaired by the then Prime Minister, it was decided that mere dependence on budgetary support for financing NCR development programmes would not be sufficient and recourse to market/institutional borrowings should be taken to meet the balance of the fund requirement by creating an NCR Development Finance Corporation. However, this proposal for creating NCR DFC was turned down by the Govt. of India and the Board was advised to use "Tax-cum-Subsidy Approach" as a mode of generating additional resources.

Simultaneously, keeping in view the limited resources with the participating States, the urgent need for raising resources from extra budgetary sources and to maintain the viability of schemes even after using the funds raised from the market/institutions the following decisions were taken :

- i. The Board would raise funds through public borrowing through HUDCO in the form of bonds. Further, till such time NCR bonds are floated by HUDCO, the latter should provide a line of credit out of its own corpus of funds.
- ii. State Govts. would be required to spend only about 22-25% of the money free of interest and rest around 75-78% would be made available by the Board as loan finance as against the existing funding on 50:50 basis.
- iii. The rate of interest is being adjusted in such a manner that after amalgamating the money raised through bonds the central and state govts. Contributions and the internal accruals of the Board, the average rate of interest on the loan may remain between 9-10% at project level.

However, the actual amount received by the NCR Planning Board from the Govt. of India against plan allocation of Rs. 200 cr. was only Rs. 135 cr., and adding to it Rs. 13.75 crs. contributed by NCT-Delhi, the total budgetary support received by NCR Planning Board hardly Rs. 148.75 crs. for the 8th plan (1992-97). In consonance with the above decision, the Board, with the assistance of the Ministry,

entered into a MoU with HUDCO and on its basis took a loan of Rs. 60 crs. from HUDCO.

Utilising the budgetary support, HUDCO loan and its internal accruals, during the 8th Plan, the Board was able to approve schemes worth Rs. 1267 crs. and disbursed a loan of Rs. 295 crs.

### Ninth Plan

For the 9th plan, first time a complete fiscal plan for the NCR has been drawn-up jointly by the Board and the Planning Commission. This fiscal plan envisages an overall investment of Rs. 28000 crs. during the 9th plan out of which Rs. 16000 crs. of investment is expected to come from the private sector and approx. Rs. 12000 crs. from the public sector consisting of State Govts., Central Ministries and the NCR Planning Board. The NCR Planning Board is expected fund projects worth about Rs. 6300 crs. jointly with the participating states and to provide loan assistance to the extent of Rs. 4800 crs. Resources to this extent are expected to be generated from the following sources:

|      |   |              |
|------|---|--------------|
| i)   | Budgetary support from the Govt. of India | Rs. 800 crs. |
| ii)  | Budgetary support from NCT-Delhi          | Rs. 150 crs. |
| iii) | IEBR                                      | Rs.3850 crs. |

Though the 9th plan is yet to be finalised, however, in the Ministry's documents it has been suggested that the budgetary support to the NCR Planning Board may be reduced to Rs. 400 crs., while the IEBR has been kept in-tact.

Accordingly for the first year of the 9th plan i.e. 1997-98, a budgetary support of Rs. 42 cr. was released against an plan allocation of Rs. 45 crs. In addition a budgetary support of Rs. 15 crs. was received from the NCT-Delhi. Simultaneously the Board was also granted an IEBR of Rs. 624 crs., which was subsequently reduced to Rs. 315 crs. This included the following :

|      |  |             |
|------|--|-------------|
| i)   | Internal accruals                          | Rs. 40 crs. |
| ii)  | Tax free bonds                             | Rs. 85 crs. |
| iii) | Taxable bonds                              | Rs.150 crs. |
| iv)  | Line of credit from financial institutions | Rs. 40 crs. |
|      |  | -----       |
|      |  | Rs.315 crs. |
|      |  | -----       |

The Board had floated tax free bonds for Rs. 50 crs. with a green shoe option for Rs. 35 crs. at a coupon rate of 10.5% + upfront discount upto 2.5% and taxable bonds of Rs. 75 crs. with a green shoe option of Rs. 75 cr. at a coupon rate of 14%.

The Board has so far being able to sell bonds worth about Rs. 212 crs. In fact the Board has already moved to the Ministry of Finance for extending the date for the balance amount tax free bonds, in order to enable the corporate investors to finalise their investments programmes, keeping in view the new credit policy and the union budget being presented for the year 1998-99.

In addition the Board received internal accruals of approx. Rs. 60 crs. Thus a total of Rs. 272 crs. has already been collected against the allotted IEBR.

In view of the above, the NCR Planning Board sanctioned Rs. 800 crs. worth of projects during 1997-98 and has released an amount of Rs. 278.53 crs. upto first week of June 1998.

The broad performance figures are as under:

**FINANCING OF JOINT SECTOR NCR PROJECTS BY NCRPB  
TARGETS & ACHIEVEMENTS  
(1985 - MAY 1998)**

|  | 7th Plan<br>1985-90 | Annual Plans<br>1990-91;<br>1991-92 | 8th Plan<br>1992-97 | 9th Plan<br>(1997-98) |
|--|---------------------|-------------------------------------|---------------------|-----------------------|
| Investment Prg. Targets                  | 467                 | 100                                 | 1265                | 660                   |
| Cost of Projects sanctioned              | 73                  | 88                                  | 1267                | 800                   |
| Expected NCRPB contribution.             | 235                 | 50                                  | 640                 | 500                   |
| Plan Allocation                          | 35                  | 22.5                                | 200                 | 45                    |
| Actual Budgetary Support released by GOI | 29.67               | 22.25                               | 135                 | 42                    |
| Budgetary Support recd. From GNCT Delhi  | nil                 | nil                                 | 13.75               | 15                    |
| Internal accruals of the Board           | 5.8                 | 10.88                               | 98.75               | 62.38                 |
| Market / Inst. Borrowings                | nil                 | nil                                 | 60                  | 212                   |
| Loans Disbursed                          | 33.5                | 33.16                               | 295                 | 217                   |

The experience of the last few months has been that after the schemes have been approved by the PSMG and formal sanctions issued to the participating states and their agencies, it takes considerable time for the agencies to draw the funds from the Board. The reason ascribed is the procedural delay in completion of their formalities especially in respect of the issuance of state guarantees. This results in the funds remaining idle. Earlier most of the resources of the Board used to come either out of the budgetary support received from Govt. by it or its internal accruals. However, now since most of the funds are generated through market borrowings, there is a substantial cost involved in mobilising these funds and parking them. It will therefore be desirable that the state agencies should complete their formalities within a fortnight of the issue of the sanctions and draw their funds immediately. In case of delay, they would be asked to pay 'commitment charges' equivalent to the difference between the interest cost at which the disbursement of the loans has been approved and the interest paid by the bank on idle funds parked with them.

It is further considered necessary that in the light of the new funding pattern and the resources generation being undertaken by the Board, the PSMG meetings should be held more frequently, atleast once in every quarter, so that the approval of the schemes is continuous and uniformly distributed over the year. Accordingly it is proposed that the PSMG meeting be held on quarterly basis i.e. in the middle of June, September, December and March every year. The states/their agencies may accordingly submit their schemes for approval before the 1st of the June, September, December and March respectively for being considered in respective PSMG meetings.

The item is placed before the Board for information and approval.

## **SUPPLEMENTARY AGENDA ITEM NO-2**

## **RATIONALISATION OF THE TAX STRUCTURE IN THE NATIONAL CAPITAL REGION.**

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The matter regarding bringing in uniformity in fiscal policy in the entire National Capital Region was discussed in the special meeting of the NCR Planning Board held on 2.9.97 under the Chairmanship of the Hon'ble Prime Minister. In this meeting, it was decided that the matter of rationalisation of taxes in the NCR should be sorted out through a meeting of the Secretaries of the participating States to be followed by a meeting of the Chief Ministers of NCR States to be taken by the Prime Minister.

2. Accordingly, the Member Secretary, NCRPB took two meetings with the Secretaries and concerned officers of Delhi, U.P., Haryana and Rajasthan on 11.9.97 and 24.9.97. In the meeting it was pointed out by the Member Secretary that the matter regarding rationalisation of tax in the entire NCR has been deliberated on various occasions right from the conceptualisation of the region. After the formation of the NCR Planning Board in 1985, the efforts in this direction resulted in bringing about a consensus of having a minimum floor level for sales tax on about 65 commodities. However, it has been found difficult to carry out these recommendations because of the inter-State nature of the region where parts of the States of Uttar Pradesh, Haryana and Rajasthan were its constituents.

3. In fact, one of the options is the amendment to the Regional Plan - 2001 to incorporate a specific chapter on taxation or prepare a Functional Plan exclusively for taxation purposed, under the provisions of the NCR Planning Board Act, 1985, which would be binding on the entire NCR in view of the overriding powers in the 1985 Act. However, some participants felt that this may be a difficult proposition whereby the States may have to follow two different sets of tax rates within the same State.

4. In this connection, it was mentioned that the Supreme Court has taken the view that "in the matter of taxation laws, the Court permits a greater latitude to the discretion of the Legislatures. States are allowed to pick and choose districts, objects, persons, method and even rates of taxation if it does so reasonably. Courts view the laws relating to economic activities with greater latitude than other matters". (1997 SSC 536 X). The ruling provides an option with the State to legislate separately for the NCR portions of their State as far as taxation is concerned provided the classification so made is reasonable. It is felt that a separate rate of taxation for NCR portion would be a reasonable proposition if it was necessary for implementation of the Regional Plan. The attention of participants was drawn to Section 10 (2) (c) of the National Capital Region Planning Board Act in this connection.

5. After detailed discussions the following recommendations were made:

### **A. State Sales Tax :**

It was explained that one of the main reasons for the concentration of wholesale trade and manufacturing activities, resulting into congestion in Delhi was the differential rate of taxes in Delhi vis-à-vis those prevalent in the neighbouring NCR States of Haryana, U.P. and Rajasthan. It was explained that despite the agreement on implementation of the recommendations of the State Finance Ministers Committee under the Chairmanship of the Union Finance Minister which

has classified all the items into 4 categories and 2 special categories for the purposes of State Sales Tax, not much progress has been made since the finalisation of the report in 1995, which was supposed to be made operational by April, 1997. It was, therefore, considered necessary that keeping in view the latest status of the Sales Tax on various items listed in the above mentioned report the whole issue should be examined afresh and taking it as basis, necessary changes be worked out so as to make it more practical and workable.

The latest rates of taxes on various items (as shown in Appendix-I) were looked into and following amendments have been suggested :

**Category-I  
(Zero Floor Rate or Exempted  
Goods)**

Items at Sl.No. 1,2,12 and 25 to be placed under Category- II. These goods presently exempted from sales tax in Delhi may now be taxed in such a way that they ultimately reach the 4% floor level prescribed for Category-II. However, the increase could be made in phases of 2% and 4%.

**Category-II  
(Goods with 4% Floor Level)**

Items listed at Sl.No. 16,23,24 and 35 to be placed under Category-III. For rest of the items minimum Floor Level of 4% be achieved.

**Category-III  
(Goods with 8% Floor Level)**

Items listed at Sl.No. 14,21,31,32,36,37,38,41,45,47,52 and 73 be placed in Category-II (i.e. 4% Floor Level). In all other items, the floor rate of 8% be achieved.

**Category-IV  
(Goods with 12% floor rates)**

- i) Items listed at Sl.No. 14 and 28 be placed under Category-II (i.e. 4% Floor Level).
- ii) While in all the cases efforts be made to ultimately achieve a floor rate of 12% as suggested by the Finance Ministers Committee, report of 1995, in respect of the items listed at Sl.No. 1, 9, 11 to 13, 16 to 22, 31, 32, 40, 43 to 45, 47 to 49, 52 to 54 and 56, a minimum Floor Level of 8% tax should be maintained with immediate effect.
- iii) In respect of item at Sl.No.50 i.e. Motor Vehicles other than Tractors, it was decided that for all motor vehicles excepts 2 wheelers and 3 wheelers and tractors, uniform rate of 8% should be achieved by all the States. The 2 wheelers and 3 wheelers should be placed in Category-II (i.e. 4% Floor Level).

**Category-V  
Floor rate of 12%**

- a) Though we should ultimately aim at the recommended floor level rate of 20%, in all the commodities listed under this category, it was suggested that rates in respect of petroleum products other than diesel, liquor, molasses and rectified spirit should immediately be raised to a 12% Floor Level.



b) No changes were contemplated.

An amended list has been drawn-up in accordance with the above recommendations and is placed as Appendix-II.

## **B. Central Sales Tax**

In respect of Central Sales Tax, it was pointed out that the matter regarding introduction of Value Added Tax (VAT) is being considered at the National level, as such, the decision in the matter would be guided by the same.

## **C. Power Tariffs**

It was pointed out that currently most of the States have already changed their power tariffs and with the Central Electricity Regulatory Authority being formed, after the necessary Act has been enacted, the matter could be sorted out in the Regionwise Electricity Regulatory Authorities.

## **D. Tax on Goods Transport**

It was pointed out that GNCT of Delhi has recently raised road tax on vehicles and was contemplating introduction of Goods Tax to make the annual combined burden of tax on goods vehicle comparable to those prevailing in the participating States of NCR.

6. In pursuance of the decision taken in the Board meeting, the above recommendations of the meetings of the Finance/Taxation Secretaries were sent to the Prime Minister's Office with the request to place these recommendations in the Chief Minister's meeting to be convened by the Prime Minister. However, since this meeting could not take place, these recommendations are placed before the Board for consideration and approval.

**RATES OF SALES TAX IN NCR STATES**

| Sl.No.                             | Items classified by rate categories                   | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|------------------------------------|---|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|                                    |   | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| Category - I                       |   |                 |               |                 |               |                 |               |                 |               |
| Zero Floor Rate or Exempted Goods: |   |                 |               |                 |               |                 |               |                 |               |
| 1                                  | 2   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 1.                                 | Unprocessed cereals, including rice and wheat         | Ex              |               | 4               | FP            | 2/4             | FP/M /I       | 4               | FP            |
| 2.                                 | Pulses  | Ex              |               | 4               | FP            | 4               | FP            | 4               | FP            |
| 3.                                 | Fresh vegetables & Fruits                             | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 4.                                 | Fresh meat, fish and livestock                        | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 5.                                 | Unprocessed salt                                      | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 6.                                 | Fresh milk  | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 7.                                 | Eggs  | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 8.                                 | Plain Water   | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 9.                                 | Books, periodicals and Journals                       | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 10.                                | Bread (Unbranded)                                     | Ex              |               | Ex              |               | 4               | S/C           | Ex              |               |
| 11.                                | Fresh flowers   | 7               | LP            | Ex              |               | Ex              |               | Ex              |               |
| 12.                                | Gur and Jaggery                                       | Ex              |               | 4               | FP            | 4               | FP            | 6               | FP            |
| 13.                                | Handlooms   | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 14.                                | Betel Leaves  | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 15.                                | Khandasari  | Ex              |               | Ex              |               | 2               | FP            | 2               | FP            |
| 16.                                | Condoms and contra-ceptives                           | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 17.                                | Curd, Lassi and butter milk                           | Ex              |               | Ex              |               | Ex/4            | S/C           | Ex              |               |
| 18.                                | Seeds   | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 19.                                | Organic Manure  | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 20.                                | Electrical Energy                                     | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 21.                                | Glass Bangles   | Ex              |               | Ex              |               | 4               | M/I           | Ex              |               |
| 22.                                | Kumkum  | Ex              |               | Ex              |               | 8               | M/I           | Ex              |               |
| 23.                                | Wheel Chairs and crutches used by handicapped persons | Ex              |               | Ex              |               | 12              | M/I           | Ex              |               |
| 24.                                | Artificial limbs                                      | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 25.                                | Rice flour, Atta, Maida and Suji                      | Ex              |               | 3               | FP            | 2/4             | M/I           | 4               | FP            |

| Sl.No.                          | Items classified by rate categories   | Delhi           |               | Haryana         |               | U.P.            |                | Rajasthan       |               |
|---------------------------------|---|-----------------|---------------|-----------------|---------------|-----------------|----------------|-----------------|---------------|
|                                 |   | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy  | Rate of Tax (%) | Point of Levy |
| <b>Category - II</b>            |   |                 |               |                 |               |                 |                |                 |               |
| <b>goods with 4% Floor Rate</b> |   |                 |               |                 |               |                 |                |                 |               |
| 1                               | 2   | 3               | 4             | 5               | 6             | 7               | 8              | 9               | 10            |
| 1.                              | Declared Goods  | 1/4             | LP            | 4               | -             | 2/4             | M/I/F<br>P/S/C | 4               | FP            |
| 2.                              | Edible Oils and Oil cake  | 5               | FP            | 7/Ex            | FP            | 2               | M/I<br>/FP     | 4/Ex            | FP            |
| 3.                              | Processed salt, Vegetables, Fish and Meat Sold in scaled Containers               | 7               | FP            | Ex/<br>10       | LP            | Ex/8            | M/I            | Ex              |               |
| 4.                              | Pasteurised milk  | Ex              |               | Ex              | LP            | Ex              | M/I            | Ex              | FP            |
| 5.                              | Cumin seed  | 3               | FP            | -               | -             | 4               | M/I            | 2               | FP            |
| 6.                              | Kerosene  | 2               | FP            | 10              | FP            | 8               | M/I            | 8               | FP            |
| 7.                              | Poultry feed and cattle feed, including prawn feed                                | Ex              |               | Ex              | -             | 4               | M/I            | Ex              | FP            |
| 8.                              | Branded bread   | Ex              |               | Ex              | -             | 4               | S/C            | Ex              | FP            |
| 9.                              | Bicycles  | 5               | FP            | 4               | FP            | 8               | M/I            | 4               | FP            |
| 10.                             | Vanaspatti  | 5               | FP            | 4               | FP            | 4               | M/I            | 6               | FP            |
| 11.                             | Renewable energy devices  | 2               | FP            | -               | -             | Ex              | M/I            | 12              | FP            |
| 12.                             | Readymade garments  | 4               | FP            | 4               | FP            | 4               | M/I            | 4               | FP            |
| 13.                             | Utensils & Kitchenware  | 2/7             | FP            | 3               | FP            | 4               | M/I            | 2/12            | FP            |
| 14.                             | Bone meal   | Ex              |               | Ex              | -             | Ex              | M/I            | Ex              | FP            |
| 15.                             | Chemical fertilisers, pesticides, weedcides and insecticides                      | Ex/2<br>/2/5    | FP            | Ex/2            | FP            | 5/4             | M/I            | 4/12            | FP            |
| 16.                             | Ores and minerals   | 7               | LP            | 15              | LP            | 2/4             | M/I            | 12              | FP            |
| 17.                             | Firewood  | Ex              |               | 10              | LP            | 4               | M/I            | Ex              | FP            |
| 18.                             | Ice   | 5               | FP            | 10              | LP            | 8               | M/I            | 2               | FP            |
| 19.                             | Staple yarn   | 2               | LP            | 2               | LP            | 2               | M/I            | 2               | FP            |
| 20.                             | Charcoal  | Ex              |               | 10              | LP            | 4               | S/C            | 12              | FP            |
| 21.                             | Raw Wool  | 2               | LP            | 2               | LP            | 4               | S/C            | 4               | FP            |
| 22.                             | Raw silk  | 3               | FP            | 10              | LP            | 8               | M/I            | Ex              | FP            |
| 23.                             | Beedi leaves  | 7               | LP            | 10              | LP            | 12              | M/I            | 12              | FP            |
| 24.                             | Packing materials, including gunny bags, HDPE bags, Corrugated boxes & Containers | 7               | LP            | 10              | LP            | 4/2/8           | M/I            | 4               | FP            |

| Sl.No. | Items classified by rate categories | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|-------------------------------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |                                     | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2                                   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 25.    | Hosiery goods                       | 1/3             | FP            | 10              | FP            | 4/2             | M/I           | 4               | FP            |
| 26.    | Gingili Oil                         | 7               | LP            | 7               | FP            | 8               | M/I           | 12              | FP            |
| 27.    | Bran Oil                            | 7               | LP            | 7               | FP            | 2               | M/I           | 12              | FP            |
| 28.    | Sponge Iron                         | 2               | FP            | 3               | FP            | 4               | M/I           | 4               | FP            |
| 29.    | Chillies                            | 3               | FP            | 10              | LP            | 4               | M/I           | 6               | FP            |
| 30.    | Turmeric                            | 3               | FP            | 10              | LP            | 4               | M/I           | 6               | FP            |
| 31.    | De-oiled Cake                       | Ex              |               | Ex              |               | Ex              | M/I           | Ex              | FP            |
| 32.    | HDPE Packs                          | 7               | FP            | 10              | LP            | 2               | M/I           | 4               | FP            |
| 33.    | Tamarind                            | 3               | FP            | 10              | LP            | 4               | M/I           | 4               | FP            |
| 34.    | Vegetable Oil                       | 5               | FP            | 7               | LP            | 4               | M/I           | 6               | FP            |
| 35.    | Solvent Oils                        | 10              | FP            | 10              | LP            | 2/8             | M/I           | 4               | FP            |
| 36.    | Agricultural Implements             | Ex              |               | Ex              |               | Ex              |               | Ex              |               |
| 37.    | G.I. Pipes                          | 2               | FP            | 4               | LP            | 4               | M/I           | 4               | FP            |
| 38.    | Starch                              | 7               | FP            | 10              | LP            | 4/6             | M/I           | 12              | FP            |
| 39.    | Garlic and Ginger                   | 3               | FP            | Ex              | LP            | E               |               | Ex              |               |
| 40.    | Maize Products                      | Ex              |               | 4               | LP            | 8               | M/I           | 12              | FP            |
| 41.    | Safety matches                      | 3               | FP            | 4               | FP            | 8               | M/I           | 4               | FP            |

### Category - III

#### Goods with 8% Floor Rate :

| 1   | 2                | 3   | 4  | 5  | 6  | 7     | 8   | 9    | 10 |
|-----|------------------|-----|----|----|----|-------|-----|------|----|
| 1.  | R.C.C. Sleepers  | 7   | LP | 10 | -  | 8     | M/I | 12   | FP |
| 2.  | Works Contract   | Ex  |    | 2  | -  | NA    | NA  | APG  | FP |
| 3.  | Filters          | 5/7 | FP | 10 | -  | 8     | M/I | 12   | FP |
| 4.  | Agarbatti        | Ex  |    | Ex | -  | 6/8   | M/I | 4    | FP |
| 5.  | Cooked Food      | 7   | FP | 10 | -  | 4     | S/C | 6    | FP |
| 6.  | Water Chemicals  | 7   | FP | 10 | FP | 8     | M/I | 12   | FP |
| 7.  | Tiles            | 12  | LP | 12 | FP | 12    | M/I | 12   | FP |
| 8.  | Sulphur          | 7   | FP | 10 | LP | 8     | M/I | 12   | FP |
| 9.  | Zinc             | 7   | FP | 2  | FP | 2     | M/I | 10   | FP |
| 10. | Electronic Goods | 6   | FP | 12 | FP | 2/4/6 | M/I | 8/12 | FP |
| 11. | Ceramics         | 12  | LP | 10 | FP | 8     | M/I | 12   | FP |
| 12. | Suitcases        | 12  | LP | 10 | LP | 8     | M/I | 12   | FP |
| 13. | Barytes          | 7   | FP | -  | -  | 8     | M/I | 12   | FP |
| 14. | Castings         | 2   | FP | 2  | LP | 3/4/8 | M/I | 4    | FP |
| 15. | Surgicals        | 7   | FP | 10 | LP | 8     | M/I | 12   | FP |

| Sl.No. | Items classified by rate categories                 | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|---|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |   | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 16.    | Electrical Goods                                    | 6               | FP            | 12              | FP            | 8               | M/I           | 12/6            | FP            |
| 17.    | Diesel Locomotive                                   | 7               | LP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 18.    | Photographic goods                                  | 6               | FP            | 12              | LP            | 4/8             | M/I           | 8               | FP            |
| 19.    | Silicon carbide                                     | 7               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 20.    | Tanned Leather and Leather Goods                    | 2/12            | LP            | 4/12            | LP            | 4/8             | S/C/<br>M/I   | 12              | FP            |
| 21.    | Paper   | 5               | LP            | 10              | FP            | 6               | M/I           | 4               | FP            |
| 22.    | Napa Slabs  | 7               | LP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 23.    | Hydrogen Peroxide                                   | 7               | FP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 24.    | Leasing   | Ex              |               | 10              | FP            | 4               | -             | 4/12            | FP            |
| 25.    | Refractory Bricks                                   | 7               | FP            | 12              | FP            | 8               | M/I           | 12              | FP            |
| 26.    | Tyres and Tubes                                     | 10              | FP            | 10              | LP            | 8/10            | M/I           | 12              | FP            |
| 27.    | Printing ink  | 7               | LP            | 10              | LP            | 4               | M/I           | 12              | FP            |
| 28.    | Electrodes  | 7               | LP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 29.    | Lime  | 7               | FP            | 10              | LP            | 6               | S/C           | 12              | FP            |
| 30.    | Sanitaryware  | 12              | LP            | 12              | FP            | 12              | M/I           | 12              | FP            |
| 31.    | Stainless Steel                                     | 2               | FP            | 3               | FP            | 12              | M/I           | 12              | FP            |
| 32.    | Milk Food and Milk Products                         | 5               | FP            | 10              | LP            | 6               | M/I           | 12              | FP            |
| 33.    | Sewing Machines                                     | 7               | LP            | 10              | FP            | 8               | M/I           | 6               | FP            |
| 34.    | Foam  | 12              | LP            | 10              | FP            | 12              | M/I           | 12              | FP            |
| 35.    | Dyes and Chemicals                                  | 7               | FP            | 4               | FP            | 8               | M/I           | 4               | FP            |
| 36.    | Butter and Ghee                                     | 5               | FP            | 10/4            | FP            | 6               | M/I           | 4               | FP            |
| 37.    | Sewing thread                                       | 1               | LP            | 2               | FP            | 2               | M/I           | 2               | FP            |
| 38.    | Saree Falls   | Ex              |               | Ex              | LP            | E               | -             | 12              | FP            |
| 39.    | Nut powder  | 3               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 40.    | Hand pumps  | 7               | LP            | 10              | LP            | 6               | M/I           | 12              | FP            |
| 41.    | Ferro alloys and Super Alloys                       | 2/7             | FP            | 4               | LP            | 2               | M/I           | 12              | FP            |
| 42.    | Bearings  | 5               | LP            | 10              | LP            | 8               | M/I           | 12/6            | FP            |
| 43.    | Flasks  | 12              | LP            | 12              | LP            | 12              | M/I           | 12              | FP            |
| 44.    | Caustic Soda  | 7               | FP            | 10              | LP            | 6               | M/I           | 12              | FP            |
| 45.    | Tractors and Attachments and Earth Moving Machinery | 5/7             | LP            | 4.5/4           | LP            | 4/6             | M/I           | 4/2             | FP            |
| 46.    | Pulp  | 7               | LP            | -               | -             | 8               | M/I           | 12              | FP            |
| 47.    | Aluminium   | 3               | FP            | 10              | LP            | 4               | M/I           | 12              | FP            |
| 48.    | Explosives  | 7               | LP            | 10              | LP            | 12              | M/I           | 16              | FP            |
| 49.    | Blades, Razors etc.                                 | 5               | FP            | 10              | FP            | 12/8            | M/I           | 6               | FP            |

| Sl.No. | Items classified by rate categories   | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|---|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |   | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 50.    | Timber  | 7               | LP            | 10              | FP            | 12              | M/I           | 12              | FP            |
| 51.    | Polystyrene   | 7               | FP            | -               | -             | 12              | M/I           | 12              | FP            |
| 52.    | Drugs & Medicines   | 5               | FP            | 7               | FP            | 6               | M/I           | 8               | FP            |
| 53.    | Footwear  | 3/7             | FP            | 3               | FP            | 3/6             | S/C           | 10/12           | FP            |
| 54.    | Ferro Silicon   | 7               | FP            | 4               | -             | 8               | M/I           | 12              | FP            |
| 55.    | Magnets   | 7               | FP            | 10              | -             | 8               | M/I           | 12              | FP            |
| 56.    | Electric Motors   | 6               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 57.    | Nutrition food  | 7               | FP            | 10              | LP            | 4               | M/I           | 12              | FP            |
| 58.    | Hose pipes  | 7               | LP            | 10              | -             | 8               | M/I           | 12              | FP            |
| 59.    | Sweets & Khara  | 5               | LP            | Ex              | -             | 4               | S/C           | 6               | FP            |
| 60.    | Ship Building   | 7               | LP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 61.    | Cooking Gas   | 4               | FP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 62.    | Machinery of all kinds, except Earth Moving machinery and Agricultural Implements | 7               | LP            | -               | -             | 6               | M/I           | 12              | FP            |
| 63.    | Tea and coffee  | 7               | LP            | 4/10            | FP            | 4/8             | M/I           | 6/12            | FP            |
| 64.    | Toffees, chocolates, biscuits & confectionary                                     | 7               | FP            | 10              | FP            | 4               | S/C           | 8               | FP            |
| 65.    | Cakes, pastries etc.  | 7               | LP            | 10              | LP            | 4               | S/C           | 8               | FP            |
| 66.    | Tooth pastes  | 5               | FP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 67.    | Building materials such as wood, bricks, bamboo and plywood including Cement      | 7/10            | FP            | -               | -             | 8/10/12         | M/I           | 12              | FP            |
| 68.    | Oil Engines   | 7               | LP            | 10              | -             | 6               | M/I           | 12              | FP            |
| 69.    | Electric Bulbs  | 6               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 70.    | Paints and Colours  | 10              | FP            | 10              | FP            | 12              | M/I           | 16              | FP            |
| 71.    | Wooden Furniture  | 12              | LP            | 8               | LP            | 12              | M/I           | 12              | FP            |
| 72.    | Bateries and parts thereof  | 6               | FP            | 10              | FP            | 10              | M/I           | 12              | FP            |
| 73.    | Computers   | 4               | FP            | 2               | FP            | 4               | M/I           | 4               | FP            |
| 74.    | Items not specified elsewhere   | 7               | LP            | 10              | -             | 8               | M/I           | 12              | FP            |



| Sl.No. | Items classified by rate categories   | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|---|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |   | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 62.    | Items not specified elsewhere   | 7               | LP            | 10              | -             | 8               | M/I           | 12              | FP            |
| 63.    | Ores and minerals   | 7               | LP            | 15              | LP            | 2/4             | M/I           | 12              | FP            |
| 64.    | Beedi leaves  | 7               | LP            | 10              | LP            | 12              | M/I           | 12              | FP            |
| 65.    | Packing materials, including gunny bags, HDPE bags, Corrugated boxes & Containers | 7               | LP            | 10              | LP            | 4/2/8           | M/I           | 4               | FP            |
| 66.    | Solvent Oils  | 10              | FP            | 10              | LP            | 2/8             | M/I           | 4               | FP            |

**Category - IV**

**Goods with 12% Floor Rates :**

| 1    | 2                             | 3  | 4  | 5  | 6  | 7    | 8           | 9    | 10 |
|------|-------------------------------|----|----|----|----|------|-------------|------|----|
| 1.*  | Weather proofing compounds    | 7  | FP | 10 | -  | 10   | M/I         | 12   | FP |
| 2.   | Fire works                    | 12 | FP | 10 | FP | 12   | M/I         | 4    | FP |
| 3.   | Furs and skins fur            | 12 | LP | 12 | LP | 12   | M/I         | 12   | FP |
| 4.   | Lifts and elevators           | 12 | LP | 10 | LP | 8    | M/I         | 12   | FP |
| 5.   | Diesel Oil                    | 10 | FP | 10 | FP | 16   | -           | 16   | FP |
| 6.   | Marble and Marble tiles       | 12 | LP | 10 | LP | 6/12 | S/C/<br>M/I | 16   | FP |
| 7.   | Paints, colours etc.          | 10 | FP | 10 | FP | 12   | M/I         | 16   | FP |
| 8.   | Sandalwood and oil            | 12 | FP | 10 | LP | 8    | M/I         | 12   | FP |
| 9.*  | Telephones, parts thereof     | 6  | FP | 12 | LP | 6/8  | M/I         | 8    | FP |
| 10.  | Typewriters                   | 12 | LP | 12 | FP | 6    | M/I         | 12   | FP |
| 11.* | Cutlery                       | 2  | FP | 12 | LP | 10   | M/I         | 2    | FP |
| 12.* | Dry Fruits                    | 3  | FP | 10 | FP | 10   | M/I         | 12   | FP |
| 13.* | Preserved food articles       | 7  | FP | 10 | LP | 6    | M/I         | 12   | FP |
| 14.  | Vacuum cleaner                | 12 | FP | 10 | FP | 8    | M/I         | 12   | FP |
| 15.* | TVs & VCRs                    | 6  | FP | 12 | FP | 6    | M/I         | 8/12 | FP |
| 16.* | Teleprinter                   | 6  | FP | 10 | LP | 6    | M/I         | 8    | FP |
| 17.* | Transformers                  | 6  | FP | 12 | LP | 8    | M/I         | 12   | FP |
| 18.* | Transmission wires and towers | 6  | FP | 10 | LP | 8    | M/I         | 12   | FP |
| 19.* | Voltage stabilizers           | 6  | FP | 10 | FP | 8    | M/I         | 12   | FP |
| 20.* | Washing machines              | 6  | FP | 10 | FP | 8    | M/I         | 12   | FP |

| Sl.No. | Items classified by rate categories | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|-------------------------------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |                                     | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2                                   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 21.*   | Wireless equipment                  | 6               | FP            | 12              | FP            | 8               | M/I           | 12              | FP            |
| 22.    | Air conditioners                    | 12              | FP            | 12              | FP            | 12              | M/I           | 16              | FP            |
| 23.    | Arms and ammunition                 | 12              | LP            | 12              | FP            | 12              | M/I           | 16              | FP            |
| 24.    | Articles of stainless steel         | 10              | FP            | 12              | FP            | 12              | M/I           | 12              | FP            |
| 25.    | Carpets                             | 12              | LP            | 10              | LP            | 6/10            | M/I           | Ex              |               |
| 26.    | Cushions and mattresses             | 12              | FP            | 10              | LP            | 12              | M/I           | 12              | FP            |
| 27.    | Fancy leather goods                 | 12              | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 28.    | Steel furniture                     | 12              | LP            | 8               | LP            | 12              | M/I           | 12              | FP            |
| 29.*   | Moulded furniture                   | 7               | LP            | 12              | LP            | 12              | M/I           | 12              | FP            |
| 30.*   | Musical instruments                 | 7               | LP            | 10              | LP            | 8               | M/I           | Ex              |               |
| 31.    | Aerated drinks                      | 10              | FP            | 20              | FP            | 12              | M/I           | 16              | FP            |
| 32.    | Hair Oils                           | 12              | FP            | 12              | FP            | 12              | M/I           | 12              | FP            |
| 33.    | Synthetic Gems                      | 10              | LP            | 10              | LP            | 8               | M/I           | Ex              | FP            |
| 34.    | Calculating Machines                | 12              | LP            | 12              | FP            | 6               | M/I           | 12              | FP            |
| 35.    | Cigarette cases and lighters        | 12              | LP            | 12              | LP            | 12              | M/I           | 12              | FP            |
| 36.    | Cinematographic equipment           | 12              | LP            | 12              | LP            | 12              | M/I           | 12              | FP            |
| 37.    | Ivory products                      | 10              | LP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 38.*   | Fans & air circulators              | 6               | FP            | 12              | FP            | 8               | M/I           | 12              | FP            |
| 39.    | Glassware, other than Bangles       | 12              | LP            | 12              | FP            | 12              | M/I           | 12              | FP            |
| 40.    | Naphtha                             | 10              | FP            | 10              | LP            | 12              | M/I           | Ex              |               |
| 41.*   | Spark Plugs                         | 5               | FP            | 10              | LP            | 10              | M/I           | 12              | FP            |
| 42.*   | Plastic goods                       | 5/7             | FP            | 4               | LP            | 8               | M/I           | 12              | FP            |
| 43.*   | Rubber goods                        | 7               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 44.    | Cosmetics & Soaps                   | 12              | FP            | 12              | FP            | 12/5            | M/I           | 12              | FP            |
| 45.*   | Adhesives                           | 7               | FP            | 10              | LP            | 8               | M/I           | 16              | FP            |
| 46.*   | PVC Articles                        | 7               | FP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 47.*   | Asphaltic Roofings                  | 7               | LP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 48.**  | Motor Vehicles, except tractors     | 8               | FP            | 4/7             | FP            | 1.5/4 /6        | S/C           | 8               | FP            |
| 49.    | Laminated sheets                    | 12              | FP            | 12              | FP            | 12              | M/I           | 12/16           | FP            |
| 50.*   | Cables                              | 6               | FP            | 10              | LP            | 8               | M/I           | 12              | FP            |
| 51.*   | Oxygen & Gas                        | 7               | FP            | 10              | FP            | 8               | M/I           | 4               | FP            |
| 52.*   | Aeronautics                         | 7               | LP            | 10              | LP            | 8               | M/I           | 12              | FP            |



| Sl.No. | Items classified by rate categories | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|-------------------------------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |                                     | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2                                   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |
| 53.    | Watches and Clocks                  | 12              | LP            | 12              | FP            | 12              | M/I           | 12              | FP            |
| 54.*   | ACSR Conductors                     | 6               | FP            | 10              | FP            | 8               | M/I           | 12              | FP            |
| 55.    | Refrigerators                       | 12              | FP            | 12              | FP            | 12              | M/I           | 16              | FP            |

\* A minimum Floor Level of 8% tax should be maintained with immediate effect.

\*\* All motor vehicles except two wheelers, three wheelers and tractors to have uniform rate of 8% tax in all the States.

| Sl.No. | Items classified by rate categories | Delhi           |               | Haryana         |               | U.P.            |               | Rajasthan       |               |
|--------|-------------------------------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
|        |                                     | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy | Rate of Tax (%) | Point of Levy |
| 1      | 2                                   | 3               | 4             | 5               | 6             | 7               | 8             | 9               | 10            |

#### Category - V

##### (a) Floor Rate of 20%:

|     |   |    |    |    |    |         |     |    |    |
|-----|---|----|----|----|----|---------|-----|----|----|
| *** | i) Petroleum products other than diesel | 10 | FP | 10 | FP | 8/6/12  | M/I | 20 | FP |
| *** | ii) Liquor                              | 12 | LP | 20 | LP | 20      | M/I | Ex | FP |
|     | iii) Narcotics                          | 7  | LP | -  | -  | E/12/26 | FP  | 36 | FP |
| *** | iv) Molasses                            | 8  | LP | 10 | LP | 12      | M/I | 12 | FP |
| *** | v) Rectified Spirit                     | 7  | FP | 5  | -  | 20      | M/I | 12 | FP |

##### (b) Floor Rate of 1%:

|  |                      |     |    |     |    |     |     |    |    |
|--|----------------------|-----|----|-----|----|-----|-----|----|----|
|  | i) Bullion           | 0.5 | LP | 0.5 | LP | 2   | FP  | 2  | FP |
|  | ii) Gold Articles    | 7   | LP | 2   | LP | 4/6 | S/C | 2  | FP |
|  | iii) Precious Stones | 10  | LP | 10  | LP | 10  | M/I | Ex | FP |
|  | iv) Silver articles  | 7   | LP | 10  | LP | 4/6 | S/C | 2  | FP |

\*\*\* The sales tax on these commodities to be raised to a Floor Level of 12% in all the States immediately.

#### NOTE :

- 1) FP stands for First Point.
- 2) LP stands for Last Point.
- 3) M/I stands for Manufacturer/Importer.
- 4) S/C stands for Sale to Consumer.
- 5) N.A. stands for not available.
- 6) APG stands for as per goods.

# **ANNEXURES**

**TO**

**AGENDA NOTES**

**23RD MEETING  
OF THE NCR PLANNING BOARD  
TO BE HELD AT 11.00 AM ON JUNE 13, 1998  
IN JACARANDA ROOM  
INDIA HABITAT CENTRE  
LODHI ROAD, NEW DELHI**

**NCR PLANNING BOARD  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
NEW DELHI**

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**AGENDA 1**

**CONFIRMATION OF THE MINUTES OF  
THE 22ND (SPECIAL) MEETING OF THE  
NCRPB, HELD ON 2.9.97.**

**ANNEXURE I**

**MINUTES OF THE SPECIAL MEETING OF THE NCR PLANNING BOARD  
CHAired BY THE HON'BLE PRIME MINISTER ON 2.9.97 AT PARLIAMENT  
HOUSE ANNEXE, NEW DELHI**

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The list of participants is annexed.

2. Welcoming the Hon'ble Prime Minister, the Union Ministers, Lt. Governor, Chief Ministers and Ministers from the States and other officers and members of the Board, the Minister of State for Urban Affairs & Employment, Dr. U. Venkateswarlu expressed his gratitude to the Prime Minister for having spared time out of his busy schedule to hold the special meeting of the NCR Planning Board. He also reminded that the Prime Minister had blessed the concept of "planning Delhi in its regional context" long ago much before the formation of the NCR Planning Board in 1985, as the then Union Minister of Works and Housing during the seventies. It was pointed out by the Minister of State for Urban Affairs & Employment that as against a total disbursement of about Rs. 105 cr. during the first 10 years of the existence of the Board i.e. 1985-95, the Board in the last 2 years had disbursed loans of about Rs. 256 cr. and sanctioned schemes worth about Rs. 1200 cr. and this had been possible by utilising the internal resources of the Board as well as the line of credit from HUDCO. Explaining that the Board would have sufficient funds of about 700 to 800 cr., generated out of the IEBR for the current year, he asked the states to come up with the Projects for this year, so that the same can be taken up for financial assistance immediately.
3. The Minister of State explained the exercise undertaken for the preparation of the Ninth Plan for the NCR with the help of the Sub-group set up for this purpose by Planning Commission. He suggested that since based on the report of the Sub group, the Board had finalised and approved the fiscal plan for the NCR, the Planning Commission should ensure that while finalising the Ninth Plan for the State Govts. of Haryana, Rajasthan, U.P. and Delhi as well as the Central Ministries of Surface Transport, Railways and Communications, specific NCR sub-components are included in their respective Ninth Plans. Further the Minister of State appreciated the suggested model for using land as a resource and the proposed earmarking of 100 acres of Delhi's land for commercial use and utilising the expected surplus of more than 3500 cr. for financing infrastructure development in NCR. He further informed that the pre-qualification tenders had been invited for the FNG Expressway and the same would shortly be finalised.
4. Explaining the importance of a common economic zone, the Minister suggested the setting up of Regional Council chaired by the Prime Minister, which could act as a forum to guide the policy and programmes of the National Capital Region.
5. This was followed by the release of the book "Fiscal Plan 1995-2005" brought out by the NCR Planning Board, by the Prime Minister and confirmation of the minutes of the 21st meeting of the Board.
6. The Prime Minister asked the Member Secretary, NCR Planning Board to make a presentation of the proposals, which could then be discussed in the meeting.

7. The Member Secretary, while making an audio-visual presentation, explained the scenario in Delhi, as would emerge by the turn of the century, unless concrete steps were taken to implement the NCR Plan. It was explained that without a positive planned intervention, the population of Delhi was likely to reach 2.13 cr. by 2011 AD, which is going to put very severe strain on the already deficient services like water supply, sewerage, transportation, and cause proliferation of slums and increase the pollution level two and a half times in Delhi. The only solution would be to implement the Regional Plan in right earnest, treating entire NCR as a "common economic zone" in which integrated townships could be developed; regional infrastructure like transportation, power, telecommunication, etc. can be provided and a rational fiscal policy in respect of taxes and tariffs and investments can be adopted. Explaining the fiscal plan prepared for the Ninth Plan period, the Member Secretary pointed out that major emphasis had been laid on the private sector investment. However, in order to induce the private sector to do so, it would be necessary for the public sector to first come up with its part of the investment requirements and provide the basic development infrastructure. Recognising the limitations of the budgetary mode of financing, the Member Secretary laid special emphasis on the innovative methods of raising resources such as using land as a resource, purchasable development rights, cess on escalated values through an increase in the external development charges and providing higher F.A.R./higher value land use, to departments such as Railways, for raising additional resources.
8. It was pointed out by the Member Secretary that in response to the 9th Plan Investment requirements for the NCR, projected through the Fiscal Plan, the Planning Commission has been kind enough to approve an IEBR of about Rs.624 crs. for the year 1997-98, against which most of funds are required to be raised through the taxable and tax free bonds, normal loans/line of credit from financial institutions and priority sector low interest loans from institutions like LIC, GIC, Nationalised Banks etc. However, two main difficulties were being experienced. Firstly, despite having been allowed to raise Rs.85 crs. worth of tax free bonds, the Board being statutory in nature cannot float taxfree bonds on its own under the existing provisions of the Income Tax Act, which allows only the PSU's to raise such bounds. Thus, there was an urgent need to amend the act and bring the board within the ambit of the necessary exemption provided under section 10 of the Income Tax Act. Secondly, in order to access the priority sector loans from the financial institutions, the infrastructure development in the NCR needs to be declared as a priority area by the Ministry of Finance and the Reserve Bank of India. It was decided that both these issues will be looked into and sorted out by the Ministry of Finance.
9. The Prime Minister appreciated the move to have a 'common economic zone' for the entire National Capital Region and asked the Planning Commission to urgently examine the concept of common economic zone for NCR.
10. Laying emphasis on the need to give highest priority to the development of infrastructure in the NCR, the Prime Minister felt that development of telecommunication, power and the rail and road networks, as already approved in the NCR Plan, should be taken up as a time bound programme.

11. First of all telecommunication was taken up for consideration. It was felt that extension of Delhi's local exchange to the DMA towns and NCR would have a favourable impact on the shifting of industries and economic activities out of Delhi. In fact, the provision of this facility within the Delhi Metropolitan Area simply means extension of the area of operation of the MTNL from the present 22 km radius to 32 kms. radius, which will practically cover the entire DMA. Already in Bombay, the distance covered is much more, the radial distance covered is approximately 66 kms. Subsequently, the local call facility could be extended to the entire NCR and simultaneously the jurisdiction of MTNL could be extended to cover the NCR. The Prime Minister expressed the view that since telecommunication could be improved with minimum financial investments and provide a facility to the largest section of regional population, the work should be undertaken straight away without any delay. He asked the Ministry of Communication to submit a report immediately.

- It was decided that the Ministry of Communication would submit a report to the PMO within a week on all the issues and the Prime Minister would apprise all the Chief Ministers in a meeting to be taken thereafter.

12. The next issue taken up for discussion was power. It was noted that there are three major problems in the power sector:

- There is an overall shortage of power in the region as against the demand.
- Even within the region, there are large disparities in the level of availability of power in different parts/sub-regions of the NCR, with the shortages varying between 8% in Delhi to 43% in Rajasthan.
- The power tariffs in the various sub-regions of the NCR i.e. Delhi, Haryana, U.P., Rajasthan are quite different from the each other.

One of the most important requirements of the region, in addition to being provided with additional power, is to be treated as a complete sub-region of the Northern grid within which there should be no disparity in the availability/shortage of power and the power tariffs are uniform. It was pointed out that a group has already been set up in the CEA to look into the matter and would shortly submit their report in this regard.

13. The Chief Minister, Rajasthan, Shri Shekhawat raised the issue of extreme shortage of power in the state and requested that the State Govt. proposals for private sector generation pending for the last 2 years with the Ministry of Power, may be got cleared early and decision regarding the fuel allocations policy be expedited. The Minister of Power, Dr. Y.K. Alagh informed that the necessary fuel allocations have already been conveyed to the States and assured that the Draft Fuel supply agreement will be made available to the States for signatures within a month or so. The Minister of Power pointed out that a number of matters were linked with the two Bills to be taken up by the Parliament, one regarding setting up of the regulatory authority for power, and the other the transmission Bill, which would facilitate the long distance transfer of power, especially from the pit head power stations like the one planned in Orissa to the Northern NCR

States. It was further explained by Minister of Power that, 2 main transmission lines have been proposed from the I.B. Valley project in Orissa. For laying one of the lines towards Maharashtra for the Western and Southern states, finances have been tied up with the World Bank, while for the second line coming to the Northern states the possibility of getting OECF (Japan) funds was being explored as the World Bank did not clear the proposal. The Minister assured that the status of the OECF assistance is being continuously monitored. However, he emphasised the need for the reforms in the working of the State Electricity Board and the power distribution system, especially in Delhi where it was very poor, with loss exceeding 50%. The Prime Minister asked the Chief Minister, Delhi to finalise the restructuring of Delhi's transmission system in a time bound manner otherwise it will not be possible for the Central authorities to provide any assistance for additional power/fuel. The Chief Minister, Delhi assured that by November end he would be able to finalise most of the matters regarding power distribution in Delhi. The Prime Minister also called upon the States to clear their bills for coal and power, failing which the amount will be deducted out of their plan outlays.

14. The Prime Minister suggested that if there was a need for legislative measures to be taken immediately, the possibility of issuing an ordinance should be examined, to cut down the delay in getting the bills passed in the Parliament. The Prime Minister further mentioned that he would very shortly take a meeting with the Ministers of Power, Petroleum and Finance to sort out most of the inter-related issues.
15. The Chief Minister, Rajasthan laid emphasis on the uniformity of tariff structure, especially in respect of power and water among the NCR States, so that they do not compete with each other, rather they should be complementary as far as the location and operation of economic activities is concerned. He stated that Rajasthan was already implementing the Govt. of India's policy for increasing the power tariffs to fully recover the cost of power generation. The Prime Minister congratulated the Rajasthan Govt. for the action being taken by them and suggested that all states should follow their example. Shri Bansi Lal, Chief Minister, Haryana also emphasised the need for uniform power tariff structure and pointed out that one of Haryana's neighbouring State had started providing free power to the farmers causing a lot of pressure from their counter parts in Haryana on the State Govt. also to follow suite. He further suggested that looking at the difficulties in achieving the uniformity in power tariffs at the national level, as is being contemplated through the national regulatory authority bill, in the first instance we may try to take up the matter up on a regional basis and a group of 4 to 5 states located in every region could be clubbed together for uniform tariff purposes. This suggestion was welcomed by all the Chief Ministers and other members of the Board.
16. The following decisions were taken with regards to power:
  - The Prime Minister will take a meeting with the Ministers for Power, Petroleum and Finance next week to settle the policy and procedural issues relating to liquid fuel based power projects.



- The bills which could not be passed in the present session of the Parliament but are urgently required to give multiple clearances, should be enacted through an ordinance, in order to cut the delays.
- The Ministry for Power would submit a report on the progress of various proposals discussed, as also the OECF assistance for the transmission line connecting the IP Valley with the northern sector, to the PMO within a fortnight.
- The Delhi Govt. should streamline and improve the electricity distribution system on top priority basis.
- Regionwise meetings for evolving a common power tariff structure should be convened. The first meeting may be convened for the Northern Region.
- Ministry of Power should expedite legislative measures for setting up National and State level Electricity Regulatory Authorities / Commissions.
- The PM would review the progress of the implementation of the CEPA Projects with the Ministries / Deptts. concerned within a week in order to ensure that the relevant issues/problems are sorted out.

17. It was pointed out that the Regional Plan had proposed the widening and strengthening of existing National Highways leading to the Capital alongwith construction of Expressways to work both as bypasses as well as provide high speed uninterrupted access. The NCR Planning Board has been asking the MOST to expedite the work in respect of the National Highways already in hand with them. Simultaneously they have been requested to declare the expressways proposed in Regional Plan as National Highways/Expressways. The Prime Minister was of the view that since the Ministry of Surface Transport had limited resources, their investment on major highways and expressways may also remain limited. However, as in most of the countries outside India where the development of Roads is being considered as an integral part of the urban development coming up along the highway, the State Govts. should also try to generate additional resources for the development of roads through development activities in town along the respective highways and expressways to finance them.

18. Referring to the Rail infrastructure, the Chief Minister, Haryana, Shri Bansi Lal felt that for closer links between NCR towns and Delhi, the railway tracks connecting them should be electrified and fast EMUs should be operated between them at regular intervals so that the commuters can easily move between their places of work and residences without having to change any travel mode. Responding to the Prime Minister's intervention, the Railway Minister, Shri Ram Vilas Paswan explained that while Railways had been running the urban and sub-urban services in Calcutta, Mumbai and Chennai, their role in Delhi had been marginal and limited only to run a few services on the ring rail which had been taken up in the eighties. He pointed out that in Delhi a number of schemes are being contemplated by different authorities e.g.:

- The running of local EMU services on the Delhi's Rail Network including ring railway by the Railways.
- The Y-shaped MRTS planned at a cost of Rs.6000 crs. by the Ministry of Urban Affaris & Employment, for which he congratulated the Ministry.
- The Regional Rapid Transit System (RRTS) for which a study being undertaken by the Railways in collaboration with RITES and the study/surveys is expected to cost about a crore of rupees, which can be spent by the Railways.

However, the overall cost of improving the Railways network in the NCR, especially electrification, to make it effectively work as a Regional Rapid transit system, the cost involved would be about Rs. 2500 crs., which was beyond the capacity of the Railways to find out of their plan allocations. He further emphasised the need for integrating and coordinating all these proposals for maximising the benefit to all commuters. The Prime Minister suggested the use of a part of Railway property for commercial purposes for generating resources, which could supplement the funds and help in the implementation of the Regional Rapid Transit System. The Railway Minister welcomed this suggestion and explained the steps already being taken by the Railways at the national level for utilising its property for generating additional resources for its operations, as also the difficulties being faced by it in this regard in different parts of the country specially in Mumbai.

- It was decided that the Prime Minister will hold a separate meeting with the Railway Minister very shortly to discuss all the issues comprehensively.

19. Referring to the Fiscal measure, it was pointed out that one of biggest problems in keeping the NCR together was the disparate tax structure in various parts (sub-regions) of the NCR, which is the single largest cause of concentration of all economic activities in Delhi. It was felt that no dispersal of activities was possible unless the taxation strcuture in the Region is rationalised. It was also one of the most important postulates of the concept of having NCR as a "Common Economic Zone". The Chief Minister of Rajsthan Shri Shekhawat also emphasised the need for treating NCR as a 'common economic zone' and assured the Prime Minister that his State Govt. was ready to provide all assistance for this purpose. He further pointed out that the differential between the taxes, especially between Delhi and the NCR states, was one of the biggest impediments in shifting of the industries from Delhi, since the latter found it more economic and financially viable to run their industry in Delhi as compared to that in the states like Rajasthan, though the State had created heighest level of Industrial infrastructure to accommodate them. Shri Bansi Lal, Chief Minister, Haryana also reiterated the need and importance of a 'common economic zone' with a uniform taxation for the entire region as well as the concept of having a Regional Council. He specially mentioned the zero tax regime on agricultural products, in Delhi, as against Haryana where the overall tax burden was about 7 per cent. This disparity has adversely affected the entire sales of agricultural products within about 100 kms. radius, which was mostly taking place within Delhi only, causing a lot of revenue loss to the states on the one hand and over concentration of wholesale activities within Delhi on the other.

- The Prime Minister suggested that the matter of rationalisation of taxes in the NCR should immediately be sorted out through a meeting of the Secretaries of the participating states within a week, which would be followed by a meeting of the Chief Minister with him to take a final decision in the matter within September itself.
20. The Secretary, UA&E emphasised the need for a proper and efficient regional transportation system, especially the RRTS and connecting Delhi to the region through uninterrupted Expressways, as is being done in countries like South Korea and Malaysia. The cost of transport infrastructure should be recovered by providing higher FAR along the corridors as also in the satellite towns connected with the transport corridors.
  21. Concluding the discussions, the Prime Minister expressed his gratitude to the Chief Ministers and the Union Ministers for their very valuable suggestions for implementation of the NCR Plan . He also assured the fullest support of the Central Govt. for the implementation of the plan, provided all States also make equally sincere effort for the same. He once again requested that the calender and schedule suggested for various meetings should be adhered to and matter reported to him regularly as decided in this meeting. He further assured that he will be able to meet the Chief Ministers again during the month of September itself and the progress of all these matters would be reviewed and pending issues sorted out.
  22. The meeting ended with a vote of thanks to the chair.

The Prime Minister suggested that the matter of implementation of plans in the self-governing territories be referred to the Council of the Government of the United Kingdom. He stated that the Government of the United Kingdom would be pleased to consider the matter in the light of the views of the Council of the Government of the United Kingdom.

The Secretary of State explained the need for a proper and efficient regional administration system, especially in the light of the growing importance of the regional authorities in the United Kingdom. He stated that the Government of the United Kingdom would be pleased to consider the matter in the light of the views of the Council of the Government of the United Kingdom.

Following the discussion, the Prime Minister expressed his confidence in the Council of the Government of the United Kingdom and his confidence in the Secretary of State. He stated that the Government of the United Kingdom would be pleased to consider the matter in the light of the views of the Council of the Government of the United Kingdom. He stated that the Government of the United Kingdom would be pleased to consider the matter in the light of the views of the Council of the Government of the United Kingdom.

The meeting ended at 10.15 p.m. on 10th March 1964.

LIST OF PARTICIPANTS  
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1. SHRI I K GUJRAL  
HON'BLE PRIME MINISTER  
GOVT. OF INDIA  
NEW DELHI
2. DR. U VENKATESWARLU,  
MINISTER OF STATE FOR  
URBAN AFFAIRS & EMPLOYMENT  
GOVT. OF INDIA,  
NIRMAN BHAWAN  
NEW DELHI.
3. SHRI RAM VILAS PASWAN  
MINISTER FOR RAILWAYS  
GOVT. OF INDIA  
RAIL BHAWAN  
NEW DELHI
4. SHRI BENI PRASAD VERMA  
MINISTER FOR COMMUNICATIONS  
SANCHAR BHAWAN, ASHOKA ROAD  
NEW DELHI
5. DR. Y.K. ALAGH  
MINISTER OF STATE FOR POWER  
GOVT. OF INDIA  
SHRAM SHAKTI BHAWAN  
NEW DELHI
6. SHRI BANSI LAL  
CHIEF MINISTER  
GOVT. OF HARYANA  
CIVIL SECRETARIAT  
CHANDIGARH
7. SHRI B.S. SHEKHAWAT  
CHIEF MINISTER  
GOVT. OF RAJASTHAN  
RAJASTHAN SECRETARIAT  
JAIPUR
8. SHRI TEJENDRA KHANNA  
LT. GOVERNOR  
GOVT. OF NCT-DELHI  
RAJ NIWAS  
DELHI

9. SHRI SAHIB SINGH VERMA  
CHIEF MINISTER  
GOVT. OF NCT-DELHI  
OLD SECRETARIAT  
DELHI
10. SHRI LAL JI TANDON  
MINISTER OF URBAN DEVELOPMENT  
GOVT. OF UTTAR PRADESH  
SACHIVALAYA  
LUCKNOW
11. SH. KAILASH MEGHWAL  
HOME MINISTER  
GOVT. OF RAJASTHAN  
RAJASTHAN SECRETARIAT  
JAIPUR
12. SHRI SIRI KISAN DASS  
MINISTER OF TOWN & COUNTRY PLANNING & URBAN ESTATES  
GOVT. OF HARYANA  
HARYANA CIVIL SECTT.  
CHANDIGARH
13. SHRI M. RAVINDRA  
CHAIRMAN  
RAILWAY BOARD  
RAIL BHAWAN  
NEW DLEHI
14. DR. BIMAL JALAN,  
MEMBER SECRETARY  
PLANNING COMMISSION  
YOJANA BHAWAN  
NEW DELHI
15. SHRI N.P. SINGH  
SECRETARY  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
GOVT. OF INDIA  
NIRMAN BHAWAN  
NEW DELHI
16. SHRI C. RAMACHANDRAN  
SECRETARY, EXPENDITURE  
GOVT. OF INDIA  
CENTRAL SECRETARIAT, NORTH BLOCK,  
NEW DELHI
17. DR. E.A.S. SARMA  
SECRETARY  
MINISTRY OF POWER  
GOVT. OF INDIA  
SHRAM SHAKTI BHAWAN  
NEW DELHI

18. SHRI R.S. VERMA  
CHIEF SECRETARY  
GOVT. OF HARYANA  
CIVIL SECRETARIAT  
CHANDIGARH
19. SHRI M.L. MEHTA  
CHIEF SECRETARY  
GOVT. OF RAJASTHAN  
RAJASTHAN SECRETARIAT  
JAIPUR
20. SHRI P.V. JAYAKRISHNAN  
CHIEF SECRETARY  
5, SHAMNATH MARG  
GOVT. OF NCT-DELHI
21. SH. L. M. JAIN,  
PRINCIPAL SECRETARY TO  
CHIEF MINISTER OF HARYANA  
CIVIL SECRETARIAT  
CHANDIGARH
22. SHRI OMESH SAIGAL  
MEMBER SECRETARY  
NCR PLANNING BOARD  
NEW DELHI
23. SH. T.K.A. NAIR,  
SECRETARY TO PM  
PM OFFICE  
SOUTH BLOCK  
NEW DELHI
24. SHRI HEMENDRA KUMAR,  
ADDITIONAL SECRETARY,  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT,  
NIRMAN BHAWAN  
NEW DELHI.
25. SHRI ARUN KUMAR  
ADDITIONAL SECRETARY  
MINISTRY OF WATER RESOURCES  
GOVT. OF INDIA  
SHRAM SHAKTI BHAWAN  
NEW DELHI
26. SHRI HARNAM SINGH,  
JOINT SECRETARY,  
PM OFFICE,  
SOUTH BLOCK,  
NEW DELHI.

27. SHRI G.C. BHANDARI  
JOINT SECRETARY (FINANCE)  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
NIRMAN BHAWAN  
NEW DELHI
28. SHRI BHASKAR CHATERJEE,  
COMMISSIONER & SECRETARY,  
TOWN & COUNTRY PLG. DEPTT.,  
GOVT. OF HARYANA,  
CIVIL SECRETARIAT,  
CHANDIGARH.
29. SHRI A.K. GUPTA  
SECRETARY (HOUSING)  
GOVT. OF UTTAR PRADESH  
SACHIVALAYA  
LUCKNOW
30. SHRI I.S. BINDRA  
PRINCIPAL SECRETARY TO GOVT. OF PUNJAB  
DPETT. OF HOUSING & URBAN DEVELOPMENT  
6TH FLOOR, ROOM NO.624  
MINI SECRETARIAT  
CHANDIGARH (PUNJAB)
31. SMT. KRISHNA SINGH  
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PLANNING COMMISSION  
YOJANA BHAWAN  
NEW DELHI
32. SHRI SANAT KAUL  
SECRETARY (LAND & BUILDING)  
GOVT. OF NCT-DELHI  
B-BLOCK, VIKAS BHAWAN  
I.P. ESTATE  
NEW DELHI
33. SH. CHATTAR SINGH,  
DIRECTOR  
PM OFFICE  
SOUTH BLOCK  
NEW DELHI
34. SH. P.S. SARAN,  
MEMBER (SERVICES),  
TELECOM COMMISSION  
MINISTRY OF COMMUNICATIONS  
SANCHAR BHAWAN  
NEW DELHI



35. SH. A.D. NARAIN  
DIRECTOR GENERAL (ROAD DEVELOPMENT)  
& ADDITIONAL SECRETARY  
MINISTRY OF SUFRACE TRANSPORT  
TRANSPORT BHAWAN  
PARLIAMENT STREET  
NEW DELHI
36. DR. P.V. THOMAS  
ADDITIONAL ECONOMIC ADVISER  
MINISTRY OF INDUSTRY  
UDYOG BHAWAN  
NEW DELHI
37. SHRI P.K. GHOSH  
VICE CHAIRMAN  
DELHI DEVELOPMENT AUTHORITY  
VIKAS SADAN  
NEW DELHI
38. SHRI V. RISBUD  
COMMISSIONER (PLANNING),  
DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR,  
NEW DELHI
39. SHRI S.S. DHILLON  
DIRECTOR  
TOWN & PLANNING DEPARTMENT  
GOVT. OF HARYANA  
SCO, SECTOR-VI, HUDA,  
PANCHKULA  
HARYANA
40. SH. V. RAJGOPALAN,  
COMMISSIONER, SUB-REGION (NCR),  
GOVT. OF UTTAR PRADESH  
GHAZIABAD, U.P.
41. SHRI TRIBHUWAN SINGH,  
CHIEF COORDINATOR PLANNER, NCR-CELL  
TOWN & COUNTRY PLG. DEPTT.  
GOVT. OF UTTAR PRADESH,  
NAVYUG MARKET,  
GHAZIABAD, U.P.
42. SHRI V.K. KAPOOR,  
CHIEF COORDINATOR PLANNER,  
NCR-CELL, CHIEF ADMINISTRATOR, HUDA OFFICE,  
SCO, SECTOR-6,  
PUNCHKULA, HARYANA

43. DR. P.S. RANA  
EXECUTIVE DIRECTOR  
HUDCO, INDIA HABITAT CENTER  
LODHI ROAD  
NEW DELHI
44. SH. K.T. GURUMUKHI,  
ADDITIONAL CHIEF PLANNER  
TOWN & COUNTRY PLANNING ORGANISATION  
'E' BLOCK, VIKAS BHAWAN  
INDRAPRASTHA ESTATE  
NEW DELHI
45. SHRI S. SUNDRESAN  
DIRECTOR (FINANCE)  
HUDCO, INDIA HABITAT CENTER  
LODHI ROAD  
NEW DELHI
46. SHRI S. MINJ  
COMMISSIONER, GWALIOR  
& CHAIRMAN, SADA  
ACHARAN BHAWAN  
JHANSI ROAD  
GWALIOR (M.P.)
47. SH. A.S. BAGHEL  
CHIEF EXECUTIVE OFFICER  
SADA (COUNTER MAGNET)  
ACHARAN BHAWAN  
JHANSI ROAD  
GWALIOR (M.P.)
48. SH. S.C. JAUHARI  
JOINT DIRECTOR  
TOWN & COUNTRY PLANNING  
SADA (COUNTER MAGNET)  
GOVT. OF M.P.  
GWALIOR (M.P.)
49. DR. N.R. BILASIN  
RESIDENT COMMISSIONER  
GOVT. OF RAJASTHAN  
RAJASTHAN HOUSE  
NEW DELHI
50. SH. VIMAL SHARMA  
ADDL. RESIDENT COMMISSIONER  
GOVT. OF RAJASTHAN  
RAJASTHAN HOUSE  
NEW DELHI
51. MS. S. RADHAKRISHNAN  
P.I.B.  
SHASTRI BHAWAN  
NEW DELHI

NCR PLANNING BOARD

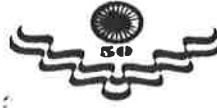
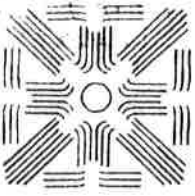
1. SHRI R C AGGARWAL  
CHIEF REGIONAL PLANNER  
NCRPB, NEW DELHI
2. DR N B JOHRI  
REGIONAL PLANNER  
NCRPB, NEW DELHI
3. SHRI V K THAKORE  
SENIOR RESEARCH OFFICER  
NCRPB
4. SHRI N K ANEJA  
DEPUTY DIRECTOR  
NCRPB, NEW DELHI
5. SHRI N K BHARDWAJ  
FINANCE & ACCOUNTS OFFICER  
NCRPB, NEW DELHI
6. SHRI J N BARMAN  
ASSOCIATE PLANNER  
NCRPB, NEW DELHI
7. SHRI MANMOHAN SINGH  
RESEARCH OFFICER  
NCRPB, NEW DELHI
8. SHRI P SISUPALAN  
RESEARCH OFFICER  
NCRPB, NEW DELHI
9. SHRI N K DHIRAN  
ASSISTANT TOWN PLANNER  
NCRPB, NEW DELHI
10. SHRI S SURENDRA  
ASSISTANT TOWN PLANNER  
NCRPB, NEW DELHI
11. SHRI ABNASH LAL  
ASSTT. DIRECTOR (PMC)  
NCRPB, NEW DELHI
12. SHRI RAGHU NATH  
ASSISTANT DIRECTOR (ESTT.)  
NCRPB, NEW DELHI
13. SHRI MOHINDER PAL  
PRIVATE SECRETARY TO CRP  
NCRPB, NEW DELHI
14. SHRI R M PANDEY  
JR. ACCOUNTS OFFICER  
NCRPB, NEW DELHI

52. SHRI SYED S. SHAFI  
CHAIRMAN REVIEW COMMITTEE RP-2001  
NCRPB  
NEW DELHI
53. SHRI KRISHNA PRATAP  
ADVISER, NCRPB  
NEW DELHI
54. SHRI M.L. GUPTA  
ADVISER (TELECOM)  
NCRPB, NEW DELHI
55. SHRI M.L. KANSAL  
ADVISER  
NCRPB, NEW DELHI
56. SHRI LAKHBIR SINGH  
CONSULTANT  
NCRPB, NEW DELHI

### **AGENDA 3**

**ISSUES ARISING OUT OF THE 42ND  
MEETING OF THE PLANNING  
COMMITTEE HELD ON 15.12.97.**

### **ANNEXURE II**



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD

1st Floor, Zone-IV  
India Habitat Centre,  
Lodhi Road, New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय  
Ministry of Urban Affairs & Employment  
Fax No.: 4642163

सं०.कै-१४०११/१४स०नि०/१७-रा.रा.क्षे.यो.बोर्ड

दिनांक: २.१.१९९८

सेवा में,

संलग्न सूची के अनुसार

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की योजना समिति की ४२वीं बैठक के कार्यवृत्त का प्रेषण।

महोदय,

दिनांक १५.१२.९७ को ११.३० बजे राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड कार्यालय, नई दिल्ली में सम्पन्न योजना समिति की ४२वीं बैठक के कार्यवृत्त संलग्न आपको सूचनार्थ एवं उचित कार्यवाही हेतु प्रेषित है।

आर.सी. अग्रवाल  
मुख्य क्षेत्रीय योजनाकार

संलग्न:- उपरोक्तानुसार

**MINUTES OF THE 42ND MEETING OF THE PLANNING COMMITTEE HELD AT 11.30 AM ON 15.12.97 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003.**

---

List of the participants is enclosed.

**AGENDA ITEM NO. 1 : CONFIRMATION OF THE MINUTES OF THE 41ST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97**

The minutes of the 41st meeting of the Planning Committee held on 27.1.97 were confirmed.

**AGENDA ITEM NO.2 : REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 27.1.97.**

**1. Sub-regional Plan for Haryana.**

While reporting the progress in the preparation of the Sub-regional Plan of Haryana, Commissioner & Secretary, Town & Country Planning Deptt. Govt. of Haryana, mentioned that in view of the Development Plans already prepared before the Regional Plan was notified, and development already taken place, it would not be possible to provide for a 2 km green belt along the boundary with NCT-Delhi. However, the Chairman said that keeping in view the developments that had already taken place, the green belt may be provided to the extent possible. Referring to the preparation of the Regional Landuse Map, Secretary & Commissioner, T&CP Deptt. Haryana mentioned that as per the existing Town Planning Acts and Rules there is no provision to control/check the developments outside the Controlled Areas of urban settlements, therefore, the Regional Landuse Plan even if prepared, can not be enforced. Chairman was of the opinion that the areas beyond the Controlled Areas may be shown as agricultural-use and the provisions of the N.C.R Planning Board Act, 1985/RP-2001, would apply for the enforcement. Commissioner & Secretary, Haryana, agreed to the above suggestions made by the chairman and ensured that the revised Draft Sub-regional Plan would be submitted to NCR Planning Board as soon as possible.

**2. Sub-regional Plan for NCT-Delhi.**

Chief Regional Planner, NCRPB explained that Sub-regional plan for NCT-Delhi is being revised in the light of the comments/ views received from the various Deptts/Technical Groups.

Chairman sought clarification regarding the concept of growth centres as proposed in the MPD-2001 and the Growth Centres being developed by the Govt. of NCT-Delhi. It was clarified by the Addl. Commissioner, DDA that the concept of Growth Centres as proposed in the MPD-2001 is similar to that of the Service Centres proposed in the RP-2001. Chairman suggested that a Committee may be constituted under the Chirmanship of Secretary (L&R), NCT-Delhi with the Chief Coordinator Planners of Participating States, Chief Regional Planner, NCRPB and Commissioner DDA as members to examine the concept/role of the Growth Centres in development of NCT-Delhi; ii) to ensure that there is no violation of the RP-2001 and Sub-regional Plan NCT-Delhi. Chief Regional Planner further suggested that the Committee may also look into the matter of setting up of Motels in the rural areas of NCT-Delhi.

### 3. Review of the Regional Plan-2001 NCR

Shri Syed S.Shafi, Former Chief Planner,TCPO & UN Expert and the Chairman, Steering Committee for Review of RP-2001 while explaining the progress of the review work mentioned that a number of meetings were held by the various Sub-groups and some of the Sub-groups were in the process of preparation/ finalisation of draft reports. Member Secretary was of the view that the review work may be expedited and the draft Report may be prepared by mid-February, 1998.

### AGENDA ITEM NO.3 : CONSIDERATION OF FUNCTIONAL PLAN FOR INDUSTRY IN NCR

Chief Regional Planner, NCRPB presented the Draft Functional Plan for Industry in NCR. Secretary, Urban Development and Housing, Govt. of Rajasthan mentioned that in view of the fast industrial development in the Rajasthan Sub-region there was a need to upgrade some Sub-regional centres to Regional Centres and some Service Centres to Sub-regional Centres. Chairman suggested that such centres may be identified and incorporated in the Sub-region Plan. The proposal for amendment of the Sub-regional plan may be submitted to the NCR Planning Board separately. After detailed deliberations of the Functional for Industry in NCR the plan was approved for placing the same for consideration and approval of the Board.

### AGENDA ITEM NO. 4. : CONSIDERATION OF COMMON ECONOMIC ZONE FOR NATIONAL CAPITAL REGION.

Chief Regional Planner, NCRPB, while explaining the concept of the Common Economic Zone for NCR, indicated that the note on Common Economic Zone for NCR had already been discussed in the last meeting of the NCR Planning Board. Appreciating the move to have a common economic zone for NCR, Prime Minister had asked the



Planning Commission to examine the concept. Accordingly the Board had already sent the Note to the Planning Commission for examination. Secretary, Urban Development & Housing, Rajasthan, indicated that in the proposed financial allocation in the note had been made Rs.206 Cr. for IX Five Year Plan against these the Govt. of Rajasthan had a proposal of Rs.457.67 Cr. in the Joint sector and Rs. 71 Cr. exclusively for State sector i.e. for a proposed total allocation of 528.67 Cr. and requested to incorporate the same in the note on Common Economic Zone for NCR.

**AGENDA ITEM NO. 5 : CONSIDERATION OF THE LAND USE CHANGE PROPOSALS IN NCT-DELHI RECEIVED FROM DELHI DEVELOPMENT AUTHORITY.**

**Agenda Item No.5 (a) : Change of land use of an area measuring 47 ha. (116 acres) from "Rural Use" to "Public and Semi-Public Facilities" (Sports Training Centre) near Ghavera Mour at Rohtak Road.**

Initiating discussion, Chief Regional Planner, NCRPB mentioned that the DDA was proposing a sports training centre at Ghavera Mour at Rohtak Road which was about 2 km. from Bahadurgarh and an area of 47 ha. under rural use proposed to be converted into public and semi-public use. The Secretary, Housing, Govt. of U.P. had expressed reservation on the change of land use covering an area of 47 ha. for the proposed Sports Training Centre. Commissioner & Secretary, Town & Country Planning Deptt., Govt. of Haryana had indicated that if such land use conversion are allowed in Delhi, the towns outside Delhi would not be developed. However, for the above sports training centre at Rohtak Road, he expressed fear that the Rohtak Road would become more congested and necessary steps should be taken while locating the sports training centre at the above location so that the road does not become congested. The representatives from DDA, while presenting the proposal mentioned that the proposed Sports Training Centre was the requirement of the Govt. of NCT-Delhi and this activity is permitted in the green belt/green wedge area. The width of 100 mts. of either side along the NH-10 would be kept as green and no construction activities would be allowed. After detailed discussions, it was finally decided that the above proposal may be recommended for consideration of the Board.

**Agenda Item No. 5(b) : Change of land use of an area measuring 320 ha. from rural use zone to urban uses in Narela Project / Urban extension.**

The above proposal was considered by the Planning Committee and it was recommended that a total area of 43 ha. for which 40 ha. for locating a district jail and another 3 ha. for locating a district court and for residential accommodation for judicial

officers. may be changed from rural use to urban uses. The land use change of the rest of the area would be considered along with the Urban Extension plan of DDA. The proposal as approved by the Planning Committee and will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (c) : Change of land use for construction of Police Lines for Armed Police Battallion at Sultanpur Dabas.**

The Planning Committee considered the above proposal and it was recommended that an area of 5 ha. instead of 20 ha. may be permitted for change of land use from "rural use" to "public and semi-public facilities" (Police Lines) at Sultanput Dabas. The proposal as approved by the Planning Committee and will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (d) : Change of land use of an area measuring 125 ha. from 'Rural Use Zone' to 'Public and Semi-Public Facilities' (Distt. Open Jail) at Baprola (towards west of Dwarka, New Delhi)**

The above proposal was considered by the Planning Committee and it was recommended that an area of 125 ha. may be changed from 'rural use zone' to 'Public and Semi-public facilities' (District Jail) at Baprola. The proposal as approved by the Planning Committee, will be placed before the Board for consideration and approval.

**Agenda Item No. 5 (e) : Change of land use from rural use zone to commercial and transportation for Integrated Freight Complex in Narela Sub-City.**

The above proposal was considered by the Planning Committee and it was recommended for change of land use from 'rural use zone' to 'Commercial and Transport for Integrated Freight Complex' in Narela Sub-City subject to the following conditions.

- i) The surplus proceeds from this freight complex be used to finance the proposed perimeter expressway.
- ii) The Integrated Freight Complex and the perimeter expressway projects be financially tied up together.

The proposal as approved by the Planning Committee will be placed before the Board for consideration and approval.

**AGENDA ITEM NO. 6 : CONSIDERATION OF THE SUGGESTION OF GOVT. OF RAJASTHAN FOR TRANSFER OF POWER TO CHANGE OF LAND USE WITHIN NCR FROM THE NCR PLANNING BOARD TO THE PLANNING COMMITTEE.**

The matter of transfer of power to change of land use within NCR from NCR Planning Board to the Planning Committee was considered and it was recommended that the above proposal will be placed before the Board for consideration and approval.

**AGENDA ITEM NO. 7 : CONSIDERATION OF THE DRAFT DEVELOPMENT PLANS FOR PALWAL-2021, SONEPAT-KUNDLI MULTI FUNCTIONAL URBAN COMPLEX - 2021 AD, REVISED DRAFT DEVELOPMENT PLAN FOR ROHTAK - 2025 AD PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA**

The Draft Development Plans for Palwal-2021, Sonapat-Kundli Multi Functional Urban Complex - 2021 AD, and revised Draft Development Plan for Rohtak-2025 AD, prepared by Town & Country Planning Deptt., Govt. of Haryana were considered by the Planning Committee and it was recommended for placing the same before the Board for consideration and approval.

**AGENDA ITEM NO. 8. : CONTINUANCE OF NCR PLANNING & MONITORING CELLS IN THE PARTICIPATING STATES DURING 9TH PLAN PERIOD.**

The matter of continuing the NCR Planning & Monitoring Cells in the Town & Country Planning Departments of the participating States and their staff strength during 9th plan period was discussed. The representative of Govt. of Rajasthan indicated that there was a need of a Computer Programmer in the Planning Cell and requested that one post of Computer Programmer may be included in the proposed staff strength as had been done in the case of Planning Cells of U.P. and Haryana. It was agreed by the Chairman. The proposal of continuance of NCR Planning & Monitoring Cells in the Town & Country Planning Departments of the participating states and their staff strength was approved by the Planning Committee for placing the same before the Board for consideration and approval.

**SUPPLEMENTARY AGENDA ITEM NO.1 : TIMELY COMPLETION OF THE NCR FINANCED PROJECTS AND SUBMISSION OF PROGRESS REPORTS.**

Dy. Director (PMC Wing) mentioned that the execution of various schemes financed by NCRFB were normally delayed and requested the Secretaries of the participating states to ensure that the Development Authorities and Implementing Agencies strict to the time schedule of the projects. He further pointed out that even

as the Planning & Monitoring Cells in the participating states of U.P., Haryana and Rajasthan were, inter-alia, assigned the duties of independent inspection and physical review of the NCR financed projects as well as obtaining QPRs from all concerned Implementing Agencies/Development Authorities and submission of the same to the NCRPB in turn, these jobs especially monitoring of the schemes were not being performed by them. The representative of NCR Cell at Ghaziabad, however, stated that despite their best efforts they were not receiving the QPRs from the Development Authorities, etc. in time. Both Secretaries of the participating States & Commissioner (NCR), U.P. Sub-region were all appreciative of the facts and accordingly passed on the instruction to the CCPs/other concerned officers present in the meeting to do the needful in letter & spirit and keep the NCRPB informed of the physical progress of the schemes as also adhere to the stipulated time for submission of the Quarterly Progress Reports, to the PMC Wing, NCRPB.

**SUPPLEMENTARY AGENDA ITEM NO.2 : CONSIDERATION OF APPOINTMENT OF PRIVATE MEDICAL PRACTITIONER AS AUTHORISED MEDICAL ATTENDANT FOR THE EMPLOYEES OF THE BOARD.**

Finance & Accounts Officer, NCRPB presented the proposal of appointment of private Medical Practitioner as Authorised Medical Attendant for the employees of the Board. The proposal was considered and the Planning Committee recommended for placing the same before the Board for final approval.

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

**No.K-14011/41 (AP) 97-NCRPB  
NCR Planning Board  
India Habitat Centre  
1st Floor, Zone-IV,  
Lodhi Road,  
New Delhi - 110003**

  
**(R.C. AGGARWAL)  
Chief Regional Planner**

**Date : 24.12.97**

- Copy to :**
1. Chairman and members of the Planning Committee
  2. Special Invitees/Advisors of NCRPB
  3. All officers of the Board.

### LIST OF THE PARTICIPANTS

1. Shri Omesh Saigal  
Member Secretary  
NCR Planning Board  
New Delhi
2. Shri Bhaskar Chatterjee  
Commissioner & Secretary  
Town & Country Planning Deptt.  
Govt. of Haryana, Haryana Civil Secretariat  
Chandigarh
3. Shri Parmesh Chandra  
Secretary  
Urban Development and Housing Deptt.  
Govt. of Rajasthan  
Jaipur
4. Shri Atul Gupta  
Principal Secretary (Housing Deptt.)  
Govt. of U.P.  
U.P. Secretariat  
Lucknow
5. Shri Sanat Kaul  
Commissioner & Secretary (L&B FWD)  
Govt. of NCT-Delhi  
"B" Block, Vikas Bhawan  
I.P. Estate  
New Delhi
6. Smt. Sumita Kandpal  
Chairman, Noida & Commissioner (NCR)  
Sector - VI  
Noida (U.P.)
7. Shri Syed S. Shafi,  
Chairman, RP-2001 Review Steering Committee  
Flat No. 22, Hauz Khas  
SFS Apartments  
New Delhi
8. Shri J.C. Sharma  
Dy. Advisor  
Planning Commission  
Yojana Bhavan  
New Delhi

9. Shri D.S. Bagga  
Advisor, S.I.  
Govt. of U.P.  
Sachivalaya Bhawan  
Vidhan Sabha Marg,  
Lucknow (U.P.)
10. Shri J.P. Singh  
Commissioner & Secretary (Industries)  
Govt. of NCT-Delhi  
C.P.O. Building  
Kashmere Gate  
Delhi
11. Shri R.K. Paniker  
Director, (TPS)  
Deptt. of Telecommunication  
Sanchar Bhawan  
New Delhi
12. Shri G. Prasad  
ADG (TRV),  
Deptt. of Telecommunication  
Sanchar Bhawan  
New Delhi
13. Shri S.K. Jayaswal  
Dy. Secretary (OM)  
Min. of Power  
F-Wing, IInd Floor  
Nirman Bhawan  
New Delhi
14. Shri K. Sitaraman  
Asstt. Secretary  
BMCC, Min. of Power  
F-Wing, IInd Floor  
Nirman Bhawan  
New Delhi
15. Dr. Nivedita Haran  
Director.  
Deptt. of Urban Development  
Min. of UA&E  
Nirman Bhawan  
New Delhi
16. Shri K.T. Gurumukhi  
Addl. Chief Planner  
Town & Country Planning Organisation  
E-Block, Vikas Bhawan  
I.P. Estate  
New Delhi

17. Shri V.K. Kapoor  
Chief Coordinator Planner  
(NCR Planning Cell)  
C/o Chief Administrator, HUDA  
SCO, Sector 6, Panchkula  
Haryana
18. The Chief Coordinator Planner  
NCR Planning Cell  
Town & Country Planning Deptt.  
Navyug Market,  
Commercial Building,  
IInd Floor,  
Ghaziabad (U.P.)
19. Shri R.K. Sharma  
Chief Town Planner (NCR)  
Town & Country Planning Deptt.  
Govt. of Rajasthan  
Nagar Niyojan Bhawan  
J.L. Nehru Marg,  
Opp. Birla Mandir  
Jaipur.
20. Shri R.C. Aggarwal  
Chief Regional Planner  
NCRPB  
New Delhi
21. Shri M.P. Aneja  
Sr. Town Planner  
Town & Country Planning Deptt.  
Govt. of U.P.  
7, Bandaria Bagh  
Lucknow
22. Shri A.K. Jain  
Addl. Commissioner (Plg.)  
DDA,  
Vikas Bhawan  
New Delhi
23. Shri K.K. Bandyopadhyay  
Addl. Commissioner (Plg.)  
DDA,  
Vikas Bhawan  
New Delhi
24. Shri S. Sen  
Sr. Town Planner  
Town & Country Planning Deptt., Govt. of Rajasthan  
Nagar Niyojan Bhawan, J.L. Nehru Marg,  
Opp. Birla Mandir  
Jaipur.

25. Shri H.L. Malik  
Jt. Director (Industries)  
Govt. of Delhi  
CPD Bulding  
Kashmere Gate  
Delhi
26. Shri R.K. Jain  
Jt. Director (Plg.)  
NCR & PPR Unit,  
DDA  
Vikas Bhawan  
New Delhi
27. Shri K.L. Sabharwal  
Director (plg.)  
DDA  
Vikas Bhawan  
New Delhi
28. Shri B.N. Sharma  
District Town Planner  
Directorate of Industries  
Civil Secretariat  
Haryana  
Chandigarh
29. Shri A.K. Bhatnagar  
Economic Planner  
NCR Planning Cell  
Town & Country Planning Deptt.  
Navyug Market,  
Commercial Building,  
IInd Floor,  
Ghaziabad (U.P.)
30. Shri V.K. Gupta  
Associate Planner  
NCR Planning Cell  
Town & Country Planning Deptt.  
Navyug Market,  
Commercial Building,  
IInd Floor,  
Ghaziabad (U.P.)
31. Ms. Seema Bahuguna  
Spl. Secretary (Industries)  
Govt. of Rajasthan  
Rajasthan Secretariat  
Jaipur



32. Shri G.P. Thukral  
Sr. Town Planner  
Town & Country Planning Deptt.  
Govt. of Haryana  
Gurgaon, Haryana
33. Shri S.R. Aggarwal  
Sr. Town Planner  
Town & Country Planning Deptt.  
Hissar,  
Haryana
34. Shri S.B. Verma  
District Town Planner  
Faridabad  
Haryana
35. Shri K. Gupta  
District Town Planner  
Town & Country Planning Deptt.  
Rohtak  
Haryana
36. Shri Rehdu  
District Town Planner  
Town & Country Planning Deptt.  
Sonapat  
Haryana
37. Shri Anil Kashyap  
Asst. Town Planner  
Town & Country Planning Deptt.  
Sonapat  
Haryana

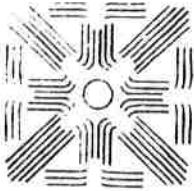
#### **NCR Planning Board**

##### **Advisors / Consultants**

1. Shri Krishan Pratap  
Advisor,  
16, Sukhdev Vihar  
New Delhi - 25
2. Shri M.L. Gupta  
Advisor  
11-F/53-54, Nehru Nagar  
Ghaziabad - 201 001 (U.P.)
3. Shri Lakhbir Singh  
Consultant

## Officers

1. Dy. N.B. Johri  
Regional Planner
2. Shri N.K. Aneja  
Dy. Director
3. Shri J.N. Barman  
Associate Planner
4. Shri N.K. Bhardwaj  
Finance & Accounts Officer
5. Shri Manmohan Singh  
Research Officer
6. Shri P. Sisupalan  
Research Officer
7. Shri Raghunath  
Asstt. Director (Estt.)



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
**NATIONAL CAPITAL REGION  
PLANNING BOARD**

1st Floor, Zone-IV  
India Habitat Centre,  
Lodhi Road, New Delhi-110003

शहरी कार्य एवं रोजगार मंत्रालय  
Ministry of Urban Affairs & Employment  
Fax No.: 4642163

**NO.K-14011/41(AP)/97-NCRPB**

**Dated: 9.12.1997**

**MEETING NOTICE**

**Ref: Letter of even no. dated 5.12.97.**

**Sub: 42nd Meeting of the Planning Committee to be held  
11.30 A.M. in the Office of the NCR Plannig Board,  
1st Floor, Zone-IV, India Habitat Centre, Lodhi  
Road, New Delhi.**

The 42nd Meeting of the Planning Committee to be held  
11.30 A.M. in the Office of the NCR Plannig Board. The  
Agenda Notes has already been sent. Please find enclosed  
the **Supplementary Agenda Item No.I-Timely completion of the  
NCRPB Financed Projects** and the Annexure nos. VIII, IX and X  
of the Agenda Item No.7.

You are requested to kindly make it convenient to  
attend the meeting.

( R.C. AGGARWAL )  
Chief Regional Planner  
Tel: 4642289

**To**

1. Chairman, Planning Committee
2. Members of the Planning Committee
3. Advisors/Officers of the Board

## **SUPPLEMENTARY AGENDA ITEM NO.1**

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### **TIMELY COMPLETION OF THE NCR FINANCED PROJECTS**

National Capital Region Planning Board (NCRPB) was constituted under NCR Planning Board Act, 1985 for the development of National Capital Region and for coordinating and monitoring the implementing of such plan and for evolving harmonised policies for the control of land use and development of infrastructure in the National Capital Region so as to avoid any haphazard development of that region and for matters connected therewith or incidental thereto. For achieving this the Regional Plan-2001 was prepared with the objectives of (i) harmonised and balanced development of the NCR and (ii) containing the population growth of Delhi within manageable limits. For this purpose NCR Planning Board is providing loan schemes/projects being implemented by their respective development authorities/implementing agencies.

The NCR Planning Board and Monitoring Cells in the participating States are, amongst others, required to collect Quarterly Progress Reports and make site inspections of the projects for their physical progress. In addition the PMC Wing in the NCRPB is also monitoring and conducting regular site inspection of projects for which loan assistance is being provided by NCRPB. The monitoring teams have during their inspections observed that most of these schemes suffer from time over-run due to various reasons, sometimes beyond the control of the Implementing Agencies. In the face of present rising prices the time over-run results in the cost over-run and consequently delays the implementation of the projects/schemes which are meant for balanced and harmonised development of National Capital Region and ultimately defeats partially and objectives of Regional Plan-2001. It is, therefore, desirable to complete the projects at the earliest with the minimum possible time over-run.

The State Govts./Implementing Agencies/NCR Cells in the participating States may therefore ensure that the delays are avoided as far as possible to ensure timely completion of the on-going schemes so as to achieve the objectives of the NCRPB's/Regional Plan. The need for timely completion of the schemes was also put as an agenda in the 21st meeting of the NCRPB held on 15.3.97 and emphasised in Review Meeting, Planning Committee Meeting etc. held earlier.

### **2. TIMELY COMPLETION OF QUARTERLY PROGRESS REPORTS :**

In the loan sanction letter being issued by the Finance & Accounts Wing of the NCRPB the various State Govts and Implementing Agencies were required to submit Quarterly Progress Report to the Board through State Planning & Monitoring Cells. The progress reports are not being received from the aforesaid agencies regularly by the Board. This matter was also being raised by the Monitoring Teams during their visits to the concerned Implementing Authorities. This matter was also taken up during one of the earlier Planning Meetings as well as in the

Review Meeting taken by Secretary and Chairman of the PSMG-I. The Planning and Monitoring Cells in the States are responsible, inter-alia for collecting QPRs and make site inspections of the projects for their physical progress. Despite these repeated requests at various forums, quarterly progress reports remain to be received belatedly and in some cases in incomplete form.

The need for timely submission of the QPRs need not be over emphasised. All concerned authorities, including NCR Planning & Monitoring Cells in the participating States are once again requested to ensure timely submission of the QPRs to NCRPB (one copy to FAO and one copy to DD (PMC) at their respective addresses).

The NCR Planning Board and Monitoring Cells in the participating States are requested to ensure timely submission of the QPRs to NCRPB (one copy to FAO and one copy to DD (PMC) at their respective addresses). The NCRPB is also monitoring and conducting regular site inspections of projects for which loan assistance is being provided by NCRPB. The monitoring teams have been sent to various projects to ensure timely submission of QPRs. In the event of any delay in the submission of QPRs, the NCRPB will be unable to provide the loan assistance for the projects. It is, therefore, requested to complete the projects at the earliest with the minimum possible time over-run.

The NCRPB is also monitoring and conducting regular site inspections of projects for which loan assistance is being provided by NCRPB. The monitoring teams have been sent to various projects to ensure timely submission of QPRs. In the event of any delay in the submission of QPRs, the NCRPB will be unable to provide the loan assistance for the projects. It is, therefore, requested to complete the projects at the earliest with the minimum possible time over-run.

## 2. VERIFICATION OF PHYSICAL PROGRESS REPORTS

The NCRPB is also monitoring and conducting regular site inspections of projects for which loan assistance is being provided by NCRPB. The monitoring teams have been sent to various projects to ensure timely submission of QPRs. In the event of any delay in the submission of QPRs, the NCRPB will be unable to provide the loan assistance for the projects. It is, therefore, requested to complete the projects at the earliest with the minimum possible time over-run.

P. SA

28-11-97

VIII

ANNEXURE -

EXPLANATORY NOTE ON  
DRAFT DEVELOPMENT PLAN  
PALWAL FOR 2021 AD

OFFICE OF  
DIST. TOWN PLANNER  
FARIDABAD

**HARYANA GOVERNMENT**  
**TOWN & COUNTRY PLANNING DEPARTMENT**  
**Notification**

No.

In exercise of the powers conferred under sub-section-4 of section-5, of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to publish the Draft Development Plan, modifying the Final Development Plan published vide notification No. 1273-2TCP-78 dated 27.2.1978, alongwith the restrictions and conditions (Given in Annexure-A & B to the Development Plan) applicable to the Controlled Area at Palwal as notified under section-4 of the said act vide notification No. 3522-2TCP-74/24936 dated 4.7.1974 and published in Haryana Government Gazette dated 17.9.74 for the information of all persons likely to be affected thereby.

Notice is hereby given that the Draft Development Plan shall be taken into consideration by the Government on or after the expiry of 30 days from the date of publication of this notification in the official Gazette together with objections and suggestions which may be received by the Director, Town & Country Planning, Haryana, Aayojna Bhawan, sector-18, Chandigarh from any person in writing in respect of this plan before the expiry of the period so-specified.

**DRAWINGS**

1. Existing Land Use Plan Drawing No. D.T.P.(G) - 147/76 dated 5.8.76
2. Draft Development Plan Drawing No. D.T.P.(F) - 1871/97 dated 7.11.97.

ANNEXURE-A

EXPLANATORY NOTE ON THE DEVELOPMENT PLAN OF PALWAL

Introduction

Palwal, an ancient town is said to have been set up in Mahabharata Times. Two Masjids of archaeological importance bear inscriptions of 13th century. It is important tehsil Head Quarter of District Parliabad and has been providing business and shopping facilities of consumer goods to the surrounding area of about 20K.M. Radius.

Palwal town has an important location. It is situated at a distance of 57K.M. South of Delhi on Delhi-Mathura National Highway and lies on Delhi-Bombay Railway line. It has also good road links with other important towns of the District, it is one of the seventeen priority town of the National Capital Region.

Outer rings of proposed road and railway lines have been planned to pass through this town joining the Haryana sub-region of the N.C.R. with Uttar Pradesh sub-region. On materialisation of this proposal the potentiality of the town will increase manifold.

Palwal town is bounded on the East by the Delhi-Mathura Railway line, in the North and South by two distributaries which are providing irrigation facilities to surrounding villages. The old town is situated on a big mound surrounded by low lying areas on almost all sides varying from 2 to 6 feet deep. Due to this reason the two rehabilitation colonies set up after partition, had to be located at a distance of about 1 Km. South-East of the old town creating a parallel unit. Consequently, the intervening areas have been subjected to major speculative

Contd.....3.



ventures in the form of residential, commercial as well as industrial areas irrespective of physical conditions of the land, without any consideration to necessary infrastructural facilities.

## 2. POPULATION

Palwal town had a total population of 59127 persons as per 1991 census. The decade-wise population growth rate of the town is described as below:-

| <u>Sr.No.</u> | <u>Year</u>   | <u>Population</u> | <u>Growth rate</u><br>(%) |
|---------------|---|-------------------|---------------------------|
| 1.            | 1901  | 12830             | -                         |
| 2.            | 1911  | 9485              | -26.07                    |
| 3.            | 1921  | 9352              | - 1.40                    |
| 4.            | 1931  | 10807             | 15.56                     |
| 5.            | 1941  | 13606             | 25.90                     |
| 6.            | 1951  | 13915             | 2.27                      |
| 7.            | 1961  | 27863             | 100.24                    |
| 8.            | 1971  | 36207             | 29.97                     |
| 9.            | 1981  | 47328             | 30.72                     |
| 10.           | 1991 (including the<br>pop. of extended<br>Municipal Area). | 75127             | 58.74                     |

From the above table it is evident that except for decrease in population during 1901-1921 due to epidemic and 100 per cent increase between 1951-1961 due to rehabilitation of migrated population from West Pakistan, the town has been growing at moderate growth rate. The population figure of 59127 recorded in 1991 census shows

Contd.....4.

that the growth of the town has fallen from 30.72% to 24.98% giving misleading impression of its stagnation. Actually the town expanded between Bye-pass and Railway line during this decade. The area being outside Municipal limits, its population could not be counted and added in the population figure of the Town. Statistics reveal that the actual population of the Town within its physical boundaries was 75127, thus recording a much faster growth rate of 58.74%. The present population of the town is 87789 persons and the town may exceed the population figure of 1,00,000 persons by 2001 A.D. i.e. the population for which the published Final Development Plan was prepared.

### 3. ECONOMIC BASE

As per statistics for actual population of 75127 persons in 1991, 21036 persons were enumerated as total main workers which accounts for 28 per cent of total population. The distributions of this working force into various employment sectors is described as below:-

| <u>Sr. No.</u> | <u>Name of employment sectors</u>                                 | <u>Nos. of workers</u> | <u>Percentage of total workers</u> |
|----------------|---|------------------------|------------------------------------|
| 1.             | Agricultural sector (Cultivators and agricultural labour).        | 1262                   | 6.00                               |
| 2.             | Industrial sector (House Hold, Manufacture servicing and repair). | 1683                   | 8.00                               |
| 3.             | Trade & Commerce (Transport and service sector)                   | 18091                  | 86.00                              |
|                | <b>Total</b>  | <b>21036</b>           | <b>100.00</b>                      |

Contd.....5.

From the perusal of above table it is apparent that trade and commerce, transport and services sectors (i.e. Tertiary sector) of economy are the predominant sectors of economy in which 86.00% of total workers of the town were engaged. The industrial base of the town is not very sound as this town does not have any large scale industry as a result only 8 per cent of its total workers are engaged in this sector of economy. The recently established Sugar Mill in village Bannikhera in this Controlled Area does not become a part of this town. The situation is changing now with the notification of Palwal block as industrially backward and some large scale agrobased units like Milk processing plants & Rice Shellers etc. have recently come up and more such units are in the pipe line. Though these units are/will be located outside Municipal limits of the town yet the workers would find their home in the town in the hope of better living environment, thus the town would definitely grow at a growth rate of around 75% and the necessary steps to groom the town needs to be expedited.

A lots of people of this town are dependant upon the economy of Delhi for their livelihood and commute to Delhi. In order to know the quantum of commuters commuting from Palwal Town to Delhi and Faridabad, a Survey was conducted by the office of the District Town Planner, Faridabad which reveals that 60 per cent of total workers of this town are commuting daily to Delhi and Faridabad for their livelihood. The number of commuters using different mode of transport are detailed as under :-

| <u>Sr.No.</u> | <u>Mode of Transport</u> | <u>Number of commuters</u> | <u>Percentage of commuters</u> |
|---------------|--------------------------|----------------------------|--------------------------------|
| 1.            | By Rail                  | 4434                       | 58.00                          |
| 2.            | By Bus                   | 3200                       | 42.00                          |
| Total :-      |                          | 7634                       | 100.00                         |

4. EXISTING LAND USE PATTERN INFRASTRUCTURAL FACILITIES & GROWTH TRENDS :

Like other Indian towns the existing land use pattern of this town, which abuts on Delhi-Mathura roads and Palwal-Sohna road, is characterised by mixed land use with extreme congestion in the centre, defective circulation pattern, dilapidated structures, lack of sewerage and storm water system, existence of shops on both sides of the roads without parking facilities causing traffic hazards and inadequacy of other community facilities.

However, the new colony abutting on Kasulpur Road, Bye Pass and Delhi-Mathura Road, which has been established after partition of India to resettle the migrants from Pakistan is the only planned colony of the town. Housing Board, Haryana has now set up a Housing colony in sector-2 which has been completed recently. Though the department had prepared a Development plan for Palwal in the year 1978 and the town has been identified as a priority town in the N.C.R. plan yet no sincere and concerted efforts have been made for the induced and planned development of this town, sector-8 & 10 being situated between Bye-Pass and Existing town had already been developed into a slum and similarly sector-9 having a very prime location and reserved as undetermined use in the Development plan with a view to develop a dry port in this sector, has also been developed into a slum.

Whole sale Grain and vegetable Markets have been developed in sector-13 reserved for whole sale trade in the development plan.

**b. EXISTING INFRASTRUCTURE**

Palwal town has two colleges, one I.T.I. having two wings each for boys and girls separately, one vocational Educational Institute, Three Senior Secondary, six High, Two Middle, Fourteen Primary Schools, One thirty beds civil Hospital, One S.S.I. Dispensary, Forty local medical practitioners, One fire Station, Five picture halls/Cinemas including Four Mini-Theatres, Four Developed parks, Two libraries, Three clubs, Two Rest Houses Three Dharam-shallas, Two Hotels, One railway station, one bus stand, four post offices, one telegraph office, One Electronic Exchange having capacity of 1500 lines, Four petrol pumps and One H.P. Gas agency. A community Centre and a stadium is being taken up for construction soon.

**c. GROWTH TRENDS.**

The location of railway station, whole sale Fruit & Vegetable and grain Markets, existence of Bye-pass on the east of Existing town has led to the growth of the total area between Railway Line, Bye-pass and existing town. However since these areas now stand developed in the form of unauthorised colonies further trend of growth has been observed along Delhi road, Sohna Road, Nuh Road and Hathin Road. No significant growth has taken place on the east of Delhi-Mathura Railway Line. But this area has also become potential now due to nearness of Railway station and construction of bridge over the Yamuna on Palwal-Aligarh Road.

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Palwal block has now been declared as industrially backward. Lot of entrepreneurs are taking interest in the area situated between Delhi-Mathura road and Railway line near village Agwanpur and Ferozepur etc. and some industrial units have already been permitted in this area.

In view of the above and proposed road & Rail network of N.C.R, it can be safely assumed that future growth of the town will take place along Delhi-Mathura, Palwal-Sohna, Palwal-Nuh and Palwal-Hathin roads.

5. N.C.R. PROPOSALS WITH RESPECT TO PALWAL TOWN:

a) population

As per regional plan of N.C.R Palwal has been identified as priority town to accommodate the perspective Delhi Bound migrants by creating employment opportunities in secondary and tertiary sectors. A population of <sup>2.5</sup> lacs persons has been assigned to Palwal Town in the Regional Plan of National Capital Region upto 2001 AD. Keeping in view the present population of 87789 and slippages in the programme of shifting of offices from Delhi, the town may marginally exceed the population level of 1 lac persons upto 2001AD. Therefore, the population level of 2.5. lacs persons assigned by the N.C.R Planning Board is impossible to achieve upto 2001AD.

Keeping in view the actual growth rate of about 60% during the last decade, increasing number of industrial units, expanding trade and commerce etc. It is concluded that the growth rate of population will touch the level of 70% during 1991-2001 and around 75% <sup>during</sup> 2001-2011 and 2011-2021 AD. At the above rate of growth, the population of the town may grow to 3.5.lacs persons by 2021AD. Assuming that N.C.R plan proposals with regard to shifting of offices and economic activities in priority towns and regional road and rail linkages are

implemented, the population of the town may reach 4.00 lacs persons by 2021 AD. The Draft Development Plan for the town has been prepared for a perspective population of 4.00 lacs persons by 2021AD.

**b. ECONOMIC ACTIVITIES:**

The N.C.R. has also recommended that the offices of Government, corporations/ Public sector undertakings be shifted from Delhi to the priority towns. Palwal having efficient road & rail linkages offers ideal location for these offices. Regional plan further recommends the location of whole sale Trade and large and medium scale industries in priority towns.

**c. REGIONAL LINKAGES.**

The following proposals of regional road and rail network plan of N.C.R will enhance the growth potential of Palwal manifold:-

- i) Upgradation of Delhi-Mathura Road to four lane express way (M-I road) upto Hodal.
- ii) Provision of an additional Broad Gauge railway track from Delhi to Palwal.
- iii) Provision of Outer Road Grid (M-II) through Palwal Town connecting Khurja, Palwal, Sohna, Dharuhera, Bhilwadi, Rewari, Jhajjar, Rohtak, Panipat, Meerut etc.
- iv) Provision of Regional Rail Bye-pass, passing through Palwal connecting Khurja, Palwal, Nuh, Rewari, Jhajjar Rohtak & Panipat etc.

**6. PROPOSED EXTENSION AND SIZE OF THE TOWN**

The existing town form the nucleus of future growth. Latest growth of the town, compact and integrated development, Physiography, drainage system, proposed Regional linkages, and practical consideration are the basis of

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**formulation of plan proposals and location of various land uses.**

N.C.R. plan envisages that priority towns be developed on the Basis of Town Density of 50 persons per acre. Keeping in view the projected population of 4.00 lacs persons and Town density prescribed in the N.C.R plan, area requirement for the Town has been worked out. The urbanisable area accommodate the projected population on the above basis works out to about 8000 acres. However as per planning proposals conceived keeping in view the existing features etc. 8179 acres of land has been proposed to be unbansised.

**7. LOCATION OF MAJOR LAND USES :**

As explained earlier, the main concept in farming the development plan proposals for Palwal Town is to extend the town in a properly planned manner to ensure its compact and integrated development . Following the existing trend of natural growth, various land uses have been proposed in a manner so as to ensure the integration of the existing town with new proposals, best utilisation of existing infrastructure better residence work place relationship, full explation of existing and proposed transportation network, utilisation of physical features, consideration of wind direction etc. provisions for various land uses have been made as under:-

**LAND USES:**

| <u>Sl. No.</u> | <u>Land Uses</u>               | <u>Area in acres</u> | <u>Percentage of Total area</u> |
|----------------|--------------------------------|----------------------|---------------------------------|
| 1.             | Residential                    | 2980                 | 36.43                           |
| 2              | Commercial                     | 585                  | 7.15                            |
| 3.             | Industrial                     | 1210                 | 14.79                           |
| 4.             | Transport and<br>communication | 677                  | 8.27                            |



|    |                                    |             |             |
|----|------------------------------------|-------------|-------------|
| 5. | Public Utilities                   | 110         | 1.35        |
| 6. | Public and semi public             | 425         | 5.29        |
| 7. | Peaks open spaces and green belts. | 615         | 7.53        |
| 8. | Existing Town                      | 1577        | 19.28       |
|    | Total:                             | <u>8179</u> | <u>100%</u> |

#### 8. MAJOR ROAD SYSTEM

The existing Bye-pass to Delhi-Mathura Road passing through the town will continue to function as main artery of the town till such time the city is developed and alternative alignment of a portion of it is constructed. With a view to ensure free movement of the inter-city traffic; a 60 metre wide road skirting the proposed town on western side has been proposed. The road is proposed to ~~the~~ be developed of the standard of M-II type as envisaged in the Regional plan of N.C.R.

The alignment of 60 meters wide M-II Khurja-Palwal Road has been so fixed that it may not be exploited by unscrupulous elements. Similarly the alignment of Khurja- Palwal-Rewari railway regional bye-pass has been proposed keeping in view the existing features and enable it to act as a physical barrier for the town.

Other existing roads which are presently connecting palwal with Sohna, Nuh and U.F. have retained and proposed to be upgraded to the level of sector road designated as M-III roads in the plan. However, the alignment of a portion of Hathin road falling in urbanisable area has been proposed to be modified and realited along the sector roads. The new roads have been proposed on the rectangular grid trion pattern. Entire urbanisable area of 8179 acres has been proposed to be sub-divided into various land use zones designated as sectors and each sector has been given a number. Each sector is proposed to be bounded by 30 Metre wide M-III roads or some physical.

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9. PROPOSED DEMOGRAPHIC STRUCTURE OF THE TOWN.

The Draft Development Plan envisages a total population of 4,00,000 persons for the town by 2021 AD. This population level can only be achieved if concerted efforts are made for Industrial Development and offices. of the Government of India and its undertakings are shifted as envisaged in the plan. Demographic structure of the town has been conceived assuming that the above recommendations would be implemented.

Besides above, keeping in view the prevailing level of unemployment, under employment and increasing number of women workers entering the labour market, it is assumed that the participation ratio of 40 would be safely achieved. On achieving the proposed level of population, the total working force will be of the order of about 1,60,000 persons.

The occupational structure of the town has been proposed as under:-

| Sr.No. | Sector of economy                | Percentage of total workers | Total  |
|--------|----------------------------------|-----------------------------|--------|
| 1.     | Primary                          | 5                           | 7000   |
| 2.     | Secondary Industry construction. | 28                          | 39200  |
| 3.     | Tertiary                         | 67                          | 93800  |
|        | Total                            | 100                         | 140000 |

Contd.....13.

10. Description of Land Uses:

N.C.R Plan recommended a town density of 50 persons per acre for all priority towns. An Urbanisable area of about 8000 acres would be needed to accommodate the projected population of 4 lacs persons by 2021AD. Though presently the physical spread of the existing town encompasses about 1577 acres of land but lot of low lying areas which get inundated during rainy season are lying vacant. Such area being located within and adjacent existing town cannot be left out of urbanisable area for reasons of continuity. Therefore, keeping in view the above factors and town density prescribed by the N.C.R Plan, and urbanisable area of 8179 acres, has been proposed for various uses. The description of the land uses is given below:-

RESIDENTIAL

In 1991 about 59000 persons were living in the area shown as existing town with mixed land uses. It is assumed that vacant pockets lying in between the existing town will take care of the decongestion of existing high density area and the present mixed land uses in the existing town will not be disturbed till 2021AD.

New sectors have been proposed to be developed on an average gross residential density of 117 to 120 persons per acre.

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To accommodate the additional population 3,41,000 persons 2930 acres of residential area is required. The development plan envisages the residential area of 2980 acres.

#### COMMERCIAL

Each new residential sector is proposed to be developed on the concept of self-sufficient neighbourhood having all the modern amenities including sector shopping centres. All important roads of existing towns have already been developed as shopping streets which will continue to serve the needs of the existing town. Whole sale fruit and vegetable and grain markets have also been established near the Railway Station. These markets will not be able to cope with the increased demand created by the proposed population. Therefore, with a view to meet the requirements the projected population additional area for whole sale markets has also been proposed. Highly potential area designated as sector-3 having an area of 155 acres has been proposed as Central Business District (City Centre).

Total area proposed for commercial use comes to about 585 acres.

#### INDUSTRIAL

The percentage of industrial workers to total working force was 8% in 1991. This shows the lack of sound industrial base of this town. There is need to establish some big labour intensive, industrial units in joint and assisted sectors. In view of the nature of the proposed economic base of the town, it is visualised that out of 39200 workers of secondary sector 70% i.e. about 27440 would be engaged in manufacturing and about 30% i.e. about 11760 in construction and allied activities, N.C.R plan envisages a density of 25 workers per acre of industrial area for the priority towns. The requirement of the industrial area for industrial working force of the

Cmtd.....15.

order of 27440 workers has been worked out on the basis of density prescribed in the N.C.R. Plan, which comes to about 1100 acres. Keeping in view the demand for certain unforeseen industrial uses, an additional area of about 110 acres has been proposed which can be finalised after midterm review of the Plan. Thus in all, the development plan proposes an area of 1210 acres for industrial use. Existing trend of industrial growth, accessibility, wind direction, equitable spatial distribution, work-residence place relationship, future traffic flow pattern etc. are the main criteria for determining the location of industrial zones in the form of industrial sectors.

#### TRANSPORT AND COMMUNICATION :

An area of about 225 acres near existing Railway Station has been proposed for transport and communication zone where freight container depot may also be set up. Railway siding can also be made available easily to this zone. Total area under this zone including the area of proposed major roads other than M-III roads and proposed railway line in urbanisable area is 677 acres.

#### PUBLIC UTILITIES.

Since the water to meet the needs of the town will be brought from the area on the East or Delhi-Mathura Railway line a site having an area of about 110 acres has been proposed in sector-15 for setting up of head water works and electric sub-station. The culvert on Railway line near this site will facilitate the passage of water supply main lines without incurring extra cost. Besides above public utilities like gas godown etc. may also be allowed in this zone. Keeping in view the natural slope, it is suggested that disposal works should be located on the South West of the town near Bhanguri distributary which can be used for disposal of treated water for irrigation purposes. However, actual location or site for disposal works may be selected by a joint site selection Committee.

PUBLIC AND SEMI PUBLIC USES.

As per Recommendations of N.C.R. plan offices of the Government of India and its undertakings are to be shifted in Palwal. Therefore, an area of 425 acres has been proposed for public-semi-public uses to meet the requirement of the town.

OPEN SPACES.

Low lying area near existing town being unfit for building activities has been proposed for development as town park/open space. The area under the proposed open spaces and green belts is about 615 acres. Besides this every sector will have its own parks and open spaces as per planning norms.

AGRICULTURE ZONE:

Rest of the Controlled Area has been designated as Rural Zone with a view to keep it free from large scale building activities so that it could be further utilised for the expansion of the town. However, rural and small scale industries and farm houses are permissible in this zone subject to the conditions stipulated in zoning regulations and policy framed by the government.

ZONING REGULATION:

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. This also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the change of land use and development shall be in accordance with the details shown in the sector plan thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

ZONING REGULATIONS

Governing use and development of land in the Controlled Area around Palwal -- as shown in Drawing No. DTP(F) 1871 /97 dated 7.11.97.

I. GENERAL

- (1) These zoning regulations forming part of the development plan for the Controlled Area around Palwal shall be called zoning regulations of the development plan for the Palwal Controlled Areas.
- (2) The requirement of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963 and the rules framed thereunder.

II. DEFINITIONS.

In these regulations:-

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' mean rules contained in part-VII of the rules 1965 as amended upto date.
- (c) 'Drawing' means Drawing No. DTP(F) 1871 /97 dated 7.11.97.
- (d) 'Floor Area Ratio (F.A.R)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' shall be buildings designated in the form of flattened development for residential purposes or any ancillary or appurtenant buildings including community facilities, public amenities and public utility as may be prescribed and approved by the DTCP, Haryana.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

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- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice cream manufacturing, aerated water, atta chakles with power, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.
- (l) 'Material Date' means the 4th July, 1974 in respect of lands within the Controlled Area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act 1963-vide Haryana Government notification No. 3522-2 TCP-74/24936 dated 4th July, 1974 appearing in Haryana Government Gazette of 17th September, 1974.
- (m) 'Non conforming use' in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any Municipal Services including a fire station.
- (o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) Sector Density and Colony Density shall mean the number of persons per acre in sector area or colony area as the case may be.



EXPLANATION

- (1) In this definition the 'Sector area' or 'Colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.
  - (2) For the purposes of calculation of sector density or colony density, it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the Zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.
  - (3) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
  - (4) The Terms Act, Colony, Coloniser, Development Plan, sector and sector Plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.
  - (5) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.
  - (aa) 'Farm House' shall mean a house constructed by the owner of a farm at his land for the purpose of;
    - (1) Dwelling unit, i.e. main use,
    - and
    - (11) Farm Shed i.e. ancillary use.
- Notes:
- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding 'provision of farm houses outside abadi-deh in rural/agricultural zone'.
  - (2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building Control and site specifications.

Contd.....20.

- (ab) Ledge of Tand:- A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.
  - (ac) Loft:- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.
  - (ad) Mezzanine floor:- An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
  - (ac) Subservient to Agriculture:- Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, wind mills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants' etc.
  - (A) Rural Industries Scheme means industrial unit which is registered as RIS by the Industries Department.
  - (B) Small scale Industries means industrial unit which is registered as SSI by the Industries Department.
  - (C) Agro based Industries means an industrial unit which uses foodgrain, fruits or agro waste as a raw material
- III. MAJOR LAND USES ZONES.
- (1) (i) Residential Zone.
  - (ii) Industrial zone.
  - (iii) Commercial zone.
  - (iv) Public & semi-public uses (Institutional zone)
  - (v) Major open spaces.
  - (vi) Transport and Communication zone.
  - (vii) Public utilities.
  - (viii) Agricultural Zone.
- (2) Classification of major land uses is according to Appendix-'A'.

IV. DIVISION INTO SECTORS.

Major land uses mentioned at Serial Nos. (1) to (iv) & at Sr. No.(VI) in regulation-III above which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES.

Main ancillary and allied uses, which <sup>are</sup> subject to the other requirements, of these regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix-'B', sub-joined to these regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and other facilities for the sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES.

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government undertakings or a public authority approved by the Government in this behalf and no permissions shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (1) above the Government may reserve, at any time any other sector for development exclusively by it by the agencies mentioned above.

VIII. LAND RESERVATION FOR MAJOR ROADS.

1. Land Reservation for major roads shall be as under:-

- (ix) Major roads indicated as M-I on the drawing
- (ii) Major roads indicated as M-I A & M-I B, M-I C on the drawings.
- (iii) Major roads indicated as M-II on the drawing
- (iv) Major road indicated as M-II A on the drawing
- (v) Major roads indicated as M-III on the drawing  
(Roads along the boundaries of the sector)
- 2. Width and alignment of other roads shall be as per sector plans or as per approved layout plan of colonies.

100 metre wide with 100 metre green belt on either side existing width.

Existing width.

60 metre wide with 60 metre green belt on either side.

60 metre wide with 30 metre green belt on either side.

30 metre

Contd.....22.

IX. INDUSTRIAL NON-CONFORMING USES.

With regard to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but no exceeding ten years, provided that the owner of the industry concerned:-

- (a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and;
- (b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director;
- (c) No further expansion shall be allowed within area of non-conforming use.

X. DISCONTINUANCE OF NON-CONFORMING USES.

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be re-used or redeveloped only according to the conforming use.
- (2) If a non conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN.

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN.

- (1) No permission for erection or re-erection of building on a plot shall be given unless:-
  - The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
- (11) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

**XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:**

- (1) The minimum size of the plots for various types of uses shall be as below:-
- |  |               |
|--|---------------|
| (i) Residential plot   | 50 Sq. Mts.   |
| (ii) Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Govt. | 35 Sq. Mts.   |
| (iii) Shop-cum-residential plot  | 100 Sq. Mts.  |
| (iv) Shopping booths including covered corridor or pavement in front.  | 20 Sq. Mts.   |
| (v) Local service industry plot  | 100 Sq. Mts.  |
| (vi) Light industry plot   | 250 Sq. Mts.  |
| (vii) Medium industry plot   | 0.8 hectares. |

(2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres if it is developed independently.

**XIV. SITE COVERAGE HEIGHT AND BULK OF BUILDING UNDER VARIOUS TYPES OF BUILDINGS :**

Site coverage and the height upto which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter-VII of the rules. In the case of other categories, the maximum coverage and the floor area ratio subject to Architectural Control as may be imposed under regulation XVI shall be as under:-

| Sr.No. | Type of use | Maximum G.F. Coverage. | MAX FAR | Remarks. |
|--------|-------------|------------------------|---------|----------|
|--------|-------------|------------------------|---------|----------|

|    |               |     |     |  |
|----|---------------|-----|-----|--|
| 1. | Group Housing | 35% | 175 |  |
|----|---------------|-----|-----|--|

|    |               |     |     |  |
|----|---------------|-----|-----|--|
| 2. | Govt. offices | 25% | 150 |  |
|----|---------------|-----|-----|--|

Contd.....24.

3. Commercial

(a) Integrated corporate

40%

150

The total area of the commercial pocket is to be considered as plotable area while working out the total plotted area of the sector.

(b) Individual

100%

300

Only 35% of the total area of commercial pocket in which those sites have been planned be accounted as plotted area for working out the plotable area of the sector.

4. Ware Housing

75%

150

N.B.:- Basement floor shall be permitted as approved in the zoning plan. The basement shall not be used for storage purposes.

XV. BUILDING LINES IN FRONT SIDE AND REAR OF BUILDINGS.

These shall be provided in accordance with rules 51, 52, and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVI. ARCHITECTURAL CONTROL

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XVII. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE:

In the case of any land lying in Rural zone, Government may relax the provisions of this development plan:-

(a)

for use and development of the land into a residential or industrial colony provided the colonizer has purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules.

(b)

for use of land as in, individual site (as distinct from an industrial colony) provided that:

- (1) The land was purchased prior to the material date.
- (11) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.

(iii) the owner of the land secures permission for building as required under the rules.

(iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent.

EXPLANATION -The work 'Purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

#### XVIII. DENSITY

Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

#### XIX. PROVISION OF FARM HOUSE OUTSIDE ABADI-DEH IN AGRICULTURAL ZONE/RURAL ZONE.

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

| Size of farm  | Maximum coverage on ground for dwelling unit (main Building) | Maximum coverage on ground for farm shed (ancillary building)                                  |
|---|--|--|
| (1) Site coverage 2 Acs.  | 100Sq. Mtrs.   | 1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarter) |
| For every additional 0.25 acre, 10 Sq. mtrs. in main building subject to maximum of 200 Sq. mtrs. |  |  |
| MAXIMUM HEIGHT  |  |  |
| Main dwelling unit  |  | Ancillary building   |
| (ii) Height and storey  | 6 metres single storeyed                                     | 4 metres single storeyed   |

Contd.....26.

(111)

Set Back- It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the roads as under:-

- (a) Where the road is by-pass to a scheduled road .....100 metres.
- (b) Where the road is a Scheduled Road .....30 metres.
- (c) Any other road .....15 metres.

(1v)

Approach Road - (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b) When the approach road serves more than one farm then the minimum right of way should be 18.30 metres (60 feet).

(v)

Basement:- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi)

Ledge, Loft and Mezzanine floor:- Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part-II.

(vii)

Services-water supply and drainage:- (a) Good potable water/<sup>supply</sup> should be available in the farm for human consumption in case of farm house is built.

(b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Act.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Act.

2.(1)

Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Government/State Agency for the proper utilisation of the rural zone.

#### XX. NATIONAL DEVELOPMENT PLAN

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.



CLASSIFICATION OF LAND USES

| Main code | Sub code | Main Group                  | Sub Group   |
|-----------|----------|-----------------------------|---|
| 100       | -        | Residential                 | Residential sector on neighbourhood pattern   |
| 200       | -        | Commercial                  | Retail Trade  |
|           | 210      |                             | Wholesale Trade   |
|           | 220      |                             | Warehousing and storage   |
|           | 230      |                             | Office and Banks including Government. offices.   |
|           | 240      |                             | Restaurants, Hotels and Transient Boarding Houses including Public Assistance institutions providing residential accomodation like Dharamshala, Tourist Houses etc. |
|           | 250      |                             | Cinema and other places of Public assembly on a commercial basis.   |
| 300       | 260      |                             | Professional Establishment  |
|           | 270      | Industrial                  |   |
|           | 310      |                             | Service Industry  |
|           | 320      |                             | Light Industry  |
|           | 330      |                             | Extensive Industry  |
|           | 340      |                             | Heavy Industry  |
| 400       |          | Transport and communication |   |
|           | 410      |                             | Railway Yards, Railway Stations and sidings   |
|           | 420      |                             | Roads, Road Transport, Depots and parking areas, Dockyards, Jettys.   |
|           | 440      |                             | Airport/Air Stations.   |
|           | 450.     |                             | Telegraph Offices, Telephone Exchanges etc.   |
|           | 460      |                             | Broadcasting stations.  |
|           | 470      |                             | Television stations.  |

Contd.....2.

| Main code | Sub code | Main Group             | Sub Group  |
|-----------|----------|------------------------|--|
| 500       | 510      | Public utilities       | Water supply installation including treatment plants.  |
|           | 520      |                        | Drainage and sanitary installations including disposal works.  |
|           | 530      |                        | Electric power plants, Sub-Station etc.  |
|           | 540      |                        | Gas Installation and Gas work.   |
| 600       | 610      | Public and semi-public | Government Administrative Central Secretariat, District offices, law courts, Jails, Police stations, Governor and President's Residence. |
|           | 620      |                        | Education, Cultural and Religious Institutions.  |
|           | 630      |                        | Medical and Health Institutions.   |
|           | 640      |                        | Cultural institution like theatres, Opera houses etc. of a predominantly non-commercial nature.  |
|           | 650      |                        | Land belonging to defence.   |
| 700       |          | Open spaces            |  |
|           | 710      |                        | Sports Grounds, stadium, Play Grounds.   |
|           | 720      |                        | Parks.   |
|           | 730      |                        | Other recreational uses.   |
|           | 740      |                        | Cemeteries, crematories etc.   |
|           | 750      |                        | Fuel Filling Stations and Bus Queue Shelters.  |

Contd.....3.

| Main code | Sub code | Main Group                 | Sub Group |
|-----------|----------|----------------------------|-----------|
| 800       |          | Agricultural Land          |           |
|           | 810      | Market Garden.             |           |
|           | 820      | Orchards and Nurseries.    |           |
|           | 830      | Land under staple crops.   |           |
|           | 840      | Grazing and land pastures. |           |
|           | 850      | Forest Land.               |           |
|           | 860      | Marshy land.               |           |
|           | 870      | Barren land.               |           |
|           | 880      | Land under water.          |           |

APPENDIX 'B'

1. RESIDENTIAL ZONE

- (1) Residence.
- (11) Boarding house.
- (111) Social Community, religious and recreational buildings.
- (1v) Public utility buildings.
- (v) Educational buildings and all types of school and college where necessary.
- (vi) Health Institutions.
- (vii) Cinemas.
- (viii) Commercial and professional offices.
- (ix) Retail shops and restaurants.
- (x) Local service industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
- (xiii) Nurseries and green houses.
- (xiv) any other minor needs ancillary to residential use.

II. COMMERCIAL ZONE

- (1) Retail Trade.
- (11) Wholesale Trade.
- (111) Warehouses and storages.
- (1v) Commercial offices and banks.
- (v) Restaurants and Transient Boarding Houses including public assistance institutions providing residential accommodation like Pharamshala, Tourist Houses etc.

As required for the local needs of major uses and needs of the town; at site approved by Director in the sector/colony plan.

- (vi) Cinemas, Hotel, Motels and other places of public assembly like theatres, club Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments.
- (viii) Residences on the first and higher floors.
- (ix) Local service industry.
- (x) Public utility buildings.
- (xi) Petrol filling stations and service garages.
- (xii) Loading and unloading yards.
- (xiii) parking spaces, bus stops taxis, Tonga and rickshaw stand.
- (xiv) Town parks.
- (xv) Any other use which the Director in public interest may decide.

### III. INDUSTRIAL ZONE.

- (i) Light industry.
- (ii) Medium industry.
- (iii) Obnoxious and Hazardous industry.
- (iv) Heavy industry.
- (v) Service industry.
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading areas.
- (viii) Truck stands/bus stops, taxi, tonga and rickshaw stand.
- (ix) Public utility community buildings and retail shops.
- (x) Petrol filling stations and service garages
- (xi) L.P.G Gas godown permitted by Director.
- (xii) Any other use permitted by Director.

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

Contd.....32.

IV. TRANSPORT AND COMMUNICATION ZONE:

- (1) Railway yards, railway stations and sidings.
- (11) Transport Nagar, Roads and Transport depots and parking area.
- (111) Freight container depot.
- (1v) Airports and Air Stations.
- (v) Telegraph offices and telephone exchange
- (vi) Broadcasting stations.
- (vii) Television stations.
- (viii) Agricultural, horticulture and nurseries at approved sites and places.
- (ix) Petrol filling stations and services garages.
- (x) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stands.

At sites approved by the Director subject to the provisions of Section 3 of the said Act.

V. PUBLIC AND SEMI PUBLIC USES ZONE:

- (1) Government offices, Government Administration centres, secretariats and Police Station.
- (11) Educational, cultural and Religious Institutions.
- (111) Medical Health Institutions.
- (1iv) Civic, Cultural and social institutions like theatre, opera houses etc. of predominantly non commercial nature.
- (v) Land belonging to defence.
- (vi) Any other use which Government in Public interest may decide.

At sites earmarked in the sector plan.

Contd.....33.

VI. OPEN SPACES.

- (i) Sports grounds, stadium and play grounds.
- (ii) Park and green belts.
- (iii) Cemeteries, crematories, etc.
- (iv) Motor Fuel filling stations, bus queue shelter along roads with the permission of Director.
- (v) Any other recreational use with the permission of Director.

} At sites approved by D.T.C.P.

VII. USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material without proper licence.

VII. AGRICULTURE ZONE.

- (i) Agricultural, horticultural, Dairy and Poultry farming.
- (ii) Village house within abadi-deh.
- (iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- (iv) Afforestation development of any of its part for recreation.
- (v) Expansion of existing village contiguous to abadi deh if undertaken a project approved or sponsored by the Central Government or State Government.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Wireless stations.
- (x) Grain godowns, storage spaces at sites approved by the Director.

} As approved by D.T.C.P.

- (xl) weather station
- (xli) Land drainage and irrigation, hydro-electric works and tubewell for irrigation.
- (xlii) Telephone and electric transmission lines and poles.
- (xlii) Mining and extraction operations including lime and brick-kilns, stones, quarries and crushing subject to the rules and at approved site.
- (xv) Cremation and burial grounds.
- (xvi) petrol filling station and service garages.
- (xvii) Hydroelectric/thermal power plants/sub stations.
- (xviii) L.P.G Gas storage godowns with the approval of Director.
- (A) Non polluting industries registered as RTS/SSI units subject to one of the following conditions:-
  - (1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway.
  - (2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) out side the half kilometre zone referred to in (1) above, upto a depth of 100 metres along the approach road.

As approved by D.T.C.P.



(B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled roads, National Highway and state Highway.

(xix) any other use which Government may in public interest decide.

Commissioner and Secretary to Government, Haryana  
Town & Country Planning Department.



LEGEND

1. UNDEVELOPED AREA BOUNDARY  
 2. MUNICIPAL LIMIT / ESTABLISHED = C LIMIT  
 3. VILLAGE BOUNDARY  
 4. RETALLED ROAD  
 5. VILLAGE SETTLEMENTS / RESIDENT BODA  
 6. PLANNED / DISCONTINUITY  
 7. ELECTRIC SUB STATION / TELEPHONE LINE  
 8. RAILWAY LINE  
 9. FISHING TANK

[illegible]

|     |                             |
|-----|-----------------------------|
| 320 | least security              |
| 340 | small scale subsidy         |
| 360 | least and require industry  |
| 00  | TRANSPORT AND COMMUNICATION |
| 410 | railways roads              |
| 430 | bus-tram                    |
| 450 | post & telegrams, & cables  |

|      |              |
|------|--------------|
| 520  | DEPOSIT SLIP |
| 530  | DEPOSIT SLIP |
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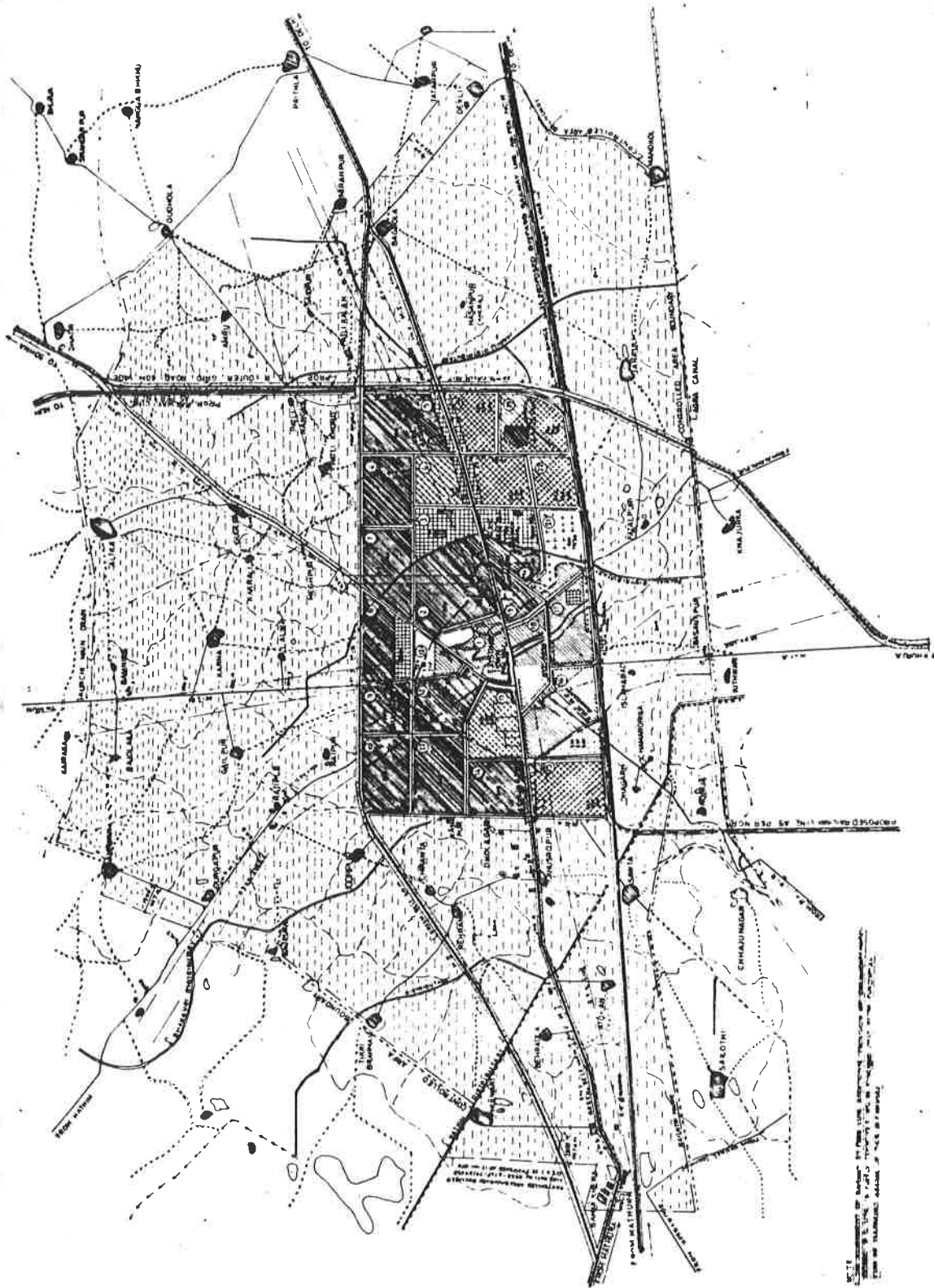
**Figure 1**

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# SONIPAT-KUNDLI

MULTI-FUNCTIONAL URBAN COMPLEX  
LAND USE PLAN-2021 A.D.

DISTT. TOWN PLANNER  
SONIPAT.

**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT .**  
**NOTIFICATION.**

In exercise of powers conferred by sub section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan of Sonipat-Kundli Multifunctional Complex alongwith the restriction and conditions proposed to be made applicable to the controlled area covered by it (given in Annexure A & B) to the Draft Dev. Plan of Sonipat-Kundli Multifunctional Complex approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

The relevant plans appended are:

- (i) Sonipat-Kundli Multifunctional Complex  
Existing Land Use Plan Drawing No. DTP(9)726/95  
dated 27.5.95.
- (ii) Sonipat-Kundli Multifunctional Complex  
Draft Development Plan -2021 Drawing No.  
LTPS) 800/96 dated 13.3.96.

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## SONIPAT-KUNDLI MULTIFUNCTIONAL URBAN COMPLEX.

DRAFT DEVELOPMENT PLAN 2021.INTRODUCTION:

Sonipat Town is located in close proximity to Delhi and is favourably linked with Delhi and other important towns of Uttar Pradesh and Haryana with rail and road network. Its location on the Delhi-Ambala Broadgauge railway line favours easy movement of goods and people. The electrification of this track has further pushed up the commutation of people to Delhi. Due to its easy accessibility and nearness to Delhi the town is bound to attract population. In the absence of any regulatory measures the town is likely to expand in haphazard manner towards Delhi. In fact the concentration of industrial and commercial activities around village Kundli and the development in Narela Project on Delhi-Haryana border is resulting in Urban development in Haryana along the State border which needs to be regulated at once. The trend of urban development is towards Delhi so far as Sonipat town is concerned and towards Sonipat town from the Delhi-Haryana border. This trend of development alongwith the fact that ultra modern fruit and vegetable market is being established at village Rai situated midway between Sonipat and Delhi-Haryana border has necessiated the formulation of Sonipat-Kundli Multifunctional Complex Plan under the Punjab Scheduled Roads and <sup>Controlled Area</sup> Restriction of Unregulated Development Act 1963 to regulate the urban development in planned manner.

Controlled Areas under section 4 of the Above Act were declared vide Haryana Govt. notification No. 2366-2TCP-64/

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24048 dated 23.9.64 published on 9.10.64, 1715-VII-DP-68/1460 dated 20.3.68 published on 28.3.68, 1773-VII-DP-68/1439 dt. 20.3.68 published on 28.3.68, 13201-VDP-71/5801 dated 21.12.71 published on 18.1.72, 3463-2TCP-73/26001 dated 31.8.73 published on 2.10.73 and 11161-10DP-86/15055 dated 9.10.86 published on 21.10.86. These controlled areas related to Sonapat town. The Final Development Plans for above controlled areas declared in the year 1964-68 and 1972 were prepared and published in Haryana Govt. notification No. 1243-VDP-69/992 dated 10th/17th Feb; 1969, published on 8.3.69, 6336-VDP-70/211 dated 14.1.71 published on 2.2.71 and 1286-2TCP-73/12257 dated 26.5.73 published on 5.2.74.

To regulate the urban development on Delhi-Haryana border near Kundli the following controlled areas were declared vide Haryana Notification around the following —

- High School at Akbarpur Barota vide notification No. 8018-10DP-81/14200 dated 1.9.81 published on 29.9.81.
- Primary School at Safiabad Pana Paposian vide notification No. 10DP-81/14203 dated 1.9.81 published on 29.9.81.
- Primary School at Nathupur vide Notification No. 10DP-81/14206 dated 1.9.81 published on 29.9.81.
- High School at Bajidpur vide Notification No. 9 10DP-81/14209 dated 1.9.81 published on 29.9.81.
- Middle School at Kundli vide Notification No. 10DP-81/14212 dated 1.9.81 published on 29.9.81.
- H.S.I.D.C. Industrial Estate Kundli vide Notification No. 10DP-81/14215 dated 1.9.81 published on 29.9.81.
- Primary School at Rasol vide Notification No. 10DP-81/14218 dated 1.9.81 published on 29.9.81-

- High School at Nangal Kalan vide Notification No. 10DP-81/14221 dated 1.9.81 published on 29.9.81;
- Primary School at Sewli vide Notification No. 10DP-81/14224 dated 1.9.81 published on 6.10.81--.
- High School at Jakhauri vide Notification No. 10DP-81/14227 dated 1.9.81 published on 6.10.81.
- Middle School at Pahsira vide Notification No. 10DP-81/14230 dated 1.9.81 published on 6.10.81.
- High School at Manoli vide Notification No. 10DP-81/14233, dated 1.9.81 published on 6.10.81.
- High School at Aterna vide Notification No. 10DP-81/14236, dt. 1.9.81 published on 6.10.81.
- Primary School at Khatkar vide Notification No. 10DP-81/14239 dated 1.9.81 published on 6.10.81.
- Primary School at Bakipur vide Notification No. 10DP-81/14242 dated 1.9.81 published on 6.10.81.
- Primary School at Dhesra vide Notification No. 10DP-81/14245 dated 1.9.81 published on 6.10.81.
- Primary School at Janti Khurd vide Notification No. 10DP-81/14248 dated 1.9.81 published on 6.10.81.

A composite Draft Development Plan of all controlled Areas is prepared to regulate the urban development in the areas controlled.

Growth Trend and Planning Consideration:-

The demographic profile and projection of Sonapat Town are given in the table below:-

| Year | Population | Growth Rate |
|------|------------|-------------|
| 1941 | 17,781     | -           |
| 1951 | 30,189     | 69.78%      |
| 1961 | 45,882     | 53.98%      |
| 1971 | 62,393     | 35.99%      |
| 1981 | 1,09,369   | 75.29%      |
| 1991 | 1,43,922   | 31.50%      |
| 2001 | 1,90,067*  | 37.62%      |
| 2011 | 2,80,261*  | 41.50%      |
| 2021 | 3,74,344*  | 33.57%      |

\*Project-  
ed.

Sonipat had increased its population rapidly during the decade 1971-81 i.e. 75.29%, perhaps this was due to the elevation of Sonipat town to a District Headquarter in the year 1972. Before this, Sonipat was a Tehsil headquarter of one of the four tehsils of Rohtak. A study of the demographic profile reveals that Sonipat town has maintained a more or less consistent moderate growth rate. However, this moderate growth rate is likely to increase due to the electrification of railway line which will facilitate the introduction of the mass rapid transit system or electric fast moving local trains. Similarly, the biggest fruit and vegetable market in Asia is to be set up near the existing town for which land acquisition proceedings have already been completed. This will also result in the increase in population. Keeping the above factors in mind and average growth rate of last decades the population Sonipat town has been prepared for 3.74 lac by the year 2021.

Although Sonipat town is noted <sup>for</sup> industrial activities but its industrial character is changing fast. 24.04% of the total workers are engaged in Trade and Commerce whereas 23.98% of the workers are engaged in manufacturing activities. Similarly 32.60% of the workers <sup>are</sup> engaged in other services constitute the largest workforce of this town. The distribution of workers in Sonipat town is given in the following table:-

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Sonipat-Distribution of workers-1991.

| Sr.No. | Categories of Employment.           | No. of workers. | %age of total workers. |
|--------|-------------------------------------|-----------------|------------------------|
|        | Cultivators.                        | 1043            | 2.64%                  |
|        | Agricultural Labourers.             | 1857            | 4.70%                  |
|        | Live Stock Forestry etc.            | 175             | 0.44%                  |
|        | Mining & Quarrying                  | 6               | 0.02%                  |
|        | Household Industry                  | 1300            | 3.29%                  |
|        | Other than Household Industries     | 8139            | 20.69%                 |
|        | Constructions                       | 1625            | 4.12%                  |
|        | Trade and Commerce                  | 9489            | 24.04%                 |
|        | Transport Storage and Communication | 2946            | 7.46%                  |
|        | Other Services.                     | 12903           | 32.60%                 |
|        | Total Workers:                      |                 | 39483 100%             |

National Capital Region (NCR) Plan 2001 has recognised Kundli village to be developed as a Delhi-Metropolitan Area Town (DMA) having a population of 1.5 lacs by 2001 A.D. Kundli was recorded as a village in 1991 census having a population of 5360 persons. A conscious decision has been taken by Haryana Govt; to develop the new town of Kundli for a population of 6.25 lacs by the year 2021. Kundli is located on the Shershah Surimarg (N.H.1) on the border of Delhi Union Territory. Its close proximity with Delhi offers great potential for the development of new town to help in accomodating and in deflecting population from settling in Delhi. The new town of Kundli will not only help in the dispersion of wholesale trade and industrial activity, from Delhi but will also generate substantial employment for Haryana State.

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Keeping in view the above distribution of workers in mind, land use proposals have been formulated on the consideration that industrial activities and Trade and Commerce will continue to remain the major economic base of the town. The town is also posed to become a centre of Trade and Commerce with the establishment of Asia's biggest fruit and vegetable market which would also encourage the agro based industries.

The town has been planned for 10 lac. persons. The land use proposals of the Development Plan are formulated in a pragmatic manner keeping in view the existing ground realities. The final Development Plan of Sonapat has been partly executed and the proposals have been retained accordingly with minor modifications. Sector 14 and 15 have been developed according to the final development Plan and sector<sup>12</sup> 3 & 7 are *already acquired* as per the final development plan proposals. Therefore, the basic frame work of final Development plan proposals have been retained with suitable modifications, where-ever required.

#### Land Use Proposals:

The detailed descriptions and provisions of major land uses in the plan are as under:-

|                              |             |         |
|------------------------------|-------------|---------|
| Residential                  | 4505 Hects. | 37.95%  |
| Commercial                   | 1019 "      | 8.58%   |
| Industrial                   | 2254 "      | 18.99%  |
| Transport & Communication.   | 114 "       | 0.97%   |
| Public Utility               | 174 "       | 1.45%   |
| Public and Semi Public Uses. | 1295 "      | 10.92%  |
| Open Spaces.                 | 2510 "      | 21.14%  |
| Total:                       | 11871 "     | 100.00% |

### Residential:

4505 Hect. has been reserved to be developed for the residential purposes in the form of sectors. The main thrust of residential development is towards Sher Shah Suri Marg. Sector 14 & 15 (Part) have already been developed and acquisition proceedings for other potential residential sectors have been initiated. Residential Sector 23 has been acquired and being developed west of the Delhi-Ambala railway line due to its close proximity with the existing Mini-Secretariate. The residential areas have been allotted keeping in view the place of work and other economic activities so as to minimise unnecessary commutation. Each sector is proposed to be developed in neighbourhood pattern. All the services and utilities needed for day to day living shall be provided in the sector itself. Therefore, each sector will have a local market or shopping centre, educational health, recreational facilities etc. located in close proximity of the residential houses. In the sector plan provisions of sites for basic amenities and facilities will be made i.e. telecom, gas etc.

### Commercial:

1019 Hect. of land has been earmarked for commercial purposes in the development Plan, sector 66 is proposed to serve as a commercial centre of the Multifunctional Town Complex. Sector 38 is earmarked for the fruit and vegetable wholesale trade for which the land is under acquisition. Similarly sector 25 is proposed to be developed as a wholesale market for grains and fodder. The commercial sub centres are located keeping in view their utility and accessibility. Natural existing features such as drain, major road system etc. have influenced their location. Care has been taken to locate this commercial centre on major road network.

### Industrial:

Keeping in mind the overspill of industrial activities from Delhi 2234 Hect. of land has been earmarked for industrial purposes. The allocation of land for this purpose has taken into consideration the existing industrial activities. *the growth potential of industrial activities* Sector 42 & 43 have been proposed adjoining

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the railway line for light industrial units and similarly, other industrial sectors have been reserved for industrial units raising from light to large and medium industries.

Transport & Communication:

Sher Shah Suri Marg and railway line have been retained in the Development Plan as guiding factors with the allocation of land uses and other road/railway network. The road network has been planned in a hierarchical manner to facilitate easy movement of traffic and people. The width of this road network is designated as follows:

|       |    |                 |
|-------|----|-----------------|
| V-I   | .. | 65 Metre.       |
| V-II  | .. | 45 "            |
| V-III | .. | 30 "            |
| V-IV  | .. | Existing Width. |

A railway siding has been provided to connect the wholesale fruit and vegetable market with the main Delhi-Ambala railway line. Tram ways<sup>3.0 m wide</sup> have been provided in the development plan for introduction of rapid transit system.

Suitable byepasses have been provided to serve as an alternative routes to Delhi and also to byepass the proposed township wherever required. Adequate bridges on drains and three fly overs are proposed on Sher Shah Suri Marg. A sizeable area adjoining the fruit and vegetable market is proposed to be developed as a transport nagar and for bus stand.

Public Utilities:

174 Hect. have been earmarked for public utilities such as major disposal works and grid substations. The major disposal works are proposed to be located on both sides of Drain No. 8 on the out skirts of the town. A sizeable area has also been reserved for disposal works adjoining sector 2. The disposal works at this site has already been taken under Yamuna Action Plan. This disposal is proposed to treat the sewage of existing Sonapat Town alongwith its adjoining areas and discharge the same in the adjoining drain No. 6 after treatment. The water supply

scheme of the entire township east of Delhi-Ambala railway line is contemplated to be based on tubewell. The under ground water in most of the urbanisable area is potable

but the water supply west of Shershah Suri Marg needs to be augmented with the tubewells located east of this road. Regarding the supply on west of railway line suitable arrangement is proposed to be maintained from the western Yamuna Canal as the underground water in this area is unfit for human consumption. Each sector or group of sectors will have its own under works/boosting systems to ensure adequate supply of water.

#### Public & Semi Public:

Engineering College have already been established in Sector 22 and other suitable areas Sonapat Murthal road have been earmarked for education purposes to serve as a buffer between other urbanisable area and agricultural zones.

Sector 4 has been earmarked for the establishment of Govt, Semi Govt, and other offices. Similarly sector 66, 68 and 54 have also been earmarked for educational purposes. In all 1295 Hect. of land has been earmarked for this land use.

#### Open Spaces:

Suitable Open Spaces totalling to 2510 Hect. are proposed to be developed for sports activities, parks, green belts and recreational uses. 50 M. green belt has been proposed on the National Highway and 100 M. adjoining the proposed railway siding. Where required 50 metre wide green belt is planned along the Tram ways and other major road system. 30 metre wide green belt is provided along the Drain No. 668 Sonapat-Rohtak road and the railway line. These green belts are proposed to curtail the ill effects of non-compatible land uses and noise pollution etc. Half of the sector 4 is proposed to be developed as a Town Park between the main shopping centre and public and Semi Public Land Uses.

Phasing of Sonipat- Kundli Multi-functionalComplex Plan- 2021.

Land use proposals in Sonipat-Kundli Multi-functional Complex Plan-2021 for a total population of 10 lacs have been framed visualising Sonipat town and D.M.A. town of Kundli as single entity. The revised Regional Plan of N.C.R. is envisaged for 2005 A.D. Keeping in line with the planning proposals for the year 2005 in the revised N.C.R. Regional Plan-2005 and to control and monitor the development, Sonipat-Kundli Multi-functional Complex Plan-2021 has been phased accordingly as under:-

- i) Phase-I .. upto year 2005
- ii) Phase-II .. Year 2006 to 2021.

The planning proposal for first phase (upto year 2005) are as follows:-

In this phase, Sonipat town and D.M.A. town Kundli are proposed to act as two separate nodes. The trend of growth is towards and along G.T. Road. Keeping the population growth, development trends and planning considerations in view, Sonipat town is proposed to house 2.35 lacs population by year 2005. To accommodate this much population Haryana Urban Dev. Authority (HUDA) is in the process of making the developed land available in its various residential sectors. As per the projections of N.C.R. Plan D.M.A. town of Kundli is proposed to house 1.5 lacs population in 2001 A.D. which will swell to 2.1 lacs by year 2005. Major nodal activities in the form of commercial, industrial, institutional etc. are

already available for the envisaged population. Proposed international Fruit and Vegetable Market and H.S.I.D.C. Industrial Estates will function as nodal points for the development of this I.M.A. town of Kundli.

### Land Use Proposals:

The phased provisions of major land uses for the phase-I for Sonipat-Kundli as shown in the plan are as under:-

| <u>Land Uses.</u>          | <u>Area in Hect.</u> | <u>%age</u> |
|----------------------------|----------------------|-------------|
| Residential.               | 2079                 | 43.7%       |
| Commercial.                | 573                  | 12.0%       |
| Industrial.                | 560                  | 11.7%       |
| Transport & Communication. | 110                  | 2.3%        |
| Public Utility             | 50                   | 1.1%        |
| Public & Semi Public       | 923                  | 20.7%       |
| Open Spaces.               | 400                  | 8.5%        |
| <b>Total:</b>              | <b>4760 Hect.</b>    | <b>100%</b> |

### Residential:

In phase-I, 2079 Hect. land has been earmarked for residential development in the form of self-contained sectors. The concept of Neighbourhood development has been proposed for the planning of these sectors. In total 11 residential sectors (1,2,5,6,7,12,13,14,15,23 & 24) around Sonipat town and 8 residential sectors (39,47,55,56,58,61,62,63) around Kundli have been proposed for development by year 2005.

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Commercial:

In this phase-573 Hect.has been reserved in sector 25,38 and 66 efor Commercial purposes in addition to convenient shopping in the resident sectors. Sector-38 is proposed for development of International Fruit and Vegetable Market by Agriculture and Marketing Board,Haryana. Sector 66 is envisaged to cater the future demand of commercial activity for B.O.T.Operators along Kundli-Pandpat Expressway.

Industrial:

To accommodate the spillover of industrial activity across the NCT border and in line with the NCR proposals of decentralisation of activities,560 Hect;out of total 2254 Hect;has been proposed in the phaso-I. In addition to Existing Industrial Estates of HSIDC five new sectors have been proposed for setting up of industrial activities. Out of which sector -20 is already functional. Few industrial sectors at Kundli are proposed for future expansion of existing Industrial Estate of HSIDC.

Transport & Communications

In this phase,110 Hect area has been earmarked for development of Transport Nagar,Bus Stand and Other allied facilities adjoining proposed International Fruit and Vegetable Market. In



addition to this proper road hierarchy have been followed with different width of roads such as V-I, V-II, V-III & V-IV .Peripharial ring railway have been proposed which will link up Kundli area with Khokra U.P. and Bahadurgarh town.

#### Public Utilities:

50 Hect of land have been earmarked for Public-Utilities in the form of city level, sewage disposal works and sub-stations. Under Yamuna Action Plan (YAP) sector 26(Part) near Sonipat town and treatment plant adjoining drain No.6 beyond Kundli have been envisaged in this phase to cater the residential sectors and industries.

#### Public and Semi Public Uses:

988 Hect land have been earmarked for setting up of Govt; Semi-Govt. Offices, educational and professional institutions, training centre, test labs etc; for industries at different locations. Planning and development in sector-22 and sector 65 is taking place as per the proposals-.

#### Open Spaces:

Open spaces in the form of green belts of different sizes along roads, drains, national highway and railway line have been proposed.

ANNEXURE 'B'

ZONING REGULATIONS:

Zoning Regulations governing use and development of land in the controlled area of Sonpat-Kundli Multifunctional Urban Complex as shown in drawing No. D.T.P(s)800/96, dated 13.3.96.

1. GENERAL.

- (i) These zoning regulations forming part of the Development Plan for the controlled area of Sonpat-Kundli shall be called zoning regulation of the Dev. Plan for controlled Area of Sonpat-Kundli.
- (ii) The requirements of these regulations shall extend to the whole of the area covered by the Dev. Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the rules framed thereunder.

II. Definitions: In these regulations:-

- (a) 'Approved' means approved under the rules.
- (b) 'Building rules' means rules contained in part VII of the rules.
- (c) 'Drawing' means drawing No. DTP(S)800/96 dt. 13.3.96
- (d) 'Farm House' shall mean a house constructed by the owner of a farm of this land for the purpose of:-
  - (i) dwelling unit, i.e. main use; and
  - (ii) Farm shed i.e. ancillary use.
- (e) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (f) 'Group Housing' shall be buildings designated in the form of flat development for residential purposes or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the D.T.C.P. Haryana.

The proposals of NCR Regional Plan prepared by NCR Planning Board have been incorporated in the Plan. A commercial sector-66 adjoining the proposed alignment of Kundli-Panipat Express way has been proposed for Built-operate Transfer (BOT) purposes to make the Express Highway functional.

Proposals of Ring Railway from Khekhra town (U.P.) upto Bahadurgarh will link up Fruit and Vegetable Market at Kundli with other states through main line. Three new railway station for Mass Transport System have been proposed to link up the various land uses of plan with the main Delhi-Ambala railway line. Green Belt of various widths along V-I roads, railway tracks, National Highway and existing drains have been proposed.

N.C.R.P.B. proposed 2 Km. wide green belt along Delhi-Haryana border wherever possible in the Development Plan. As most of area is already built-up along the border, it is not possible to retain the green belt in the urbanisable area. However, in the rural/Agriculture zone, there is statutory provision to restrict development of structures.

#### Integration of Narela and Sonapat-Kundli Area:-

In order to integrate the development on the both side of border in terms of infrastructure facilities etc. It is proposed to upgrade the existing linkages of Bajidpur-Narela and Safiabab-Narela, so that the both areas have better interaction.

- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice cream manufacturing, aerated water, atta chakies with power, laundry, dry cleaning and dyeing repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.
- (h) 'Medium Industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours.
- (i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.
- (j) 'Heavy Industry' means an industry to be set up in public or semi public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).
- (k) 'Obnoxious or hazardour Industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious effluent, explosive, inflammable material etc and other hazard to the health and safety of the community.

'Material date' means the date on which the controlled area was notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 around the following.

1. High School at Akhamur Barota-29.9.81.
2. Primary School at Gafishad Pana Panosian-29.2.81..
3. Primary School at Kathupur-29.9.81 .
4. High School at Hajidpur-29.9.81.
5. Middle School at Kundli-29.9.81.
6. H.S.I.D.C. Industrial Estate Kundli- 29.9.81

7. Primary School at Rasoi- 29.9.81.
8. High School at Mangal Kolan- 29.9.81.
9. Primary School at Sewil- 6.10.81
10. High School at Jakheji- 6.10.81.
11. Middle School at Pabsira- 6.10.81.
12. High School at Manoli- 6.10.81.
13. High School at Aterna- 6.10.81.
14. Primary School at Khatkar- 6.10.81.
15. Primary School at Bakipur-6.10.81.
16. Primary School at Dhesra- 6.10.81.
17. Primary School at Janti Khurd- 6.10.81.
18. Govt.Gaz.No. 2366-2TCP-64/24048 dated 23.9.64 published on 9.10.64.
19. Govt.Gaz.No. 1715-VII-DP-68/1460 dated 20.3.68 published on 28.3.68.
20. Govt.Gaz.No. 1773-VII-DP-68/1439 dated 20.3.68 published on 28.3.68.
21. Govt.Gaz.No. 13201-VDP-71/5801 dated 21.12.71 published on 18.1.72.
22. Govt.Gaz.No. 3463-2-TCP-73/26001 dated 31.8.73 published on 2.10.73.
23. Govt.Gaz.No.11161-10DP-86/15035dated 9.10.86 published on 21.10.86.

- (m) 'Non conforming use' in respect of any land or building in a controlled area means the existing use of ~~xxxx~~ such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.
- (o) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) 'Sector Density and Colony Density shall means the number of persons per acre in sector area or colony area as the case may be.

**XIX : Provision of Farm House Outside Abadi-deh in Agricultural Zone/Rural Zone:**

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

| Size of farm      | Maximum coverage on ground for dwelling unit (main building) | Maximum coverage on ground floor for farm shed (ancillary building).  |
|-------------------|--|---|
| (i) Site Coverage | 2 Acres  | 100 sq.mts. 1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters) |

For every additional 0.25 acre, 10 sq.mtrs. in main building subject to maximum of 200 sq.mtrs.

**MAXIMUM HEIGHT**

**MAIN DWELLING UNIT , ANCILLARY BUILDING**

|                      |                           |                           |
|----------------------|---------------------------|---------------------------|
| (ii) Height & Storey | 6 metres single storeyed. | 4 metres single storeyed. |
|----------------------|---------------------------|---------------------------|

(iii) Set Back: It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under:-

|   |             |
|---|-------------|
| (a) Where the road is bye-pass to a scheduled Road. | 100 metres. |
| (b) Where the road is a Scheduled Road.             | 30 metres.  |
| (c) Any other road.                                 | 15 metres.  |

(iv) Approach Road: (a) the approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b). when the approach road serves

more than one farm then the minimum right of way should be 12.20 metres (40 feet).

(v) Basement:- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bath room shall not be permitted.

(vi) Ledge, Loft and Mezzanine floor:- Ledge, Loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in Part-II.

(vii) Service: - Water supply and Drainage:- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

(b) Open sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms, Drains are to be provided for carrying rain water in case of all buildings.

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Act.

(d) The distance between the septic tank and open well or tubewell shall be as provided in the Controlled Areas Act.

Contd...P/24

- 2(1) Provided that Government may amend the minimum size of the farm for any scheme sponsored by the State Govt./State Agency for the proper utilisation of the rural zone.

XX: Relaxation of Development Plan:

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

Contd.,...r/25



APPENDIX (A)

## CLASSIFICATION OF LAND USES:

| SUB.<br>CODE. | MAIN GROUP                   | SUB.GROUP   |
|---------------|------------------------------|---|
| ..            | Residential.                 | Residential sector on neighbourhood pattern.  |
| ..            | Commercial                   |   |
| 210           |                              | Retail Trade.   |
| 220           |                              | Wholesale Trade.  |
| 230           |                              | Warehousing and Storage.  |
| 240           |                              | Office & Banks including Government Offices.  |
| 250           |                              | Restaurants, Hotels and Transient Boarding Houses including Public Assistance Institutions providing residential accommodation like Dharamshala, Tourist House etc. |
| 260           |                              | Cinema and other places of public assembly on a commercial basis.   |
| 270           |                              | Professional Establishments.  |
| ..            | Industrial.                  |   |
| 310           |                              | Service Industry  |
| 320           |                              | Light Industry.   |
| 330           |                              | Extensive Industry.   |
| 340           |                              | Heavy Industry.   |
| ..            | Transport and Communication. |   |
| 410           |                              | Railway Yards, Railway station and sidings.   |
| 420           |                              | Roads, Road Transport Depots and Parking Areas, Dockyards Jettys.   |
| 440           |                              | Airport/Air Stations.   |
| 450           |                              | Telegraph offices, Telephones Exchanges etc.  |
| 460           |                              | Broadcasting station.   |
| 470           |                              | Television Station.   |

Contd...26

| CODE. | SUB.CODE. | MAIN GROUP            | SUB.GROUP.   |
|-------|-----------|-----------------------|--|
| 0     | ..        | Public Utilities.     |  |
|       | 510       |                       | Water supply installation including treatment plants.  |
|       | 520       |                       | Drainage & Sanitary installation including disposal works.   |
|       | 530       |                       | Electric power plants sub.station etc.   |
|       | 540       |                       | Gas Installation & Gas work.   |
| 0     | ..        | Public & Semi Public. |  |
|       | 610       |                       | Govt, Administrative Central Secretariat District Offices, Law Courts, Jails, Police Stations, Governors' and President's Residence. |
|       | 620       |                       | Education, Cultural & Religious Institutions.  |
|       | 630       |                       | Medical and Health Institutions.   |
|       | 640       |                       | Cultural Institution like Theatres, Opera, Houses etc. of a predominantly non-commercial nature.                                     |
|       | 650       |                       | Land belonging to defence.   |
| 0     | ..        | Open Spaces.          |  |
|       | 710       |                       | Sports Grounds, Stadium Play Grounds.  |
|       | 720       |                       | Parks.   |
|       | 730       |                       | Other Recreational uses.   |
|       | 740       |                       | Cemeteries, crematories etc.   |
|       | 750       |                       | Fuel Filling stations and Bus Queue Shelters.  |

Contd...P/27

| MAIN CODE | SUB.CODE | MAIN GROUP         | SUP.GROUP                  |
|-----------|----------|--------------------|----------------------------|
| 800       | ...      | Agricultural Land. |                            |
|           | 810      |                    | Market Garden.             |
|           | 820      |                    | Orchards & Nurseries.      |
|           | 830      |                    | Land under staple crops.   |
|           | 840      |                    | Grazing and Land Pastures. |
|           | 850      |                    | Forest Land.               |
|           | 860      |                    | Marshy Land.               |
|           | 870      |                    | Barren Land.               |
|           | 880      |                    | Land under water.          |

Contd...P/28

APPENDIX 'B'RESIDENTIAL ZONE

- residence.
- a) Boarding House.
  - b) Social community, religious and recreational buildings.
  - c) Public Utility Building.
  - d) Educational Buildings and all type of school and college where necessary.
  - e) Health Institutions.
  - f) Cinema.
  - g) Commercial and professional office.
  - h) Retail Shops and Restaurants.
  - i) Local Service Industries.
  - j) Petrol Filling Station.
  - k) Bus stops, Tonga, Taxi, Scooter and Rickshaw stand.
  - l) Nurseries and green houses.
  - m) Any other minor needs ancillary to residential use.
- } As approved by the Director.
- As required for local needs of the major use and needs of the town; at sites approved by the Director in the sector/colony plan.

COMMERCIAL ZONE:

- i) Retail Trade.
  - ii) Whole Sale Trade.
  - iii) Warehouses and storages.
  - iv) Commercial offices and Bank.
  - v) Restaurant and Transport Boarding Houses including Public assistance institutions providing residential accommodation like Dharamshala Tourist Houses etc.
  - vi) Cinema, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Club etc. run on commercial basis.
  - vii) Professional establishment.
  - viii) Residences on the first and higher floors.
  - ix) Local Service Industry.
- As per the site shown on the sector & Zoning Plan.

Public Utility Building.

Petrol filling stations and service garages.

Loading and unloading yards.

Parking spaces, bus stops, taxis, tonga and rickshaw stands.

Town Parks.

Any other use which the Director in public interest may decide.

As approved by the Director.

INDUSTRIAL ZONE:

Light Industry.

Medium Industry.

Obnoxious and Hazardous.

Heavy Industry.

Service Industry.

Warehouse and storage

Parking loading and unloading areas.

1) Truck stand/bus stops, taxi, tonga and rickshaw stand.

Public utility, community buildings and retail shops.

Petrol filling stations and service garages.

L.P.G Gas godowns permitted by the Director.

Any other use permitted by the Director.

At sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

TRANSPORT AND COMMUNICATION ZONE.

1) Railway yards, Railway Station and siding.

2) Transport Nagar, Roads and Transport depots and parking areas.

3) Airports and Air Station.

Telegraph offices and telephone exchange.

Broadcasting stations.

Television Stations.

4) Agricultural, horticulture and nurseries at approved sites places.

At sites approved by the Director subject to the provisions of section 3 of the said Act.

Contd...P/2 :

- viii) Petrol filling stations and service garages.
- ix) Parking spaces, bus stops/shelter taxi, tonga and rickshaw stand.

As approved by  
the Director.

PUBLIC AND SEMI PUBLIC USES ZONE:

- i) Government offices, Government Administration Centres, Secretariates and Police Station.
- ii) Educational, Cultural and Religious institutions.
- iii) Medical Health Institutions.
- iv) Civic, cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature.
- v) Land belonging to defence.
- vi) Any other use which Government in public interest may decide.

OPEN SPACES:

- i) Sports ground, stadium and play grounds.
- ii) Park and green belts.
- iii) Cemeteries crematories etc.
- iv) Motor fuel filling station, Bus queue shelter along roads with the permission of Director.
- v) Any other recreational use with the permission of Director.

USES STRICTLY PROHIBITED.

- i) Storage of petroleum and other inflammable material without proper licence.

II: AGRICULTURE ZONE.

- i) Agricultural, Horticultural, dairy and poultry farming.
- ii) Village houses within abadi-deh.
- iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.
- iv) Afforestation development of any of its part for recreation.

Expansion of existing village contiguous to abadl-deh if undertaken a project approved or sponsored by the central Govt. or State Govt.

As approved by the Director.

- i) Milk chilling station and pasteurisation plant.
- ii) Bus stand and railway station.
- iii) Air ports with necessary buildings.
- iv) Wireless stations.
- v) Grain godowns, storage spaces at sites approved by the Director.
- vi) Weather station.
- vii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
- viii) Telephone and electric transmission lines and poles.
- ix) Mining and extraction <sup>operations</sup> including lime and brick kilns, stones, quarries and crushing subject to the rules and at approved site.
- x) Cremation and burial grounds.
- xi) Petrol filling station and servicing garages.
- xii) Hydro electric/thermal power plant / sub station.
- xiii) L.P.G. Gas storage godowns with the approval of Director.

As approved by the Director.

(A) Non Polluting industries registered as RIS/SSI units subject to one of the following conditions:-

- 1) Located within half kilometre belt encircling the existing village abadl-deh and approachable from a public road/rasta other than scheduled road, National Highway and State Highway.
- 2) On Public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (1) above, unto a depth of 100 metres along the approach road.

Contd....P/32

- (B) Non Polluting medium and large scale agro based industries on public roads/ revenue rasta not less than 30 feet wide other than scheduled Roads, National Highway and State Highway.
- (C) The site should not fall within 900M restricted belt around Defence Installations.
- xix) Any other use which Government may in Public Interest decide.

Commissioner and Secretary to  
Government, Harvara  
Town & Country Planning Deptt.



EXISTING FEATURES

STATE BOUNDARY  
CONTROLLED AREA BOUNDARY  
NATIONAL HIGHWAY  
METALLIC ROAD  
KATHA BASTI  
RAILWAY LINE & RAILWAY STATION  
WATER BODIES (DRAIN/RIVER)  
VILLAGE MAAD

PROPOSALS

800 RESIDENTIAL

200 COMMERCIAL

800 LIGHT INDUSTRIAL  
200 MEDIUM INDUSTRIAL  
200 HEAVY INDUSTRIAL  
200 WAREHOUSES & WAREHOUSES  
200 OFFICES & BANKS  
200 ENTERTAINMENT  
200 OTHER COMMERCIAL BUILDINGS OF PUBLIC ASSEMBLY

300 INDUSTRIAL

200 LIGHT INDUSTRIAL  
200 MEDIUM INDUSTRIAL  
200 HEAVY INDUSTRIAL

400 TRANSPORT & COMMUNICATION

200 AIRPORTS, AIRWAYS, AIRWAYS  
200 RAILWAYS, RAILWAYS  
200 TRANSPORT BUILDINGS

500 PUBLIC UTILITIES

200 POWER, WATER  
200 GAS, STEAM  
200 SANITARY, SEWAGE

600 PUBLIC & SEMI PUBLIC USES

200 GOVERNMENT, SEMI-GOVERNMENT, OTHER OFFICES  
200 EDUCATIONAL & PROFESSIONAL INSTITUTIONS  
200 FIRE STATIONS & MEDICAL FACILITIES

700 OPEN SPACES

200 SPORTS ACTIVITIES  
200 PARKS & GARDENS  
200 RECREATIONAL USES

800 AGRICULTURAL ZONE

200 AGRICULTURE  
200 FISHING  
200 OTHER AGRICULTURAL ACTIVITIES

SCALE: 1:1000  
DATE: 13-3-96  
SHEET (1) OF 10

DEPT. OF T. & C. PLG. HARYANA



DELHI STATE

ANNEXURE - X

ROHTAK

REVISED DRAFT DEVELOPMENT PLAN - 2025 A.D.

OFFICE OF DISTRICT TOWN PLANNER, ROHTAK

- (iv) Afforestation development of any of its part for recreation.
- (v) Expansion of existing village contiguous to abadi- dah if undertaken in project approved or sanctioned by the Central Government or State Government.
- (vi) Milk chilling station and pasteurisation plant.
- (vii) Bus stand and railway station.
- (viii) Air ports with necessary buildings.
- (ix) Fireless stations.
- (x) Grain godowns, storage spaces at sites approved by the Director.
- (xi) Weather Station.
- (xii) Land drainage and irrigation, hydroelectric works and tubewell for irrigation.
- (xiii) Telephone and electric transmission lines and poles.
- (xiv) Mining and extraction operations including lime and brick-kilns, stores, quarries and crushing subject to the rules and as approved site.
- (xv) Cremation and burial grounds.
- (xvi) Petrol filling station and service garages.
- (xvii) Hydro electric/thermal power plant/ sub-station.

(iv) Civic, cultural and social institutions like theatres, opera houses etc. of predominantly non-commercial nature

(v) Land belonging to defence

(vi) Any other use which Government in public interest may decide

VII. OPEN SPACES:-

(i) Sports ground, stadium and play grounds

(ii) Park and green belts

(iii) Cemeteries crematories etc.

(iv) Motor fuel filling station, bus queue shelter along roads with the permission of Director

(v) Any other recreational use with the permission of Director.

As sites approved by  
D.T.C.P.

VIII. USES STRICTLY PROHIBITED:-

Storage of petroleum and other inflammable material without proper licence.

IX. AGRICULTURE ZONE:-

(i) Agricultural, Horticultural, dairy and poultry farming

(ii) Village houses within abadi-deh

(iii) Farm houses outside abadi-deh subject to restriction as laid down in zoning regulation XIX.

HE

confd...36....

(iv) Telegraph offices and telephone exchange

(v) Broadcasting stations

As sites earmarked in the sector plan

(vi) Television station

(vii) Agricultural, horticulture and nurseries at approved sites and places

(viii) Petrol filling stations and service Garages

(ix) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stand

#### V. PUBLIC UTILITIES ZONE:-

(i) Water supply installations including treatment plants

(ii) Drainage and sanitary installations including disposal works

(iii) Electric power plants, sub-station etc. and staff quarters at approved sites

(iv) Gas installations and gas works.

#### VI. PUBLIC AND SEMI PUBLIC USES ZONE:-

(i) Government Offices, Government Administration Centre, Secretariates and Police Station

(ii) Educational, Cultural and Religious Institutions

(iii) Medical Health Institutions

As sites earmarked in the sector plan

(xv) Any other use which the Director in public interest may decide.

III. INDUSTRIAL ZONE:-

- (1) Light Industry
- (1i) Medium Industry
- (1ii) Obnoxious and Hazardous Industry
- (1iv) Heavy Industry
- (v) Service Industry
- (vi) Warehouse and storages
- (vii) Parking, loading and unloading areas
- (viii) Truck stands/bus stops, taxi, tonga and rickshaw stand
- (ix) Public Utility, community buildings and retail shops
- (x) Petrol filling stations and service garages
- (xi) L.P.G. Gas godowns permitted by the Director
- (xii) Any other use permitted by the Director

As sites earmarked for them in the sector plan or in the approved layout plan of the colonies.

IV. TRANSPORT AND COMMUNICATION ZONE:-

- (1) Railway yards, railway station and sidings
- (1i) Transport Nagar, Roads and transport depots and parking areas
- (1ii) Airports and Air Station

II. COMMERCIAL ZONE:-

- (i) Retail Trade
- (ii) Wholesale Trade
- (iii) Warehouses and storages
- (iv) Commercial Offices and Banks
- (v) Restaurant and Transient Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala Tourist Houses etc.
- (vi) Cinemas, Hotels, Motels and other places of public assembly like Theatres, Club, Dramatic Club, etc. run on commercial basis.
- (vii) Professional establishments
- (viii) Residences on the first and higher floors
- (ix) Local service industry
- (x) Public utility buildings
- (xi) Petrol filling stations and service garages
- (xii) Loading and unloading yards
- (xiii) Parking spaces, bus stops, taxis, tonga and rickshaw stand
- (xiv) Town Parks

As required for the local needs of major uses and at sites earmarked for them in the sector, plan or in the approved layout plan of the colonies.

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contd...33.....

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D.T.P (R)

APPENDIX X

1. RESIDENTIAL ZONE:-

- (i) Residences
- (ii) Boarding Houses
- (iii) Social Community, religious and recreational buildings.
- (iv) Public Utility Buildings
- (v) Educational Buildings and all types of Schools and colleges where necessary.
- (vi) Health Institutions.
- (vii) Cinemas
- (viii) Commercial and professional offices
- (ix) Retail shops and restaurants.
- (x) Local Services Industries.
- (xi) Petrol filling stations.
- (xii) Bus stops, Tongas, Taxi, Scooter and Rickshaw Stand.
- (xiii) Surgeries and green houses.
- (iv) Any other minor need ancillary to residential use.

As required for the local needs of major use and needs of the town; all sites approved by the Director in the Sector/colony Plan.

HT



| Main Code | Sub Code | Main Group        | Sub Group                   |
|-----------|----------|-------------------|-----------------------------|
|           | 620      |                   | Educational                 |
|           | 630      |                   | Medical                     |
| 700       | 710      | Open Spaces       | Sports Grounds,             |
|           | 720      |                   | Parks.                      |
|           | 730      |                   | Other Recreational uses     |
|           | 740      |                   | Cemeteries, Crematoria etc. |
|           | 750      |                   | Green Belts                 |
| 800       | 890      | Agricultural Zone | Land under water            |

HI contd...31.....  
D.T.P(R)

APPENDIX A

CLASSIFICATION OF LAND USES

| Main Code | Sub Code | Main Group                | Sub-Group   |
|-----------|----------|---------------------------|---|
| 100       |          | Residential               | Residential Sector on neighbourhood pattern                                   |
| 200       |          | Commercial                |   |
|           | 210      |                           | Retail trade  |
|           | 220      |                           | Whole sale trade  |
|           | 230      |                           | Warehousing & Storage   |
| 300       |          | Industrial                |   |
|           | 320      |                           | Light Industry  |
|           | 330      |                           | Medium Industry   |
| 400       |          | Transport & Communication |   |
|           | 410      |                           | Railway siding  |
|           | 420      |                           | Bus Stand, Work Shop, Parking   |
| 500       |          | Public Utilities          |   |
|           | 510      |                           | Water Works   |
|           | 520      |                           | Disposal Works  |
|           | 530      |                           | Grd sub station   |
| 600       |          | Public & Semi-public Uses |   |
|           | 610      |                           | Muni-Secretate Cum Judicial Complex Jail, Police Station & other institutions |

(c) Septic tank to be provided for disposal of human and animals waste as per provisions of the Controlled Areas Rules 1965.

(d) The distance between the septic tank and open well or tube well shall be as provided in the Controlled Areas Rules, 1965.

2 (i) Provided that Government may amend the minimum size of the farm for any scheme sponsored by State Government/State Agency for the proper utilisation of the rural zone.

XX. RELAXATION OF DEVELOPMENT PLAN:-

Government may in case of hardship or with a view to save any structure constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such other conditions as it may deem fit to impose.

contd...29...

D.T.P(R)

minimum set back from the edge of the road as under:-

- |   |            |
|---|------------|
| (a) Where the road is by-lane to Scheduled Road | 100 metres |
| (b) Where the road is a Scheduled Road          | 30 metres  |
| (c) Any other road                              | 15 metres  |

(iv) APPROACH ROAD:- (a) The approach road to the farm shall have a minimum right of way to 13.5 metres (45 feet).

(b) When the approach road serves more than one farm then the minimum right of way should be 18.0 metres (60 feet).

(v) BASEMENT:- Basement shall be permitted to the maximum extent of ground floor coverage but in the basement water closet and bathroom shall not be permitted.

(vi) LEDGE, LOFT AND MEZZANINE FLOOR:- Ledge, loft and Mezzanine floor shall be permitted within the building subject to the restrictions above as well as the restrictions stipulated in the definition given in part II.

(vii) SERVICES-WATER SUPPLY AND DRAINAGE:- (a) Good potable water supply should be available in the farm for human consumption in case of farm house is built.

(b) Open & sanitary drains or covered drains to be provided to clean the sheds in case of Dairy farms. Drains are to be provided for carrying rain water in case of all buildings.

contd...28.....

**XVII. DENSITY:-**

Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

**XIX. PROVISION OF FARM HOUSE OUTSIDE ABADI-DEH IN AGRICULTURAL ZONE/RURAL ZONE.**

A farm house in rural zone, outside abadi-deh may be allowed if the area of the land is 2 acres or more on the following conditions:-

| Size of farm | Maximum coverage on ground for dwelling unit (main building) | Maximum coverage on ground for farm shed (ancillary building) |
|--------------|--|---|
|--------------|--|---|

|                   |         |                |   |
|-------------------|---------|----------------|---|
| (i) Site Coverage | 2 Acres | 100 sq. Metres | 1 percent of the farm land (not more than 40 percent shall be used for labour/servant quarters) |
|-------------------|---------|----------------|---|

For every additional 0.25 acre, 10 sq. mtrs in main building subject to maximum of 200 sq. mtrs.

**MAXIMUM HEIGHT**

| Main dwelling unit     | Ancillary building       |                          |
|------------------------|--------------------------|--------------------------|
| (ii) Height and Storey | 6 metres single storeyed | 4 metres single storeyed |

(iii) SET BACK:- It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a

contd.. 2...

9.1.2 (L)

XVII. RELAXATION OF LAND USE WITHIN AGRICULTURAL ZONE:-

In the case of any land lying in Rural Zone, Government may relax the provisions of ~~the~~ this development plan:

- (a) for use and development of the land into a residential or industrial colony provided the coloniser has purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.
- (b) for use of land as in, individual site (as distinct from an industrial colony) provided that;

- (i) the land was purchased prior to the material date.
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land secures permission for building as required under the rules.
- (iv) the owner of the land undertakes to pay to the Director as

determined by him, the proportionate charges as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangement for discharge of effluent;

EXPLANATION:-The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreements to purchase etc.

contd...26..

| Sr. No. Use of Use          | Max. G.F. Coverage | Max FAR | Remarks   |
|-----------------------------|--------------------|---------|---|
| 1. Group Housing            | 35 %               | 175     |   |
| 2. Government Offices       | 25 %               | 150     |   |
| 3. Commercial               |                    |         |   |
| 4. (a) Integrated Corporate | 40 %               | 150     | The total area of the commercial pocket is to be considered as plotable area while working the total plotted area of the sector.  |
| (b) Individual site         | 100 %              | 300     | 35 % of the total area of commercial pocket for which these sites have been planned may be accounted for a plotted area for working out the total plotted area of the sector. |

N. B.:-- Basement floor shall be permitted as approved in the zoning plan.

The basement shall be used for storage purposes.

#### XV. BUILDING LINES IN FRONT SIDE AND REAR OF BUILDINGS:-

These shall be provided in accordance with rules 51, 52 and 53 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

#### XVI. ARCHITECTURAL CONTROL:-

Every building shall conform to architectural control prepared under rule 50 if applicable as per Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

XIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPES OF BUILDINGS:-

(1) The minimum size of the plots for various type of use shall be as below:-

|  |                |
|--|----------------|
| (i) Residential plot   | 50 sq. Metres  |
| (ii) Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the Government. | 35 sq. Metres  |
| (iii) Shop-cum-residential plot  | 100 sq. Metres |
| (iv) Shopping booths including covered corridor or pavement in front   | 200 sq. Metres |
| (v) Local service industry plot  | 100 sq. Metres |
| (vi) Light Industry plot   | 250 sq. Metres |
| (vii) Medium Industry plot   | 0.8 Hectares   |

(2) The minimum area under a group housing scheme will be 5 acres if it forms part of a licenced colony and 10 acres if it is developed independently.

XIV. SITE COVERAGE HEIGHT AND BULK OF BUILDING UNDER VARIOUS TYPES OF BUILDINGS

Site coverage and the height upto which building may be erected within independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the Rules.

In the case of other categories, the maximum coverage and the floor area ratio subject to architectural control, as may be imposed under regulation XVI shall be as under.

contd...24.....



- (2) If a non-conforming use building is damaged to the extent of 50 percent or more of its reproduction value by fire, floods, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for a conforming use.
- (3) After a lapse of period fixed under clause IX the land shall be allowed to be redeveloped or used only for conforming use.

XI. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN:-

Except as provided in regulation IX, no land within major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

XII. INDIVIDUAL SITE TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN:-

No permission for erection or re-erection of building on a plot shall be given unless;

- (i) The plot forms a part of an approved colony or the plot is in such area for which relaxation has been granted as provided in regulation XVII.
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

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2. Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. INDUSTRIAL, NON-CONFORMING USES:-

With regards to the existing industries shown in the zones other than industrial zones in the development plan such industrial non-conforming use may be allowed to continue for a fixed period to be determined by the Director but not exceeding ten years, provided that the owner of the industry concerned:

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of the site as and when called upon by the Director to do so in this behalf, and
- (b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.
- (c) No further expansion shall be allowed within the area of non conforming use.

X. DISCONTINUANCE OF NON-CONFORMING USES:-

- (1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

other facilities for these sectors are ensured to his satisfaction.

VII. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISES:-

(1) Change of land use and development in sectors which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through the Government or a Government or a Government under-taking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provision of clause (i) above the Government may reserve, at any time any other sector for development exclusively by it by the agencies mentioned above.

VIII. LAND RESERVATION FOR MAJOR ROADS:-

(1) Land reservation for major roads shall be as under:-

(i) V-1 Roads 60 Metres width

Northern by-pass

(ii) V-2 Roads 45 Metres width

Pen/jeroa; roads as shown on the plan

|             |                     |                |
|-------------|---------------------|----------------|
| (iii) V-I-a | Rohtak-Jhajjar Road | Existing width |
| V-I-b       | Rohtak-Bhiwani Road |                |
| V-I-c       | Rohtak-Hissar Road  |                |
| V-I-d       | Rohtak-Jind Road    |                |
| V-I-e       | Rohtak-Gohana Road  |                |
| V-I-f       | Rohtak-Sonepat Road |                |
| V-I-g       | Rohtak-Delhi Road   |                |

(iv) Major Roads indicated as V-3 30 Metres width on the drawing

(v) Public Utility Zone

(vi) Transport and Communication Zone

(vii) Public open spaces

(viii) Agricultural zone.

(2) Classification of major land uses is according to Appendix 'A'.

IV. DIVISION INTO SECTORS:-

Major land uses mentioned at Serial Nos. (1) to VII excluding (VIII) in regulation-III above, which are land uses for building purposes, have been divided into sectors as shown, bounded by the major road reservations and each sector shall be designated by the number as indicated on the drawing.

V. DETAILED LAND USES WITHIN MAJOR USES:-

Main ancillary and allied uses, which are subject to the other requirements of these regulation and of the rules, may be permitted in the respective major land use zone are listed in Appendix 'B' subjoined to these regulations.

VI. SECTORS NOT RIPE FOR DEVELOPMENT:-

Notwithstanding the reservation of various sectors for respective land uses for building purposes the Director may not permit any changes in their land use or allow construction of building thereon from considerations of compact and economical development of the controlled area, till such time as availability of water supply, drainage arrangement and

- (v) MEZZANINE FLOOR:- An intermediate floor above ground level with area of mezzanine restricted to 1/3 of the area of that floor and with a minimum height of 2.2 metres.
- (w) SUBSERVIENT TO AGRICULTURE:- Shall mean development and activities, which are required to assist in carrying out the process of 'agriculture' such as tubewells, pump chambers, windmills, irrigation drains, pucca platforms, fencing and boundary walls, water hydrants, etc.
- (x) Rural Industries Scheme means industrial unit which is registered as RIS by the Industries Department.
- (y) Small Scale Industries means Industrial unit which is registered as SSI by the Industries Department.
- (z) Agro based industries means an industrial unit which uses foodgrain, fruits or Agro waste as a raw material.
- (z)a) Any other terms shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled areas Restriction of unregulated Development Act, 1963.

III. MAJOR LAND USES/ZONES:-

- (1) (i) Residential Zone
- (ii) Commercial Zone
- (iii) Industrial Zone
- (iv) Public & Semi-public Uses (Institutional Zone)

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(r) The terms Act, colony, coloniser Development Plan, sector plan shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.

(s) 'Farm House' shall mean a house constructed by the owner of a Farm at his land for the purpose of,

(i) Dwelling unit, i.e. main use,  
and

(ii) Farm Shed i.e. Ancillary use.

NOTES:- (1) The construction of the farm house shall be governed by the restrictions given under clause regarding "provision of farm houses outside abadi-ah in rural/agricultural zone".

(2) The farm sheds shall be governed by the restrictions mentioned in clause regarding building control and site specifications.

(t) LEDGE OR TAND:- A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre.

(u) LOFT:- An intermediary floor on a residual space in a pitched roof; above normal floor level with a maximum height of 1.5 metre and which is constructed or adopted for storage purposes.

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(c) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

(p) Sector Density and Colony Density shall mean the number of persons per Hectare.

EXPLANATION:-

(1) In this definition the 'sector area' or 'colony area' shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of colony including 50 percent land under the major roads surrounding the sector and excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(2) For the purposes of ~~calculation~~ calculation of sector density or colony density, it shall be assumed that 55 percent of the sector or area of colony area will be available for residential plots including the area under Group Housing and that every building plot shall on the average contain three dwelling units each with a population of 4.5 persons per dwelling unit or 13.5 persons per building plot or as incorporated in the zoning plan of the colony/group housing complex. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(q) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.

(k) 'Obnoxious or hazardous industry' means an industry set up with the permission of the Government and is highly capital intensive associated with such features as excessive smoke, noise, vibration, stench, unpleased or injurious effluent, explosive, inflammable material etc. and other hazard to the health and safety of the community.

(1) 'Material date' means the date of publication of notification of various controlled areas mentioned below:-

| Sr.No. | Name of the Controlled Area and Notification No. | Material date |
|--------|--|---------------|
|--------|--|---------------|

|    |  |                |
|----|--|----------------|
| 1. | Controlled Area notified vide Hr. Govt. notification No.4587-VP-69/3719 dated 11th June 1969 published in Haryana Gazette, dated 8th July, 1969. | 8th July, 1969 |
|----|--|----------------|

|    |  |                   |
|----|--|-------------------|
| 2. | Additional Controlled Area notified vide Hr. Govt. notification No.1107/CCP(NCR)/96 dated 11th Oct., 1996 published on 5th November, 1996. | 5th November 1996 |
|----|--|-------------------|

(m) 'Non Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Revised Draft Development Plan.

(n) 'Public Utility Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire station.

W.F. contd...&...



(e) 'Group Housing' shall be buildings designated in the form of plotted development for residential purposes or any ancillary or appurtenant

buildings including community facilities, public amenities and public utility as may be prescribed and approved by the DCP, H.

(f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes or odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

(g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area for example bakeries, ice-cream manufacturing, aerated water, atta chakles with power, laundry, dry cleaning and dying, repair and service of automobile, scooters and cycles, repair of household utensils, shoe making and repairing, fuel depots etc. provided no solid fuel is used by them.

(h) 'Medium Industry' means all industries other than light industry and local service industry and not omitting obnoxious or injurious fumes and odours.

(i) 'Extensive Industry' means an industry set up with the permission of the Government and is extensive, employing more than 100 workers and may use any kind of motive power of fuel provided they do not have any obnoxious features.

(j) 'Heavy Industry' means an industry to be set up in public or semi-public or private sector with the permission of the Government (if the cost of machinery is more than one crore rupees).

ZONING REGULATIONS:-

Governing use and development of land in the controlled area around Rohtak as shown in Drawing No. DTP(R) 1370/97 dated 8-5-97.

1. GENERAL:-

(1) The zoning regulations forming part of the development plan for the controlled area around Rohtak shall be called zoning regulations of the development plan for the Rohtak Controlled Areas.

(2) The requirements of these regulations shall extend to the whole of the area covered by the development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the Rules framed thereunder.

II. DEFINITIONS:-

In these regulations:-

- (a) 'Approved' means approved under the rules.
- (b) 'Building Rules' means rules contained in part VII of the rules.
- (c) 'Drawing' means Drawing No. DTP(R) 1370/97 dated 8-5-97.
- (d) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of a building on all floors and the total area of the site.

AGRICULTURAL ZONE:-

A sizeable area has been reserved as agricultural zone. This zone will, however, not eliminate the essential building development within this area, such as the extension of existing village contiguous to abadi-deh if undertaken under project approved or sponsored by Govt. for other ancillary and allied facilities necessary for maintenance and improvement of an agricultural/area.

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made in rural zone as per the recommendation for the same is received from the Director Civil Aviation, New Delhi. So presently an area of 429 Hectares (including major roads) has been provided in place of 408 hectares in published plan.

PUBLIC UTILITIES:-

An area of about 241 hectares has been provided for public utility services like water supply, Grid Sub-station, Diesel works etc. in different sectors viz. Sectors 2, 7, 23, 35, 32 & 34 to cope with the demands arising from time to time in addition to the existing water services.

PUBLIC AND SEMI PUBLIC USES:-

An area of 610 hectares has been proposed for this use in Sectors 7, 29, 30 & 31 in addition to the sufficient vacant pockets available in Mahatma Dayanand University & Post Graduate Institute of Medical Sciences Campus in Sector-15. Besides some strips of land have also been reserved in Sectors 36 & 36 A along V-2 Road.

OPEN SPACES:-

An area of about 244 hectares will come under open spaces, which will include green belts along V-1 Road & other roads. The areas of Tillyar Complex Sector-32 and the areas of Roshkपुरa reserved by Archaeology Deptt. are taken in this zone.

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### RESIDENTIAL

To provide for the projected population an area of 1950 Hectare has been proposed in Sector 1,2,3,4,9,10,14,18 Part, 19,22,23 Part,26 to 28, 33,34 Part, 35,36 & 36-A in addition to the existing town area. The average density of the residential sectors works out to be about 250 persons per hectare.

### COMMERCIAL

An area of about 312 hectares has been provided in Sector-6 and 18 Part for commercial uses viz retail trade, ware-housing, storage & whole sale trade etc. Sector-6 is proposed to be developed as city centre and the provision of main bus stand has been made in this sector. Besides a few commercial belts have also been provided in Sector 34,35 & 37 along V-2 Road.

### INDUSTRIAL

The industrial sectors have been taken on southern side keeping in view the proposal of Final Development Plan published in 1982 in Sectors 20,21, 22 Part,24 & 25 Part. So an area of about 810 hectare has been kept, which includes proposed sector 37 on Gohana Road as against 388 hectares provided in the published plan.

### TRANSPORT & COMMUNICATION

Keeping in view the trend of expansion of urbanisable areas towards northern side and to protect the city from floods, site of air strip has been omitted which was provided in the earlier published development plan. Proposal of transport Nagar has been made in Sector-5. The provision of Air Strip will be

a town density of 110 persons per hectare the population has been projected to 7 lacs by 2025 AD.

#### 6. DEVELOPMENT PROPOSALS:-

The Revised Draft Development Plan has been prepared for the projected population of 7 lacs persons by 2025 AD. This existing town covers total built-up area of about 1804 hecets and it accommodates the population of about 2.5 lacs persons. The planning of this area is conspicuously absent. It is thickly populated. So it is supposed that by the coming up of the new residential sectors about 20 percent of the population of the thickly populated area will come in these sectors. So the development plan proposals have been made to accommodate an additional population of 5 lacs persons.

The residential density of 120-150 persons per hectare proposed in published plan has to be revised to the realistic density of about 250 persons per hectare.

The extent of various uses is given below:-

| Sr.No.                    | Land Uses                 | Area within<br>Municipal<br>Limit Hects. | Area outside<br>Municipal<br>Limits Hects. | Total<br>Hects. |
|---------------------------|---------------------------|--|--|-----------------|
| 1.                        | Residential               | 344                                      | 1606                                       | 1950            |
| 2.                        | Commercial                | 152                                      | 160  | 312             |
| 3.                        | Industrial                | 197                                      | 613  | 810             |
| 4.                        | Transport & Communication | 47                                       | 382  | 429             |
| 5.                        | Public Utility            | 48                                       | 193  | 241             |
| 6.                        | Public & Semi Public Uses | 132                                      | 478  | 610             |
| 7.                        | Open Spaces               | 152                                      | 92   | 244             |
| Existing area of the town |                           | 1072                                     | 3544                                       | 4596            |
| Total Proposes area       |                           | = 1804                                   |  |                 |
|                           |                           | 1804 + 4596 = 6400 Hectares              |  |                 |

has been omitted and will be provided as per requirements and site conditions as and when received from Director General Civil Aviation New Delhi, in the rural zone.

#### J. MEMORANDUM IN PUBLISHED DRAFT DEVELOPMENT PLAN:-

A few other amendments have been made in this Revised Draft Development Plan as per local requirement/future needs of the town and feasibility as per the site conditions. As such sector No. D, 11, 19 & 30 have been omitted and sector No. 26, 27, 28, 29, 30, 31, 32, 33 on the eastern side and sector No. 34, 35, 36, 36A & 37 on the northern side have been added to attain the projected population of 7 lacs.

#### K. ADDITIONAL CONTROLLED AREA:-

Additional Controlled Area has been declared vide Govt. Notification No. 107/COB/96 dated 11.10.96 appeared in Haryana Govt. Gazette dated 5.11.96.

#### 5. POPULATION PROJECTIONS:-

| Census Year | Population | Decennial Growth |
|-------------|------------|------------------|
| 1951        | 71902      | -                |
| 1961        | 88183      | 22.5 %           |
| 1971        | 124754     | 41.4 %           |
| 1981        | 166768     | 33.68 %          |
| 1991        | 215844     | 29.43 %          |

Average decennial growth rate 29.3 %

If the decennial growth rate of 29.3 % for projection of population by 2025 AD is taken, it will not be realistic. Keeping in view the various considerations i.e. induced industrial growth, induced economic activities and

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Due to the possibility of southern bye pass in future, the southern bye pass shown in the published Final Development Plan has been realigned, keeping in view the requirement of additional urban area on this side and has been converted into a peripheral road of 45 metres.

**F. CONSTRUCTION OF LINK ROAD BETWEEN PROPOSED NORTHERN BYE PASS AND SOUTHERN PERIPHERY ROAD:-**

The area in between the banks of J.L.N. Feeder and Bhalaut sub-Branch having minimum width of 60 ft. may be utilised for link road connecting northern & southern areas of the town via Sonapat Road, Delhi Road and upto the Railway crossing for its further linkage with Jhajjar Road through construction of link road along western side of JIN Feeder.

**G. CONSTRUCTION OF ROHTAK DRAIN:-**

For proper disposal of storm water of HUDA sectors and town area, there is necessity to link Bohar Drain with KCB Drain under the scheme of ROHTAK DRAIN.

**H. PROVISION OF BRIDGES FOR PEOPLE COMMUNICATION & TRANSPORTATION:-**

For streamlining the traffic between the various components of the proposed town and to provide un-hindered traffic on the Bye-pass, provisions of Bridges have to be made as shown in the plan.

**I. OMISSION OF AIR STRIP SITE:-**

Due to the extension of urbanisable area towards northern side of the town from the point of protection from floods. The site for air strip



**B. INDUCED ECONOMIC ACTIVITIES:-**

Keeping in view the possibility of a large number of Industrial Units of National & State level, there is necessity of setting up a Transport Nagar and other infrastructures like whole sale Markets and Ware Housing, City Centre besides working provision for shifting of offices/public sector under-taking out of Delhi.

**C. ADDITIONAL RECREATIONAL FACILITIES:-**

In addition to the existing spacious Tilyar Complex there is still necessity for provision of additional Areas for various activities like leisure parks and Appu Garh etc.

**D. NECESSITY FOR RAILWAY LINE BETWEEN ROHTAK & HISSAR VIA HANSI:-**

In order to link Hissar (Counter Magnet Town) with Delhi, a Railway Line from Rohtak to Hissar via Hansi is essential and as such provision for the same has been made in the plan by taking linkage from the existing Bhiwani Rly. Line.

**E. NECESSITY FOR NORTHERN-BYPASS & SOUTHERN PERIPHERY ROAD:-**

Keeping in view the proposed extended urbanisable limits, the existing northern bye pass published in the Final Development Plan has been converted into ordinary sector road. Instead the northern bye pass has been proposed as per the proposal No.-2 in the interim report received from the public Works Deptt. (National Highways).

The final Development Plan was published vide Govt. Notification No.1331-10DP-82/4789 in Haryana Govt. Gazette dated 18.5.1982. Although the location of the town does suggest that it has great potential for industrial development through induced growth, the town has only limited industrial units resulting into a weak economic base for the town. As such the development of the town has not taken place to the desired extent, keeping pace with the envisaged population of 5 lacs by 2001 as per N.C.R. Plan.

That is why it has not come on the Industrial Map of the state. Therefore, the amendment of the development plan is quite essential for following consideration:-

The location of this town being almost in the middle

of Delhi & Hisar (a counter-magnet town of NCR) where land values are going very high increase in pressure due to available unique educational and medical facilities will undoubtedly continue as the present Infrastructure is inadequate in all these places. Keeping pace with the policies of the NCR to develop Rohtak as dominant Regional Centre, for balanced development of the town, it is essential to provide sound economic base for the town through Industrial activities by means of induced growth.

along Jhajjar Road but there is accute shortage of water supply in the town.

There are a number of drains on the northern side of the town, which have been creating flooding problems from time to time because of general slope being from North to South.

3. EXISTING IMPORTANT FACILITIES:-

The town is enjoying a nodal' location due to the following consideration:-

1. Rohtak town besides being Distt. Headquarter is also functioning as

Commissionary Head Quarter. Thus it aecomodates a large number of

Govt. Offices.

2. The town being well connected with the surrounding areas through a net-work of Rail-Road linkages, has a predominant grain market, where-as it already commands first position in cloth.

3. It has privilege of having only post-Graduate Institute of Medical Science in the State, besides Maharishi Dayanand University. There are two Ayurvedic Colleges, Eight Degree Colleges, three colleges of Education, two polytechnics besides Institute of Managements.

4. It enjoys the pride position for having A.I.R. Station of Haryana.

5. It has two Tourist Complexs namely Tilyar and Myna. The Tilyar Complex being on D.H.S. Road in a spacious area having a zoo and a Lake has

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Area and the Additional Controlled Area.

2. EXISTING PHYSICAL FEATURES:-

Delhi-Hisar Road passes through the town, thus the shape of the town has emerged into a linear form due to developments along the Highway.

The only Bye-pass on D.H.S. Road is towards its north and is bisected by the Intercity roads of Sonapat, Gohana and Jind. On eastern side of the town flows a distributory in the name of Bhalaut sub-Branch. It is also acting as a source of water supply to the town. The Drain No.8 runs on the eastern side of the town and is useful source for protecting the town from heavy floods from that side.

On the north-western side of the town, there is an undulating area of about 200 Hectares, known as old Rohas Gach (Vanished with the time and is buried over here.) This area has been reserved by the Archaeology Deptt. Govt. of India for Archaeological findings. The height of the town is of bowl shape. Besides this, there are other pockets where discharge of flood water through gravity is not possible & as such pumping system is the only remedial measure.

The ground water being brackish the water supply is canal based. Although there are two water works, one along Sonapat Road and other

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ANNEXURE A

ON  
EXPLANATORY NOTES TO THE REVISED DEVELOPMENT PLAN ROHTAK.

1. INTRODUCTION:-

Rohtak Town lies at a distance of 75 Kms. from Delhi towards its north-west on National Highway No. 10 (Delhi - Hisar Sulemanki Road). Delhi, being a Metropolis in whole of Northern Region extends its influence on areas, falling on its outskirts of U.P., Rajasthan and Haryana. As such the Town & Country Planning Organisation Govt. of India prepared a National Capital Regional Plan in consultation with the planning Deptt. of adjoining States. Subsequently National Capital Board was formulated in 1985 in order to provide balanced development of these regions. Accordingly the National Capital Regional Plan- 2001 has been prepared by the NCR planning Board in consultation with the State Government.

Rohtak town is one of the eight priority towns (Regional Centres) of N.C.R. sub-region Haryana. In the N.C.R. Plan the population of this town has been proposed as 5 lacs by 2001 AD against population of 1.66 lacs in 1981. According to 1991 census, its population was up to 2.15 lacs. Keeping in view the policies of State Govt., as well as the increasing demand of land due to employment potentials and commercial base the Revised Draft Development Plan has been prepared for a population of 7 lacs by 2025 AD within the Existing Controlle<sup>d</sup>.

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TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA

NOTIFICATION

No. \_\_\_\_\_. In exercise of the powers conferred by sub-section 4 of section 5 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1953 and with reference to Haryana Govt. Gazette Notification No. 1331-1022-30/4789 dated 26th March 1982 appeared on 18th May, 1982 vide which Final Development Plan of Fatak Controlled Area was published, the Governor of Haryana is pleased to revise Draft Development Plan for Controlled Area declared around Rohatki Town vide Gazette Notification No. 4587-VDP-69/3719 dated 11.6.69 published on 3.7.69 and ADDITIONAL Controlled Area declared vide Notification No. 1107/COF(MOR)/96 dated 11th Oct., 1996 published on 5th Nov., 1996 along with restriction & conditions proposed to be made applicable thereon (given in annexure A & B to the Revised Draft Development Plan).

Notice is hereby given that the Revised Draft Development Plan 2021 AD shall be taken into consideration by the Govt. on or after the expiry of thirty days from the publication of the notification in the official Gazette together with any objection or suggestion which may be received by the Director, Town & Country Planning Department, Haryana, Sector-18, Chandigarh from any person in writing in respect of such plan before the expiry of the period specified.

DRAWINGS

- a) Existing Land Use Plan Drawing No. DTP(R)/1364/97 Dated 21.2.97 for the additional Controlled area
- Existing Land Use Plan Drawing No. DTP(R) 245/71 Dated
- b) Revised Draft Development Plan 2021 AD for Fatak Controlled Areas bearing Dtg. No. DTP(R) 1370/97 Dated 8.5.97

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(xviii) L.P.G. Gas storage godowns with the approval of Director

(A) Non polluting industries registered as RSI/SSI units subject to one of the following conditions:-

- (1) Located within half kilometre belt encircling the existing village abadi and approachable from a public road/rasta other than scheduled road, National Highway and State Highway
- (2) On public road/rasta not less than 30 feet wide (other than scheduled roads, National Highway and State Highway) outside the half kilometre zone referred to in (1) above, upto a depth of 100 metres along the approach road
- (B) Non polluting medium and large scale agro based industries on public roads/revenue rasta not less than 30 feet wide other than scheduled Roads, National Highway and State Highway.

(C) The site should not fall within 900 M. restricted belt around Defence Installation.

(xix) Any other use which Government may in public interest decide.

As approved by  
D.T.C.P.

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Commissioner and Secretary to Government, Haryana,  
Town & Country Planning Department.

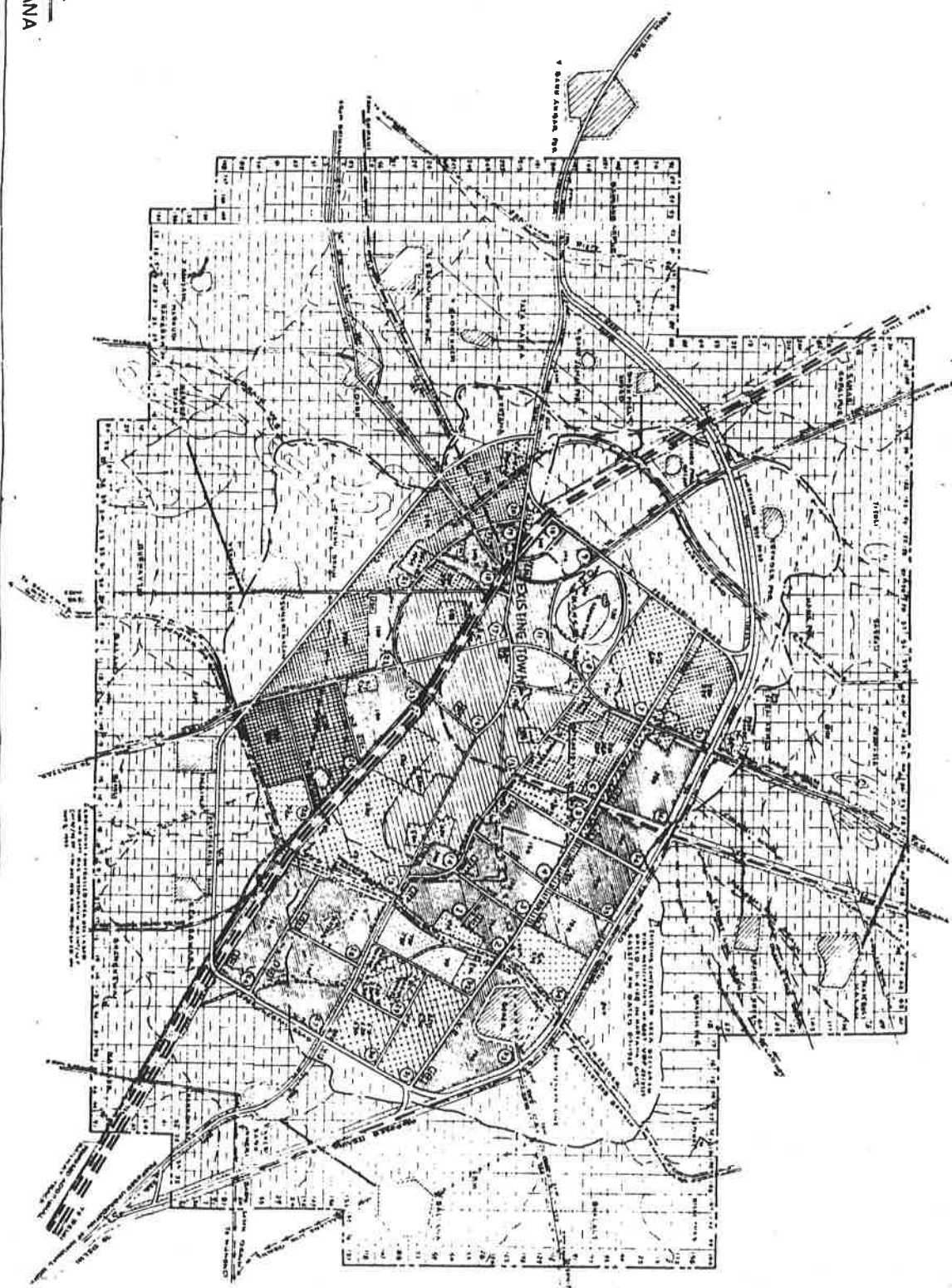
LEGEND

- EXISTING CONTROLLED AREA BOUNDARY
- ADDITIONAL CONTROLLED AREA BOUNDARY
- EXISTING TOWN BOUNDARY
- PROPOSED TOWN BOUNDARY
- PROPOSED COUNTRY BOUNDARY
- PROPOSED RAILWAY LINE
- PROPOSED ROAD LINE
- PROPOSED CANAL/MARSH/DRAINAGE
- PROPOSED DRAIN
- 200 RESIDENTIAL
- 200 COMMERCIAL
- 300 INDUSTRIAL
- 400 TRANSPORT AND COMMUNICATION
- 500 PUBLIC UTILITIES
- 600 PUBLIC AND SEMI PUBLIC USE
- 700 OPEN SPACES
- 800 AGRICULTURAL ZONE



DRAWING NO. D.P.(N)1370/97 DTB-5-97  
DRAWN BY S.M.  
PLANNING ASST. 2654  
DIST. TOWN PLANNING OFFICE

DEPT. OF TOWN & COUNTRY PLG., HARYANA





**CONSIDERATION OF APPOINTMENT OF PRIVATE MEDICAL PRACTITIONER AS AUTHORISED MEDICAL ATTENDANT FOR THE EMPLOYEES OF THE BOARD.**

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Central Government Health Scheme (CGHS) is not applicable to the employees of the Board. Its employees are entitled to get treatment in Govt. hospitals and hospitals recognised by CGHS which are distantly located from the residential colonies. It is very difficult for them to go to hospital for seasonal diseases like fever, cold, cough and throat infection etc.

2. As per the Medical Attendance Rules applicable to the Central Govt. employees, the Head of the Deptt. as specified in the Supplementary Rules 2(10) is competent to appoint Private Registered Medical Practitioner as an Authorised Medical Attendant in respect of a class or classes of Central Govt. employees. The Board is governed by Central Govt. Rules. In exercise of the powers conferred by section 32 of the NCR Planning Board Act 1985 (2) of 85, the Member Secretary has been vested with the powers of the Head of the Deptt. as contemplated in the Fundamental & Supplementary Rules, and in Delegation of Financial Power Rule 1971 of the Central Government.

3. Presently, the Board's employee have been getting full reimbursement of their treatment (OPD/hospitalisation) taken in St.Stephen's Hospital as per the eligibility fixed by the Central Govt. Reimbursement of cost of treatment in emergency cases in private hospitals/nursing homes/clinics not recognised under CGHS, is regulated on the basis of the rates approved by the Health Ministry for St.Stephen's Hospital, Delhi.

4. In view of the above, it is suggested that AMA in different localities be appointed for the Board's employee as per authorisation in the Medical Attendant Rules applicable to the Central Govt. employees and reimbursement of medical charges be regulated on the basis of the rates approved by the Health Ministry for St.Stephen's Hospital in OPD as per their eligibility.

5. The proposal is placed before the Planning Committee for consideration and approval.

**AGENDA 4**

**APPROVAL OF FUNCTIONAL PLAN FOR  
INDUSTRIES IN NCR.**

**ANNEXURE III**

**FUNCTIONAL PLAN**

**INDUSTRY**

**NATIONAL CAPITAL REGION**

**NCR PLANNING BOARD  
MIN. OF URBAN AFFAIRS & EMPLOYMENT  
NEW DELHI**

## **FUNCTIONAL PLAN : INDUSTRY**

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### **1. INTRODUCTION**

The section 16 of the National Capital Region Planning Board Act, 1985 provides for preparation of Functional Plans by the Board, with the assistance of the Planning Committee, for the proper guidance of the participating States and the Union Territory after the Regional Plan has come into operation. Section 2(d) of the National Capital Region Planning Board Act defines 'Functional Plan' as a plan prepared to elaborate one or more elements of the 'Regional Plan'. Functional Plan for 'Industry' is one of such Plans. As in the case of the Regional Plan, which is a statutory document, the Functional Plan for 'Industry' is also statutory and therefore, the policies and programme contained in the document, after due process of approval by National Capital Region Planning Board and notification thereafter, would be binding on all concerned.

### **2. NEED FOR FUNCTIONAL PLAN FOR INDUSTRY**

In the last four decades or so, after independence, there had been a fundamental change in Delhi in terms of its physical and social characteristics and life style. It has not only emerged as a strong seat of administrative capital but also as the most important trade and financial centre alongwith proliferation in the availability of highly technical infrastructure. Thus, while working out future policies these characteristics need to be given due consideration and importance.

Delhi has experienced a significant functional shift in its economic structure in favour of manufacturing and processing activities. In 1951, only 17% of the workforce was employed in this sector which increased to about 25% in 1991. This happened mainly at the expense of the service sector, which declined from 43.7% in 1951 to 33% in 1991, (Table-1). It is feared that with the current aggressive entrepreneurship and local administration's promotional support the share of industrial employment could well increase beyond 30% by the end of the century. For a city of national importance, the industrial sector growing fastest of all the economic sectors has caused serious concern to all.

It is sad but nevertheless true that even today, several years after the constitution of NCR Planning Board and the adoption of its comprehensive regional development plan, the vast hinterland of the National Capital Region which lies mostly outside the DMA, continues to experience a very slow rate of economic development even while the core Sub-region of NCT is witnessing a phenomenal surge of physical and economic growth. This is leading to a lopsided development of the Region characterised by the 'Metropolis -Satellite' syndrome where part of the economic surplus of the periphery is extracted by the core and whatever development takes place in the periphery mostly reflects the expansion needs of the core. This runaway process of economic growth in Delhi has inevitably attracted an extraordinary number of migrants, making it extremely difficult to sustain the provision of civic services in the national capital city at the prescribed levels, whether we are looking at the supply of treated water or generation of adequate power or the development of a mass rapid transit system of commensurate size and efficiency.

To redress this increasing imbalance in the pattern of growth and also to transform the dependency of 3 Sub-regions vis- a-vis Delhi into a mutually inter-active or symbiotic relationship where the development of Delhi is virtually synonymous with the growth of

NCR as a whole, there is an urgent need of preparing a comprehensive 'Functional Plan' for industry, duly supported by legal sanctions for the Region.

### **3. OBJECTIVES**

In the light of the above, it is necessary to :

- i) To break the strangle hold of Delhi in terms of location of industries and creation of job opportunities in industrial activities and thereby allowing only those industries which are required either for marketing and market related activities and/or for providing the consumer needs of Delhi's population.
- ii) To prevent Low-Tech and allow restricted growth of only Hi-Tech industries in Delhi, over which it has comparative advantage, and recycle Low-Tech industries into Hi-Tech in a phased manner.
- iii) To revitalise the economy of the stagnating urban centers and rural settlements in the Region by creating conducive environment and investment climate for industrial development.

### **4. THE REGION**

The National Capital Region (NCR) which extends over an area of 30,242 sq. km. comprises:

- Union Territory of Delhi (1483 sq. km.)
- Haryana Sub-region (13,413 sq.kms.), consisting of the six districts of Faridabad, Rewari, Gurgaon, Rohtak, Sonapat and Panipat (part).
- Rajasthan Sub-region (4,493 sq. kms.) which contains six tehsils of Alwar district, namely, Alwar, Ramgarh, Behror, Mandawar, Kishangarh and Tijara;
- Uttar Pradesh Sub-region (10,833 sq. kms.) embracing three districts, namely, Meerut, Bulandshahr and Ghaziabad.

### **5. REGIONAL PLAN - 2001**

#### **5.1 OBJECTIVES**

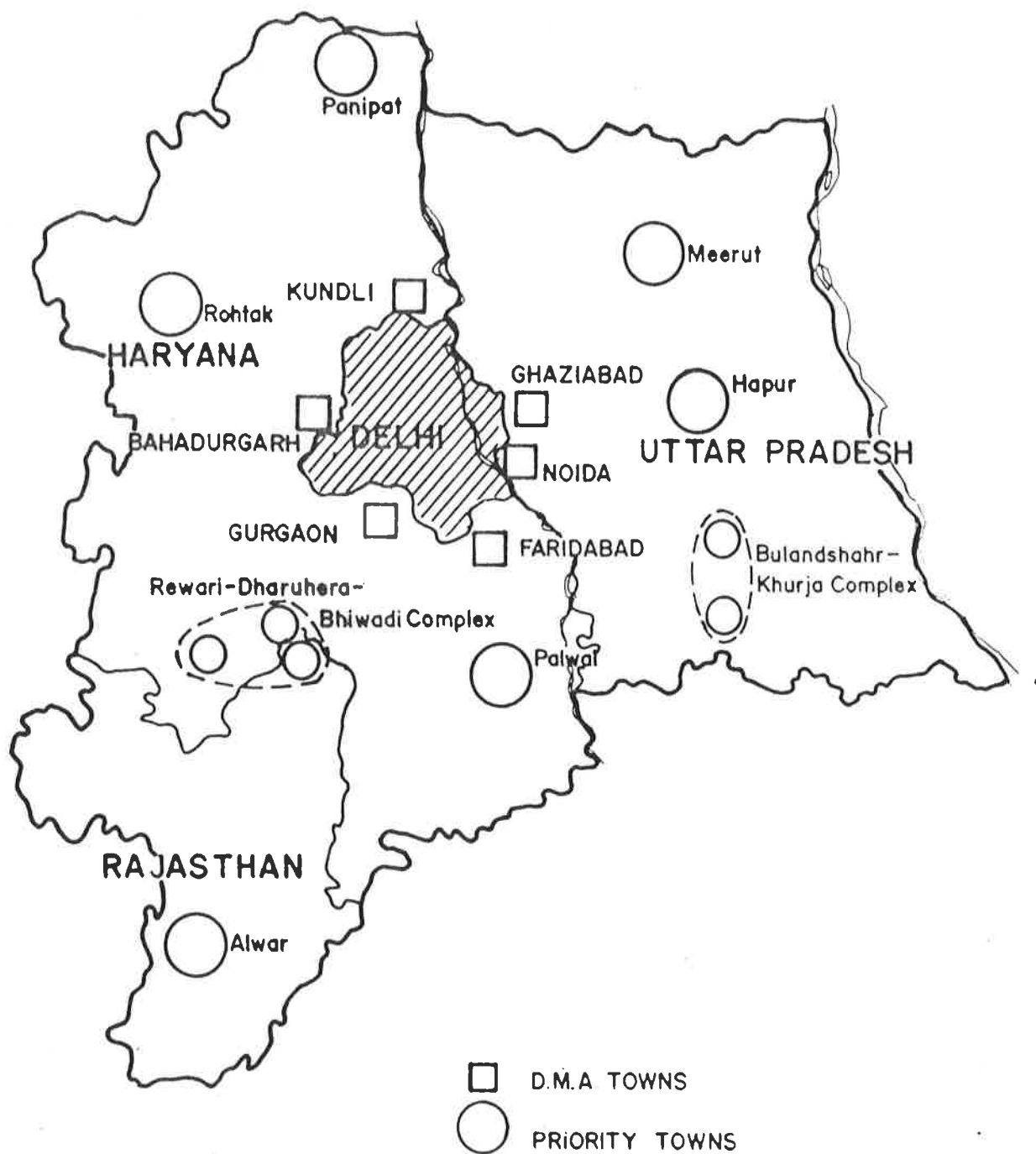
The core objectives of the Regional Plan-2001, which was approved by the NCR Planning Board in November, 1988, and brought into force in January, 1989, are:

- (a) to reduce the pressure of population on Delhi; and;
- (b) to achieve a balanced and harmonious development of NCR.

#### **5.2 POLICY ZONES**

The Regional Plan has recognised following three policy zones (figure-1) for the effective application of the policies and implementation of the proposals to achieve these objectives:

Figure- 1  
DELHI METROPOLITAN AND PRIORITY TOWNS





- i) **NCT - Delhi (1483 sq.km)**
- ii) **Delhi Metropolitan Area (excluding NCT - Delhi) comprising controlled areas of the contiguous towns of Ghaziabad including Loni and Noida in Uttar Pradesh, Faridabad-Ballabgarh Complex, Gurgaon, Bahadurgarh, Kundli and extension of Delhi ridge in Haryana. The total area of DMA excluding Delhi is about 1696 sq. km.**
- iii) **Rest of NCR (about 27063 sq km)**

### **5.3 STRATEGY:**

- i) **Regional Plan-2001 seeks to achieve its objectives through an inter-related policy framework relating to population (re- distribution), settlement systems, regional landuse patterns, environmental factors, economic activities and infrastructural facilities.**
- ii) **While aiming to retain the growth of population in the region as a whole at the projected level, the population policy seeks to halve the growth rate of the city of Delhi and accelerate the population increases in a larger number of spatially - dispersed towns and urban complexes both within NCR and beyond. Thus, with the regional population level remaining at the projected 325 lakhs (of which 234 lakhs will be urban and 91 lakhs rural) in the year 2001, the main thrust of the Regional Plan is to restrict the share of Delhi to 112 lakhs as against the projected 132,6 lakhs. Correspondingly, the Regional Plan-2001 provides for accommodating the deflected population of 20 lakhs by stimulating accelerated development to a like extent (but in a more balanced way) throughout the rest of NCR.**
- iii) **The following 8 towns or urban complexes were specifically selected for accelerated development and designated as 'Priority Towns' in Regional Plan-2001 viz.**

#### **Haryana Sub-region**

- (1) Panipat
- (2) Rohtak
- (3) Palwal
- (4) Rewari-Dharuhera-Bhiwadi Complex  
(Bhiwadi is in Rajasthan Sub-region)

#### **Rajasthan Sub-region**

- (1) Alwar
- (2) Bhiwadi (see item 4 above)

#### **Uttar Pradesh Sub-region**

- (1) Meerut
- (2) Hapur
- (3) Bulandshahar - Khurja Complex

## **5.4 DEVELOPMENT APPROACH**

- i) Developing integrated new townships alongside the identified priority/DMA towns each in accordance with a specific Master (i.e. land use) Plan and providing for a total population growth assigned in accordance with the overall population profile of NCR as envisaged for the year 2001.
- ii) The townships to be so developed should be centred around core - economic activities including the large/medium industries, major commercial complexes like ICD and whole-sale market yards and office complexes which are to be relocated out of Delhi as part of the over- all dispersal strategy, or, failing which, as new green-field projects of the State/Central Govts.
- iii) Higher-order social facilities of regional or national importance such as educational institutions, universities, hospitals, sports complexes and tourists centres may also be among the specific activities to be promoted in these townships.
- iv) Such major infrastructural works like the building of expressways, widening of national highways, laying of new railway lines and facilities for better telecommunications as also power distribution systems at the sub- regional level, all of which are essential to the balanced and harmonious development of NCR, are intended to be dovetailed with the internal development activities in these townships and funded by the concerned ministries of Central Govt. through a special NCR component Plan.
- v) As part of the process of dispersal of economic activities beyond NCT, concrete linkages are required to be established, as far as possible, between the core economic and other activities to be developed in the new townships and those activities which are identified for relocation out of Delhi, in order to ensure that the twin objectives of Regional Plan 2001 are achieved simultaneously.

## **5.5 INDUSTRIAL LOCATION POLICY**

- a) Control within the Union Territory of Delhi:

The present policy of not promoting location of medium and large scale industries within Delhi UT should be continued.

- b) Control outside Delhi but within the DMA :

While in the long term perspective, the growth of large and medium scale industries in DMA towns may have to be restricted, these industries may be permitted in the DMA towns for a period of 10 years, whereafter the policy shall be reviewed. The emphasis will be on promoting growth of large and medium scale industries in priority towns in preference, to DMA towns.

- c) Incentives for industries outside the DMA but within the NCR:

The towns selected for priority development should have a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas should be given for location of large, medium and small scale industries. Industrial estates should be developed in these towns. Specific areas should be earmarked in the Region outside the DMA for relocation of non-conforming, polluting and obnoxious industries proposed for shifting in the Delhi Master Plan-2001.

## **6. EXISTING SCENERIO**

### **6.1 Organised Sector**

As per ORG study report the organised industrial sector in NCR has developed into 1.08 lakh units. Of these L & M units are less than 1000 (928 Units) while SSI constitute about 1.07 lakh units (Table-2). Among different constituent regions within NCR, Haryana & U.P. Sub-regions together account for 72.3% of L & M industries & about 71% of SSI Units.

#### **6.1.1 Large & Medium Industries**

There are in all 928 large & medium industries in NCR, Haryana & UP sub-region account for the 671 industries, constituting 72.3% of the L & M industries in NCR. Ghaziabad in UP sub-region & Faridabad in Haryana sub-region has in all 384 L & M Units constituting 41.3% of L & M units in NCR. Alwar in Rajasthan sub-region has another sizable 9.1% of L & M Units, National Capital Territory. Delhi has a total of 173 units (18.6%) (Table-2)

#### **6.1.2 Sectoral Distribution of L & M Units**

The L & M industries are distributed over 16 different industry sectors (Table-3).

- In NCT-Delhi electrical machinery & paper & printing units show highest %age distribution. Other units are more or less equally distributed.
- In Haryana sub-region, units manufacturing engineering goods consisting of metal products & parts, machine tools & electrical machinery show highest %age distribution.
- In U.P. Sub-region, Electrical machinery, metal products & parts, chemicals & food products, constitute the major sectors.
- In Rajasthan sub-region metal products & parts, textile products & transport equipments alongwith chemicals, non-metallic mineral products & basic metals constitute the major sectors.

#### **6.1.3 Small Scale Industries**

The total number of registered units covering small scale industries stands at 1.07 lac in NCR (Table-4).

Small Scale Industries in NCR is well developed in most of the Sub-regions. Haryana Sub-region accounts for the largest share of SSI Units (51.8%) followed by U.P. Sub-region (19.5%). Delhi & Rajasthan Sub-region accounts for 18.8% & 9.9% of the total SSI Units.

The rural-urban composition shows that about 74% of SSI Units are located in the urban areas. Delhi, UP Sub-region & Rajasthan sub-region has 95% to 76% units located in the urban areas.

## **6.2 Un-organised industries sector**

The un-organised sector consist of those units which are not registered either with the Directorate of industries or under Factories Act. The following discussion summarises the nature of growth & major profile of the un-organised sector.

### **6.2.1 NCT-Delhi**

The National Capital Territory of Delhi has some of the largest clusters of un-organised informal sector units in the NCR. There are about 75422 un-organised units with an employment of 3.77 lacs in Delhi.

The informal sector units are concentrated in major clusters within Delhi Municipal Limits & also in the urban villages of NCT-Delhi. Informal sector clusters are located at Anand Parbat, Tri Nagar, Subash Nagar, Shastri Nagar, Motia Khan, Pahar Ganj, Gandhi Nagar etc.

A wide variety of products are manufactured by informal sector units in Delhi. These are mainly textile & garment units (21%), repair service. (20%), machinery, machine tools & parts & (10%), printing & paper product (6%) & metal products & parts (6%) & others (37%) (Table-5).

#### **Characteristics**

- i) On an average 5 persons per unit are employed in the informal sector in Delhi, which is substantially higher than DMA/priority towns in NCR.
- ii) Per unit fixed investment and working capital are Rs.9.3 lacs & Rs. 0.10 lac respectively in Delhi which is highest in NCR.
- iii) Most of these units are operating under conditions of over crowding & inadequate space. In general, space standards in all types of activities in major clusters, stands at an average of less than 200 sq. ft. per unit.
- iv) Major informal sector clusters have access to basic infrastructure like water supply, drainage, road, electricity etc. but none of these services are adequate.
- v) Plastic, PVC footwear, electroplating, printing & leather units are major activities in the informal clusters which results in high level of area pollution. Some of these units are categorised under

obnoxious hazardous & pollutant units which are prohibited to be located in & around residential areas.

#### 6.2.2 NCR Excluding Delhi

There is a sizable presence of informal activities and enterprises in various towns in the National Capital Region, which produce comparatively inexpensive wage goods and services while providing abundant opportunities for self-employment to the thousands of migrants who flock to these towns every day.

The studies carried out by NCR Planning Board through Consultants have identified the following informal sector activities in the various towns in NCR.

|           |   |
|-----------|---|
| Alwar :   | Engineering and metal work, leather work, Murti Kari, Carpet weaving and Pottery. |
| Meerut :  | Handloom, Sports goods and Scissors and blades industry.                          |
| Khurja :  | Pottery and Ceramics  |
| Panipat : | Handloom Industry   |
| Hapur :   | Metal products  |
| Rewari :  | Brasswares  |
| Mewat :   | Potteries   |
| Region    |   |

Enquiries have also shown that there is scope for development of informal sector activities in the field of gem polishing, garment manufacturing and service sector.

#### Characteristics

Some of the limitations faced by this heterogenous band of poor small scale entrepreneurs and their work force can be identified as follows:

- i) They have no access to shelter which automatically deprives them of social security benefits like medical services, neighbourhood schools and easy availability of drinking water and electricity.
- ii) They have no access to credit from formal credit institutions and have to pay high rates of interest to private money lenders.
- iii) Their access to markets is limited since their capacity to hold goods is determined by the availability of finance to them.
- iv) They face constant shortages of equipment, raw material and working capital which leads to low productivity.

### **6.3 Industrial Infrastructure**

There are 100 Industrial Estates reported to be functioning in the NCR (1994), (Table-6). The salient features of the Industrial Estates in the sub-regions are as follows:-

#### **6.3.1 NCT-Delhi**

NCT-Delhi has 22 Industrial Estates. These Estates have been developed mainly by DDA (16) followed by the DSIDC (6). The average area per plot is 0.20 acres.

#### **6.3.2 Haryana Sub-region**

There are 41 Industrial Estates in the Sub-region. Panipat, Rohtak, Gurgaon, Sonapat, Rewari and Faridabad districts have recorded 3, 3, 6, 8, 2 and 19 Industrial Estates respectively. These Industrial Estates have been developed by DIC, FCA, HSIDC and HUDA. The average plot size is 0.62 acres.

#### **6.3.3 Rajasthan Sub-region**

The Alwar district in Rajasthan Sub-region has 10 Industrial Estates, of which 8 are in NCR and 2 outside NCR but within Alwar district. RIICO has developed all these Industrial Estates. The average plot area is 1.88 acres.

#### **6.3.4 U.P. Sub-region**

The U.P. Sub-region has 29 Industrial Estates out of which 25 Industrial Estates have been developed by UPSIDC and the remaining 4 (Hastinapur, Mohkampur and Dhirkherea industrial areas), in Meerut district, and one in Ghaziabad district (Modinagar industrial area) have been promoted and managed by the private sector.

Bulandshahar, Ghaziabad and Meerut districts have recorded 5, 18 and 6 Industrial Estates respectively. The average size of plot in this Sub-region worked out to be 0.94 acres.

## **7. ISSUES**

### **7.1 Regional Level Issues**

- i) The major issue to be resolved for promotion and growth of industries in NCR is related to regulation of their location and operation in a manner that will minimise its adverse effects on environment both in terms of loss of natural amenities as well as degradation of the natural environment.

- ii) Deficiencies in basic infrastructure like power, water, transport linkages, telecommunication etc., which are the pre-requisite for faster industrial growth, are evident in most of the towns in NCR. To make these towns self sustainable and attractive enough for future industrialisation, concomitant infrastructure needs will have to be met.
- iii) NCR being an interstate region, wide variations exist in the statutory tax rates, as well as tax concessions given to manufacturers on purchase of raw materials and machinery, levy of tariff on various services like power, water and transport etc. This causes diversion of manufacturing activities from one State to another.
- iv) Financial institutions and commercial banks since they operate within the jurisdiction assigned to them, certain facilities like transfer of loans, commercial transactions etc. are normally not possible or cause delays which act as hindrance in the relocation and dispersal of the industrial activities in the region.
- v) Land being the vital factor for the industrial development the present procedure of acquisition of land through Land Acquisition Act and the process of transferring them to the development agencies is quite cumbersome. This causes wide gap between demand and supply resulting into location of industries in the non-conforming areas and encroachments on private and public land.

## **7.2 Area Specific Issues**

### **7.2.1 NCT-Delhi**

- i) Delhi which in 1951 and 1961 had administrative character is now very fast becoming a city of industrial character. The first Master Plan of Delhi recognised the need to put a curb on the industrial activities of Delhi and prohibited certain type of industries, mainly large scale and obnoxious industries from being set up in Delhi. The revised MPD-2001 while recognising the need of restricting the industrial growth of Delhi has recommended the growth of only small scale industries. The increase in the industrial employment in the intervening period shows that the curbs prescribed by the Master Plans were not sufficient.
- ii) The phenomenal growth in small scale industries which took place as a result of the prohibition of the large and medium industries is characterised by their continued growth and tendency to concentrate in non-conforming use zones. This had a direct bearing on environment dimensions of the city. This is mainly because of their limited resources that the SSI's tend to waste material resulting into more pollution per unit of output than other large units. The growing sickness and decline in competitiveness of these units further tends credence to premise of their low productivity and, therefore, greater pollution potential. In this context the industrial growth needs a major structural correction.



- iii) There are more than 75,000 un-organised or informal sector units, majority of them are operating in the non-conforming areas. The present factory space in the existing structures in these areas is badly maintained and over utilised. The chemical, plastic, PVC, electroplating units are functioning in excessively in-sanitary and un-safe conditions. The inadequate availability of industrial land and in-efficient enforcement of operational and factory regulations are the major causes of the prevailing situation in the informal sector.
- iv) Recommendations of shifting of certain heavy and large, hazardous and noxious non-conforming units from Delhi have been made both in the MPD-62 and MPD-2001. Shifting of industries from Delhi requires decisions on various related issues about such shifting among the various interests which are involved in the process. It is feared that unless all these issues are tied-up it will be difficult to implement these recommendations.

### **7.2.2 Delhi Metropolitan Area Outside Delhi.**

- i) In pursuance to the policies in the MPD-62 to disperse economic activities in the adjoining towns falling in the DMA, the concerned state governments developed large scale industrial areas in these towns. This resulted in the phenomenal concentration of industrial activities in these towns as compared to other parts of their Sub-regions. The magnitude of concentration can be judged from the fact that in the U.P. sub-region, Ghaziabad alone accounted for more than 60% of the total number of registered factories and 64% of the factory employment. Similarly, in the Haryana sub-region, about 45% of the total registered factories employing more than 66% of the total workers are located in Faridabad.
- ii) While undertaking industrial development in these towns matching level of residential, commercial, tele-communication and other facilities have not been developed resulting in sizable number of workers employed in the industries living in Delhi.
- iii) Massive built-up of industrial infrastructure in the close proximity of Delhi may pose serious threat to environment in DMA including Delhi, which had now come up as a contiguous mass.

### **7.2.3 Rest of NCR**

- i) With stringent measures in Delhi and DMA the search for new industrial areas outside DMA may have to be intensified. The NCR hinterland has enough potential to satisfy this urge provided some serious efforts are made to remove bottlenecks, particularly, power, water and telecommunication.
- ii) Specific areas may have to be earmarked for the relocation of polluting and hazardous industries proposed to be shifted out-side Delhi.



## 8. POLICY FOR INDUSTRIAL DEVELOPMENT

In order to achieve the objectives, the following policies are laid out;

### (A) Regional level policies

- i) For the development of industrial activities in the National Capital Region, a three tier approach should be followed. A policy of strict control for location of industrial activities within the Union Territory of Delhi, moderate control outside Delhi within the Delhi Metropolitan Area and, encouragement with incentives in the area outside the Delhi Metropolitan Area within the NCR is proposed for the balanced development of the Region.
- ii) The policy of development of industrial activities in the Region should take into account the impact of various proposals made in the Regional Plan 2001, Sub-regional Plan and the Functional Plans approved by the Board. Moreover, it should be an integrated policy for the Region as a whole and should be pursued at the Sub-regional levels so as to effectuate the broader objectives of the Plan. It should have the twin objectives of fostering rapid economic growth and achieving balanced development of the Region.
- iii) There should be definite attempt to change the basic character of the regional economy of the Region from the agricultural and pre- industrial to more diversified one, in order to raise the earning capacity of the people. By 2001, nearly 70% of the population would be living in urban areas. This would entail the creation of more jobs in non-agricultural occupations, mainly in industry which has a strong multiplier effect, than at present. For this purpose there should not only be an injection of additional activities in existing and new centres outside urban Delhi but also development of agro-based industries in rural areas in order to support urbanisation on the one hand and to stabilise the rural economy on the other.
- iv) In the Region, the land is generally good for agriculture, and hence selection of sites for the development of industrial activities should be done judiciously in strict compliance to development plans of the area and local environment laws.
- v) There is a need for streamlining not only the fiscal and other incentives given by the concerned State governments but also tax and tariff structure in the Region. It should also be possible to rationalise the taxes in Delhi and in the various towns for mutual benefits and in the overall interest of the Region. This will also enable a free flow of goods and encourage economic development.

## **(B) Area specific policies**

### **(a) NCT - Delhi**

- i) A city like Delhi should opt for an industrial policy which is highly technology intensive, non-polluting, sophisticated and high value addition generating. In this context, the primary consideration for location of industry in Delhi should not be the fixed investment limit but should be the availability of limited space, large scale relating in-migration, pollution and strain on already deficient civic services.

In order to maintain quality of life and to provide its citizens a better living in terms of clean environment and adequate level of civic services, it becomes imperative that all those manufacturing activities which demand consumption of services viz. power, water, etc. higher than what is permissible in the residential areas should be discouraged.

- ii) With these considerations, Delhi should follow a policy; which have following elements :

- Only those industries which are required either for marketing and market related activities and/or for providing consumer needs of Delhi's population should be allowed in Delhi.
- The requirements on civic services viz. power, water etc. should not exceed the standards and norms permissible for the residential areas.
- The industries should meet the standards laid down by the local pollution control authorities.
- Only Hi-Tech industries should be allowed in Delhi.

- iii) In the existing industrial areas Low -Tech industries should be recycled into Hi-Tech.

### **b) Delhi Metropolitan Area**

- (i) Owing to the location of DMA towns adjacent to Delhi, no hazardous, polluting industry should be allowed in DMA.

- (ii) Hi-Tech industries should be allowed to flourish in DMA.

- (iii) The industries existing before 1986 should be made to conform to Environment Protection Act, 1986.

**(c) Rest of NCR outside DMA**

- i) The towns selected for priority development should have a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas should be given to all types of industries.
- ii) Modern Industrial Townships/Estates should be developed in the area outside DMA.
- iii) Specific areas should be earmarked in the Region outside the DMA for relocation of polluting, hazardous, heavy and large and non-conforming industries proposed for shifting out of NCT- Delhi.

**9. Strategies**

**9.1. Regional Level Strategies**

**9.1.1 Industrial Infrastructure**

In order to implement the strategies in respect of the regional infrastructure, the Board has finalised Functional Plans for Transportation, Power and Telecommunication.

The Transportation Functional Plan aims at :

- interconnection of the Priority Towns both with Delhi and each other;
- decongesting the Delhi transport network by diverting all by-passable traffic;
- providing a Regional Rapid Transport System (RRTS) for the NCR which fully integrates the Regional Towns with the Transport network of Delhi.

The functional Plan on Power aims at making the NCR Towns power cut free by:

- Providing captive generation upto 50% of the additional capacity requirements in each of the NCR towns.
- Strengthening the Power T&D Systems in order to cater to future needs of these towns.

In order to link up the entire NCR through an efficient system the Telecom Functional Plan envisages:

- The provision of local call system amongst NCR Towns and Delhi and a uniform STD code (011) for the whole of NCR including NCT Delhi.
- Making Telephones available on demand in the NCR.
- Developing a single Pin Code system for entire NCR.

### **9.1.2 Uniformity in Fiscal Structure**

The entire National Capital Region should be treated as a single economic zone so as to minimise advantages of a specific location in terms of choice of location of industries. The scope of Common Economic Zone should not only confine to fiscal and economic policies like taxations etc. but should also include matters like tariffs on various user services like power, water, etc., taxation on goods and passenger traffic and their free movement in NCR and any other matter which by way of creating preferences for location causes diversion of manufacturing, trading or any other economic activity from one state to another. Some of the important areas where uniformity is to be achieved are as under;

- i) Enacting a Sales Tax Act to provide for uniform rate of taxation in the entire NCR and removing all inter-state tax barriers.
- ii) Making the Central Sales Tax rate uniform throughout the NCR
- iii) Institutional finances :

The commercial banks in the NCR should provide the same level of services as available in Delhi, more specifically as under:

- a) all NCR Banks should participate in Delhi clearing housing
- b) all bank branches in NCR be computerised and inter-connected by a network for smooth and expeditious completion of all financial transaction and transfer
- c) branches of banks in DMA and Priority Towns authorised to deal in foreign exchange
- d) all NCR banks to provide letter of credit facilities to customers and
- e) NCR banks to be included in the mandatory clearing centre for public issues, right issues, debentures, etc.

### **9.1.3 Development of Modern Industrial Estates/Townships :**

Modern Industrial Estates/Townships with all the necessary infrastructure for industry should be developed in NCR outside DMA. Simple stream-lined procedure should be adopted for the expeditious allotment of land to the entrepreneurs in these Estates so that there is no delay in commissioning of the projects. Simultaneous effort to provide necessary housing and other social infrastructure should also be made for the industrial workers in the very beginning so that they are not forced to take shelter in unauthorised colonies which may later grow into slums.

### **9.1.4 Rural Industrialisation**

The rapid growth of population of Delhi is mainly due to immigration of people in search of employment from the rural areas where the capacity to generate employment are either exhausted or under - utilised. Thus, there is a need to develop agro-based industries in the rural areas in order to support urbanisation in the NCR as a whole on the one hand and to stabilise the rural economy on the other. In the long run this will prevent exodus of people from rural areas to Delhi.

The studies have shown that the lower order settlements in the NCR (service centres and basic villages) have enough localised traditional skills like potteries, handloom weaving, leather-work, murtikari, carpet weaving etc. which if properly nurtured can play the role of a vibrant component of the rural economy and provide gainful employment to the potential migrants to Delhi.

### **9.1.5 Training and Skill upgradation**

In view of the demand for diversification and expansion of industrial activities in the NCR, there is an immediate need of strengthening and upgrading the training facilities in the Region. Introduction of new courses, specially in Hi-tech areas, regulatory controls, supervision and maintenance of uniform standards and curricula, particularly in those institutions which are run privately are some of the areas which need consideration.

## **9.2. Area Specific Strategies**

### **9.2.1 NCT-Delhi**

#### **A. Thrust Areas**

##### **(i) Hi-tech Industries.**

##### **(a) Comparative Advantage**

Delhi has the following resources and facilities readily available for promotion of Hi-tech industries;

- i) Highly qualified manpower because of location of IIT, DCE and other technical institutions.
- ii) A large number of centres of excellence in the field of science & technology like NPL, NIC, C-DOT, CSIR, etc. are located in Delhi & can provide for quick and easy interaction between the industry and R&D centres.
- iii) Delhi is one of the important hub centre of National Telecom Network.
- iv) Location of all embassies in Delhi will give an edge to the exporters/importers of technology.

##### **(b) Potential Growth Areas.**

- v) Industries providing the facilities for sophisticated testing of different or all components of the information-technology.
- vi) Electronic goods.
- vii) Service & repair of TV & other electronic items.
- viii) Photo composing & Desk Top Publication.
- ix) TV & Video programme production.

x) Textile designing & Fabric Testing etc.

(c) Basic Facilities

i) Testing and calibration facilities.

ii) Linkage with R&D laboratories and Engineering Colleges

iii) Repair and maintenance support system

iv) Supply of equipment/components

v) PCB design, fabrication and assembly facilities.

vi) Machine shop and tool room etc.

(ii) Service Industry

Service sector industries which provide large scale skilled employment and are environment friendly should be promoted in Delhi. Like other megapolis, Delhi needs banks, financial institutions, lawyers, doctors, CAs, printing presses, nursing homes, beauti-clinics, laundries, shopping arcades etc. Tourism is another service sector industry that spawns hotels, guest houses, travel agencies production and supply of food items etc.

Service industries should be allowed to operate in the residential areas provided they function within the norms permissible for the consumption of power, water etc.

(iii) House hold Industry

Household industries, since they are required either for providing or servicing the day to day needs of Delhi's population should be allowed to operate in the residential areas provided they are non-pollutant and fulfill the prescribed norms.

**B. Setting up of Regional Commercial Centre to provide linkages.**

Delhi being the major marketing outlet, financial capital of North India and the seat of the Central Govt. every industry wants to have a front office in Delhi, from where all national and international transactions, and liaison work can be handled. As such, it is desirable to have split units of industries where the main industry can be located in the NCR towns while their front

offices can be located within Delhi. To achieve this, Specific Regional Commercial Centres could be set up in Delhi, where office space may be allotted to these industries which have their establishment in NCR at pre-determined rates.

### **C. Joint Venture Projects**

Delhi, with its experience and expertise should participate in the industrial development in NCR. Delhi Administration should take-up projects on 'Joint Venture' basis with the counterpart agencies (UPSIDC, HSIDC and RIICO) of the participating states.

**D. Construction of Multi-storeyed flatted factory complexes should be Multi-storeyed flatted constructed to save space and to have better management factories of services.**

**E. Common Advertisement** Common advertisements indicating the sites available in Delhi along with sites available in NCR towns should be published for relocating non-conforming units ordered to be shifted by the Supreme Court so as to give entrepreneurs varied options for relocation. Similar concessions as being given for their relocation in Delhi should be given for other towns also.

## **9.2.2 Rest of NCR excluding Delhi**

### **A. Suggested locations**

- i) The DMA towns and the priority towns (Regional Centres) selected in the Regional Plan for induced development have been envisaged to play a significant role and would have a strong industrial content as shown in their proposed occupational structure (Table -7).
- ii) Besides the DMA and the priority towns it has been proposed in the Regional Plan that the sub-regional centres which have been identified in the Sub-regional Plans prepared by the respective state govts. will also serve as first stage industrial centres.
- iii) On the basis of these recommendations of the Regional Plan and status of industrial development in the region, following locations are suggested :



| <b>NCR Constituent sub-regions</b> | <b>DMA towns</b>                        | <b>Regional Centres</b>                    | <b>Sub-Regional Centres</b>   |
|------------------------------------|---|--|---|
| 1. Haryana                         | Kundli, Bahadurgarh, Gurgaon, Faridabad | Panipat, Rohtak, Rewari, Dharuhera, Palwal | Samalkha, Jhajjar, Bawal, Hodel, Gohna, Sonapat, Ganaur, Sohna/Rozka-meo, Manesar, Meham, Kharkhoda*. |
| 2. U.P.                            | Ghaziabad, Noida                        | Meerut, Hapur, Bulandshahr, Khurja         | Pilkhwa, Sikarpur, Tronica City - Loni, Greater NOIDA, Muradnagar, Massuri, Gulawati                  |
| 3. Rajasthan                       | -                                       | Alwar, Bhiwadi                             | Khairthal, Tijara, Behror, Shahjhanpur, Nimrana*, Kot kasim*  |

\* Presently identified as Service Centres, to be upgraded as Sub-regional Centres.

iv) The strategy to develop these areas may entail following elements :

- a) These locations to be developed as model industrial areas equipped with facilities such as uninterrupted power supply, efficient telecommunication network, transportation and ware-housing facilities, common effluent treatment plants and industrial and potable water supply.
- b) Private sector participation in industrial infrastructure development. The private sector may establish and operate key infrastructural facilities like power, water supply, telecommunication, etc.
- c) Establishment of a single window system of registration, financing and industrial regulatory measures.
- d) In order to encourage the industries to establish in NCR, liberal fiscal incentives be given to the new units as provided in the industrial policy frame-work of the states.

### 9.3 SHIFTING OF INDUSTRIES

#### A. Delhi Master Plan Provisions

The Delhi Master Plan-2001 has made the following important provisions with regard to location of industries in Delhi :

- i) Hazardous and noxious industries [H (a)] :
  - a) not permitted in Delhi;
  - b) existing units to be shifted out within 3 years (upto 1993); and
  - c) land which may become available from their shifting/closure is to be used in meeting the deficiencies of the community.
- ii) Heavy and large industries [H (b)] :
  - a) no new units to be permitted in Delhi;
  - b) existing industries to be shifted to DMA and NCR; and
  - c) vacated land to be used for community needs.
- iii) Extensive industries (F)
  - a) no new extensive industries, except in existing identified extensive industrial areas.
  - b) existing non-conforming extensive industries to be shifted to extensive industrial use zones within 3 years.
- iv) Light and service industries :
  - a) non-conforming light and service industries with 20 or more workers located in non-conforming areas shall be shifted within 3 years to conforming use zones.
  - b) non-conforming light and service industries between 10 to 19 workers to be reviewed after 5 years for shifting.

#### B. Efforts by NCRPB

The NCR Planning Board in the 17th meeting of the Board held on 23-4-94 had decided upon a set of modalities for speedy implementation of the decentralisation of economic activities and a package of incentives and constituted a Standing Committee with the Chief Secretary, NCT-Delhi as

the Chairman and representatives of Haryana, U.P., and Rajasthan Govts. as Members to formulate programmes for shifting of designated industries from Delhi to the NCR. A Sub-Group constituted by the Standing Committee further deliberated upon the various issues in connection with the shifting of industries and finalised the proposal.

### C. Supreme Court Orders

A major thrust in this direction came from the Hon'ble Supreme Court which has issued orders for the closure of certain industrial units and asked them to move out of the capital as they are not permitted under the law. In this context, the Supreme Court took note of the provisions of the Delhi Master Plan which has asked all such units to give their relocation plan within one year of the notification of the Master Plan in 1991 and shift thereafter in the next two years to the NCR. It also took note of the provisions of the NCR Planning Board Act, 1985 and the Regional Plan - 2001 drawn up by the NCR Planning Board. Some of the important orders issued by the Hon'ble Supreme Court in this regard are as under:

| SL.NO. | SUPREME COURT ORDER (DATE) | CONTENTS (INDUSTRIES TO BE SHIFTED/CLOSED DOWN) | CLOSING DATE |
|--------|----------------------------|---|--------------|
| 1.     | 19.04.96                   | Non-Conforming Industries (about 39,000 units)  | 01.01.97     |
| 2.     | 08.07.96                   | 168 Industries                                  | 30.11.96     |
| 3.     | 06.09.96                   | 513 Industries                                  | 31.01.97     |
| 4.     | 10.10.96                   | 43 Hotmix Plants                                | 28.02.97     |
| 5.     | 26.11.96                   | 246 Brick Kilns                                 | 30.6.97      |
| 6.     | 26.11.96                   | 21 Arc/Induction Furnaces                       | 31.03.97     |
| 7.     | 19.12.96                   | 337 Industries                                  | 30.06.97     |

1. To implement these orders the Court issued following directives :

- i) The allotment of plots, construction of factory buildings, etc. and issuance of any licences/permissions etc. shall be expedited and granted on priority basis.
- ii) In order to facilitate shifting of industries from Delhi, all the four States constituting the NCR shall set up unified single agency consisting of all the participating states to act as a nodal agency to sort out all the problems of such industries.
- iii) The single window facility shall be set up by the four states.
- iv) The use of the land which would become available on account of shifting/relocation of the industries shall be permitted in the following manner :

| Sl.No. | Extent   | Percentage to be surrendered and dedicated to the DDA for development of greenbelts and other spaces | Percentage to be developed by the owner for his own benefit in accordance with the use permitted under the Master Plan |
|--------|--|--|--|
| 1      | 2  | 3  | 4  |
| 1.     | Upto 2000 sq.mt. (including the first 2000 sq.mts. of the larger plot) | -  | 100% to be developed by the owner in accordance with the zoning regulations of the Master Plan.                        |
| 2.     | 02. to 5 ha.   | 57   | 43   |
| 3.     | 5 ha. to 10 ha.  | 65   | 35   |
| 4.     | Over 10 ha.  | 68   | 32   |

On the percentage of land as shown in Col.4 the owners at Sl.No. 2, 3 and 4 shall be entitled to one and half time of the permissible FAR under the Master Plan

- v) The shifting industries on their relocation in the new industrial estates shall be given incentives in terms of the provisions of the Master Plan and also the incentives which are normally extended to new industries in new industrial estates.
- vi) The workmen employed shall be entitled to the rights and benefits as indicated hereunder:

- The workmen shall have continuity of employment at the new town and place where the industry is shifted. The terms and conditions of their employment shall not be altered to their detriment;
  - The period between the closure of the industry in Delhi and its restart at the place of relocation shall be treated as active employment and the workmen shall be paid their full wages with continuity of service;
  - All those workmen who agree to shift with the industry shall be given one years wages as 'shifting bonus' to help them settle at the new location;
  - The workmen employed in the industries which fail to relocate and the workmen who are not willing to shift along with the relocated industries, shall be deemed to have been retrenched with effect from the date of closure provided they have been in continuous service (as defined in Section 25B of the Industrial Disputes Act, 1947) for not less than one year in the industries concerned before the said date. They shall be paid compensation in terms of Section 25-F(b) of the Industrial Disputes Act, 1947. These workmen shall also be paid, in addition, six years wages as additional compensation;
  - The gratuity amount payable to any workmen shall be paid in addition.
- D. In the case of non-conforming industries mentioned at Sl.No. 1 (about 39,000 units) the Hon'ble Supreme Court vide its orders dated 30.10.96 and 18.12.96 had permitted Delhi Administration to make use of 102 acres of land available with them in the existing industrial areas and acquire and develop additional 1300 acres of land at three locations to accomodate non-conforming industries. The Court has also directed Delhi Administration to file progress report in the Court every three months.
- E. GNCT of Delhi to consider carefully the re-location of non-conforming industries in 1300 acres of land as allowed by the Supreme Court to be developed within Delhi. It was felt that development of 1300 acres of land would actually need about 10,000 acres of land, needed for the development of housing and meeting demand on provision of concomitant infrastructure. If so many industries are relocated again in Delhi, it would add to the detriment of industrial development of the Region. In case it is finally decided to re-locate these industries in NCR, Multi-Storeyed Flatted Factory concept should be adopted so that speculation tendencies on allotment of raw land could be prevented.

# TABLES

**TABLE - 1: DISTRIBUTION OF WORKING FORCE IN URBAN DELHI 1951-1991**

| Categories                  | 1951    |       | 1961    |       | 1971    |       | 1981    |       | 1991    |       |
|-----------------------------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|
|                             | Workers | %     | Workers | %     | Workers | %     | Workers | %     | Workers | %     |
| 1 Cultivators               | 3483    | 0.7   | 5178    | 0.7   | 5176    | 0.5   | 7227    | 0.39  | 8534    | 0.32  |
| 2 Agri. Labours             | 584     | 0.1   | 1242    | 0.2   | 3603    | 0.3   | 4772    | 0.25  | 7821    | 0.29  |
| 3 Livestock Forestry etc.   | -       | -     | -       | -     | -       | -     | 13091   | 0.70  | 14692   | 0.55  |
| 4 Mining & Quarrying        | 1521    | 10.3  | 5446    | 0.7   | 9091    | 0.8   | 4745    | 0.25  | 2953    | 0.11  |
| 5 Manufacturing, Processing |         |       |         |       |         |       |         |       |         |       |
| a) Household Industry       | 6632    | 1.3   | 12684   | 1.7   | 242733  | 2.2   | 31349   | 1.69  | 37090   | 1.37  |
| b) Other than house-hole    | 80639   | 15.7  | 155099  | 20.7  | 25107   | 21.7  | 510748  | 27.49 | 631808  | 23.44 |
| 6 Construction              | 44948   | 8.7   | 32540   | 4.4   | 61517   | 5.5   | 118699  | 6.39  | 207515  | 7.70  |
| 7 Trade & Commerce          | 117338  | 22.8  | 143809  | 19.3  | 239719  | 21.6  | 413430  | 22.25 | 672978  | 24.97 |
| 8 Transport & Comm.         | 34455   | 6.7   | 47387   | 6.3   | 107324  | 9.6   | 168457  | 9.07  | 221164  | 8.20  |
| 9 Other Services            | 224426  | 43.7  | 343430  | 46.0  | 422667  | 37.8  | 584663  | 31.47 | 891018  | 33.05 |
| Total Workers               | 514026  | 100.0 | 746815  | 100.0 | 1116937 | 100.0 | 1857545 | 100.0 | 2695533 | 100.0 |
| Population                  | 1437134 | -     | 2349408 | -     | 3647023 | -     | 5678200 | -     | 4420644 | -     |
| Participation Ratio         | 27.96   | -     | 31.65   | -     | 30.62   | -     | 32.20   | -     | 28.61   | -     |

Source : Census of India, 91

**TABLE - 2: ORGANISED INDUSTRIAL SECTOR IN NCR**

| Sl.No. | NCR Constituent    | large & Medium Industries |       | Small Scale Industries |       | Total organised sector (units) |
|--------|--------------------|---------------------------|-------|------------------------|-------|--------------------------------|
|        |                    | Unit                      | %     | Unit                   | %     |                                |
| 1      | Delhi              | 173                       | 18.6  | 20039                  | 18.8  | 20212                          |
| 2      | Haryana-Sub-region | 348                       | 37.5  | 55285                  | 51.8  | 55633                          |
| 3      | UP Sub-region      | 323                       | 34.8  | 20844                  | 19.5  | 21167                          |
| 4      | Rajasthan          | 84                        | 9.1   | 10514                  | 9.9   | 10598                          |
| 5      | NCR                | 928                       | 100.0 | 106682                 | 100.0 | 107610                         |

Source: Study by ORG on 'Regions Economy and Industrial Development Potentials', 1994

**TABLE - 3: INDUSTRY SECTOR-WISE DISTRIBUTION OF L&M INDUSTRIES IN NCR**

| Sl. No. | Industry Sectors                  | Delhi      |              | Haryana Sub-region |              | UP Sub-region |              | Rajasthan Sub-region |              |
|---------|-----------------------------------|------------|--------------|--------------------|--------------|---------------|--------------|----------------------|--------------|
|         |                                   | Units      | %            | Units              | %            | Units         | %            | Units                | %            |
| 1       | Food Products                     | 11         | 6.4          | 28                 | 8.0          | 35            | 10.7         | 3                    | 3.6          |
| 2       | Beverages & Tobacco               | 5          | 2.9          | 9                  | 2.6          | 11            | 3.4          | 1                    | 1.2          |
| 3       | Cotton Textiles                   | -          | -            | 11                 | 3.1          | 5             | 1.5          | 1                    | 1.2          |
| 4       | Textile Products                  | 5          | 2.9          | 22                 | 6.3          | 13            | 4.0          | 10                   | 11.9         |
| 5       | Paper/Publ./Printing              | 19         | 10.9         | 12                 | 3.4          | 25            | 7.7          | 2                    | 2.4          |
| 6       | Leather/Fur Products              | 2          | 1.2          | 4                  | 1.1          | 2             | 0.6          | 1                    | 1.2          |
| 7       | Chemicals                         | 14         | 8.1          | 23                 | 6.6          | 35            | 10.7         | 7                    | 8.3          |
| 8       | Non-Metallic mineral products     | 4          | 2.3          | 18                 | 5.1          | 12            | 3.7          | 7                    | 8.3          |
| 9       | Basic Metals                      | 17         | 9.8          | 30                 | 8.6          | 19            | 5.8          | 7                    | 8.3          |
| 10      | Metal Products & Parts            | 17         | 9.8          | 54                 | 15.4         | 33            | 10.1         | 13                   | 15.5         |
| 11      | Machine Tools                     | 17         | 9.8          | 51                 | 14.6         | 17            | 5.2          | 5                    | 6.0          |
| 12      | Electrical Machinery              | 33         | 19.1         | 38                 | 10.9         | 65            | 19.9         | 7                    | 8.3          |
| 13      | Transport Equip.                  | 8          | 4.6          | 23                 | 6.6          | 20            | 6.1          | 8                    | 9.5          |
| 14      | Other Manufacturing               | 3          | 1.7          | 9                  | 2.6          | 5             | 1.5          | 2                    | 2.4          |
| 15      | Wood Based/ Furniture Products    | -          | -            | -                  | -            | 2             | 0.6          | -                    | -            |
| 16      | Rubber/Plastic Petroleum Products | 10         | 5.8          | 18                 | 5.1          | 27            | 8.3          | 10                   | 11.9         |
|         | Unclassified                      | 8          | 4.7          | -                  | -            | -             | -            | -                    | -            |
|         | <b>Total</b>                      | <b>173</b> | <b>100.0</b> | <b>350</b>         | <b>100.0</b> | <b>326</b>    | <b>100.0</b> | <b>84</b>            | <b>100.0</b> |

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.



**TABLE - 4: SMALL SCALE INDUSTRIES IN NCR**

| Sl.No. | NCR Constituent Territories | Total no. of units | Rural-Urban composition |                 | No. of units in DMA & Priority Towns |
|--------|-----------------------------|--------------------|-------------------------|-----------------|--------------------------------------|
|        |                             |                    | Urban (%)               | Rural (%)       |                                      |
| 1      | Delhi                       | 20039<br>(18.8)    | 19037<br>(95.0)         | 1002<br>(4.9)   | 19298                                |
| 2      | Haryana Sub-region          | 55285<br>(51.8)    | 33464<br>(60.5)         | 21821<br>(39.5) | 17994                                |
| 3      | U.P. Sub-region             | 20844<br>(19.5)    | 17857<br>(85.7)         | 2987<br>(14.3)  | 12719                                |
| 4      | Rajasthan Sub-region        | 10514<br>(9.9)     | 8021<br>(76.3)          | 2493<br>(23.7)  | 3009                                 |
| 5      | NCR                         | 106682<br>(100.0)  | 78379<br>(73.5)         | 28303<br>(26.5) | 53020                                |

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 5: UNORGANISED SECTOR PROFILE IN DELHI**

| Sl.No. | Industry Group            | Total No. of Units |
|--------|---------------------------|--------------------|
| 1      | Food Products             | 4797               |
| 2      | Textile Products          | 18546              |
| 3      | Wooden Products           | 3132               |
| 4      | Printing                  | 4970               |
| 5      | Leather Products          | 1369               |
| 6      | Rubber & Plastic Products | 3137               |
| 7      | Chemicals                 | 427                |
| 8      | Mineral & Metal Products  | 1396               |
| 9      | Metal & Metal Products    | 6858               |
| 10     | Machinery & Parts         | 7425               |
| 11     | Electrical Machinery      | 1685               |
| 12     | Transport Equipment       | 1814               |
| 13     | Other Mfg. Industries     | 2827               |
| 14     | Repair Services           | 14178              |
| 15     | Other Services            | 2861               |
| Total  |                           | 75422              |

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 6: INDUSTRIAL ESTATES (IEs) IN NCR**

| Sub-region    | Number of IEs | Area Development (Acres) | No. of Plots   |         | Avg. (acres) Plot size | No. of plots/shed occupied |
|---------------|---------------|--------------------------|----------------|---------|------------------------|----------------------------|
|               |               |                          | Deve-<br>loped | Alloted |                        |                            |
| Delhi         | 22            | 2560.41                  | 13178          | 10749   | 0.20                   | 10749                      |
| Haryana       | 41            | 5446.11                  | 8746           | 7820    | 0.62                   | 3267                       |
| Uttar Pradesh | 29            | 11598.56                 | 12846          | 12846   | 0.93                   | 10649                      |
| Rajasthan     | 8             | 4276.88                  | 2223           | 1925    | 1.92                   | 1106                       |

Source: Study by ORG on 'Region's Economy and Industrial Development Potential's, 1994.

**TABLE - 7: OCCUPATIONAL STRUCTURE IN DMA AND PRIORITY TOWNS - 2001**

| Town                     | Proposed<br>participa-<br>-tion | Proportion of workers (%) |          |                    |                     |   |          |
|--------------------------|---------------------------------|---------------------------|----------|--------------------|---------------------|---|----------|
|                          |                                 | Primary                   | Industry | Construc-<br>-tion | Trade &<br>Commerce | Transport<br>Storage<br>&<br>Communi-<br>cation | Services |
| <b>A. DMA TOWNS</b>      |                                 |                           |          |                    |                     |   |          |
| Ghaziabad                | 30                              | 0.5                       | 38.0     | 6.0                | 15.0                | 10.0  | 30.0     |
| NOIDA                    | 35                              | 2.0                       | 40.0     | 6.0                | 20.0                | 12.0  | 20.0     |
| Faridabad/Ballabhgarh    | 35                              | 2.0                       | 45.0     | 6.0                | 16.0                | 7.0   | 24.0     |
| Gurgaon                  | 35                              | 2.0                       | 40.0     | 10.0               | 16.0                | 10.0  | 22.0     |
| Bahadurgarh              | 35                              | 6.0                       | 30.0     | 4.0                | 25.0                | 10.0  | 25.0     |
| Kundli                   | 35                              | 2.0                       | 40.0     | 10.0               | 16.0                | 10.0  | 22.0     |
| <b>B. PRIORITY TOWNS</b> |                                 |                           |          |                    |                     |   |          |
| Meerut                   | 32                              | 2                         | 29       | 4                  | 20                  | 9   | 36       |
| Hapur                    | 30                              | 6                         | 28       | 4                  | 22                  | 13  | 27       |
| Bulandshahr<br>-Khurja   | 30                              | 4                         | 40       | 4                  | 20                  | 12  | 20       |
|                          | 30                              | 4                         | 40       | 4                  | 20                  | 12  | 20       |
| Panipat                  | 32                              | 4                         | 40       | 4                  | 20                  | 12  | 20       |
| Rohtak                   | 30                              | 7                         | 28       | 4                  | 20                  | 13  | 28       |
| Palwal                   | 30                              | 9                         | 15       | 4                  | 17                  | 21  | 34       |
| Rewari                   | 30                              | 9                         | 15       | 4                  | 21                  | 15  | 36       |
| -Dharuhera               | 30                              | 5                         | 50       | 4                  | 16                  | 7   | 18       |
| -Bhiwadi                 | 30                              | 5                         | 50       | 4                  | 16                  | 7   | 18       |
| Alwar                    | 30                              | 5                         | 30       | 4                  | 20                  | 11  | 30       |

Source: Regional Plan - 2001

**AGENDA 5**

**ANNUAL PLAN FOR THE YEAR 1998-99.**

**ANNEXURE IV**

## **NATIONAL CAPITAL REGION PLANNING BOARD**

### **ANNUAL PLAN FOR 1998-99 : A BRIEF ON THE PROPOSALS**

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The NCR Planning Board came into existence under an Act of Parliament in March, 1985. The Board prepared and approved the Regional Plan-2001 for NCR which came into force with effect from 23rd January, 1989. The core objectives of the Regional Plan are:

- i) To contain Delhi's population size within manageable limits and,
- ii) To develop National Capital Region in an harmonious and balanced manner.

During the 7th Plan period, for want of adequate funds, the Board, in pursuance of the implementation of the Regional Plan policies, funded a number of small projects relating to residential, industrial, commercial, institutional, infrastructural and work-cum-shelter in the new towns through the implementing agencies of the Participating State Governments. These schemes related primarily to land acquisition and land development.

For the 8th Five Year Plan (1992-97), a budgetary allocation of Rs. 200 crores under the State Sector has been made to the NCRPB by the Central Government. But out of Rs.200 crores, the NCRPB has actually received Rs.135 crores only (1992-Rs.10 crores, 1993-Rs.20 crores, 1994-Rs.25 crores, 1995- Rs.40 crores, and 1996-Rs.40 crores). The expected line of credit from HUDCO to the extent of Rs. 100 cr. was materialised. The Board had drawn an amount of Rs. 60.00 cr. from HUDCO on actual requirement of funds. It was anticipated that during 1992-97, internal accrual of Rs.95 crores will be available beside Rs.0.85 crores unspent accrual of previous plan will also be available. During this period (1992-97) the investment programme mainly involves development of 10 integrated new townships adjacent to the existing 8 priority towns, 2 DMA towns, improvement of infrastructural facilities in 34 sub-regional centres and 5 counter magnet areas. It also include strengthening of NCRPB secretariat, financing planning cells set up in the NCR Sub-regions for their functioning and funding commitments to ongoing schemes.

Further during the Annual Plan of 1996-97 it was envisaged that beside internal net resource

generation of Rs.25 crores, the central Government will allocate Rs. 80 crores and the matching contribution of Rs.80 crores will be available from constituent States and Rs.21.5 crores from NCT-Delhi. In addition it was anticipated to mobilise Rs.700 crores through bonds/loans. Since the actual allocation from the Central Government was limited to Rs. 40 crores, the implementation of plan proposals greatly hampered due to non-availability of funds.

Therefore, during the Ninth Five Year Plan the basic strategy to deflect 2 million population from Delhi to the National Capital Region and development of 2 selected DMA and 8 priority towns and complexes was kept on priority. It has also been emphasised to develop regional, physical and economic infrastructure and linkages within the region to attain balanced and harmonised development of the entire region. The NCR Plan objectives are to be achieved through the development of core infrastructure at the regional level in the form of power generation, transmission and distribution), transportation- both road and rail, telecommunications and development of Urban physical and economic infrastructure to a level comparable to that existing in the NCT of Delhi in the DMA and

Priority towns and complexes so as to facilitate the dispersal of population and economic activities to the entire NCR.

The NCR Planning Board has prepared and approved Ninth Plan proposals requiring an investment programme of Rs.28426 crores consisting of Rs.16,500 crores in the private sector and Rs.11926 crores in the public sector.

Since the NCR is an interstate region, the development projects are required to be implemented by a number of agencies including the Central Ministries of Surface Transport, Railways, Power and Telecommunication etc. State Governments, and Development Authorities. It has been proposed that special 'Sub component for NCR' be reflected in plans of Central Ministries and constituent State Governments. The programme which is required to be funded jointly by the NCRPB and participating States is of the tune of Rs.6300 crores which the Board proposes to mobilise as follows:

- |   |                |
|---|----------------|
| 1. Budgetary support to the NCRPB                           | Rs. 800 crores |
| 2. Contribution by NCT Delhi                                | Rs. 150 crores |
| 3. Allocation by Haryana, Rajasthan and UP at project level | Rs.1500 crores |

4. Internal and external budgetary resources

|  |                |
|--|----------------|
| a) Internal Accural of NCRPB             | Rs. 280 crores |
| b) Taxable and taxfree bonds             | Rs.1785 crores |
| c) Borrowing from financial Institutions | Rs.1785 crores |
|  | -----          |
| Total:                                   | Rs.6300 crores |
|  | -----          |

On the recommendations of the Sub-group on urban development constituted by the Planning Commission, NCRPB has been granted approval for an IEBR of Rs.624 crores consisting of taxable and tax-free bonds and borrowing from financing institutions. Efforts are also been made to place NCR Development in the priority sector list for availing Government directed loans (investments) from institutions like LIC, GIC, UTI etc. at concessional rate of interest.

Accordingly during the annual plan 1997-98 it has been proposed to complete the work of land acquisition for all projects, funding of ongoing projects and also financing other development projects identified under joint funding (NCRPB + States) programme on town development and core infrastructure development. Thus, the total amount which was anticipated during 1997-98 was of the tune of Rs.660



crores. Out of this Rs.160 crores from the budgetary allocation, Rs.160 from State contribution, Rs.30 crores from NCT Delhi; Rs. 40 crores from internal accrual for reinvestment, Rs.125 crores raised through bonds and Rs.145 crores through loan from financing institutions.

As against Rs.160 crores, Rs.45 crores received from the M/o UA&E as budgetary support. The Govt. of NCT Delhi has so far contributed Rs.15.0 crores as against anticipated amount of Rs.30.00 crores. Internal accrual Rs.40 crores remained the same. Rs.11.25 crores was the opening balance as on 1.4.97.

During the Annual Plan 1998-99, it has been proposed to complete the work of land acquisition for major projects (including for peripheral expressway to be undertaken by NCT-Delhi), funding of next instalments of ongoing projects and identified projects under joint funding (NCRPB+States) programme on town development and core infrastructure development. The total amount which will be required during 1998-99 will be Rs.995 crores. Out of this Rs.160 crores from the budgetary allocation, Rs.255 crores from States contribution, Rs. 30 crores from NCT Delhi, Rs.60

crores from internal accruals for reinvestment, Rs. 300 crores to be raised through taxable and taxfree bonds, Rs.40 crores from line of credit and Rs.150 crores to be raised through loans from financial institutions. Details of these are as under:

# I) Central Sector

The Central Sector schemes which are proposed to be the sub-components of the Central Ministries of Surface Transport, Railways and Communications are findicated below:

(Rs.crores)

|   |           |   |
|---|-----------|---|
| 1) M/Surface Transport  | Rs. 50.00 | Widening and strengthening of National Highways   |
|   | Rs.350.00 | Land acquisition for Expressways  |
|   | Rs.400.00 |   |
| 2) M/Railways, over & above their Plan provision and without dividend liability for executing these projects. | Rs.122.00 | For dedicated tracks along the Northern Ring Rail, interconnection with DMA Towns and laying additional tracks from Delhi to Meerut, Khurja and Palwal. |

Rs.100.00 For Rail Bypass.

Total:

Rs.222.00

- 3) M/Communications Rs.260.00 For and additional 60000 lines.

Total Central Ministries

Rs.882.00

## II) State Sector

### HARYANA

#### I) Projects for Joint Sector funding:

- a) Funds for financing new townships development projects jointly with NCR Planning Board 60.00 crs.

- b) Funds for financing core infrastructure projects

- i) LA for Expressways 40.00 crs.

- ii) Contribution to railways for Regional Rapid Transit system 20.00 crs.

120.00 crs

II) Projects for exclusive financing by State Govts:

i) LA for Regional Road Grids 60.00 crs.

ii) Construction of Regional Road Grids 35.00 crs.

iii) T & D for Power 35.00 crs.

-----  
130.00 crs

Total: 250.00 crs  
-----

**RAJASTHAN**

(I) Projects for Joint Sector funding:

a) Funds for new township development projects jointly with NCR Planning Board 27.00 crs

(II) Projects for exclusive funding by State Govt.

b) Power T & D system 14.00 crs  
-----  
41.00 crs  
-----

**UTTAR PRADESH**

I) Projects for Joint Sector funding:

a) Funds for financing new townships development projects jointly with NCR Planning Board (as per their demand) 70.00 crs

b) Funds for financing core infrastructure projects

|     |  |            |            |
|-----|--|------------|------------|
| i)  | LA for Expressways   | 48.00 crs. |            |
| ii) | Contribution to railways for Regional Rapid Transit system | 25.00 crs. |            |
|     |  | -----      |            |
|     |  |            | 73.00 crs  |
|     |  |            | -----      |
|     | Total:   |            | 143.00 crs |

II) Projects for exclusive financing by State Govts:

|      |                                |            |            |
|------|--------------------------------|------------|------------|
| i)   | LA for Regional Road           | 45.00 crs. |            |
| ii)  | Construction of Regional Roads | 18.00 crs. |            |
| iii) | T & D system for power         | 50.00 crs. |            |
|      |                                | -----      |            |
|      |                                |            | 113.00 crs |
|      |                                |            | -----      |
|      | Total:                         |            | 256.00 crs |

NCT DELHI

a) Contribution to the NCRPB funds for the new township development projects in NCR 30.00 crs

b) Funds for financing core infrastructure projects

|     |   |             |            |
|-----|---|-------------|------------|
| i)  | Perimeter Expressway and four-directional terminals | 280.00 crs. |            |
| ii) | Augmentation of Ring Rail and related surveys       | 94.00 crs.  |            |
|     |   | -----       |            |
|     |   |             | 374.00 crs |
|     |   |             | -----      |
|     | Total:  |             | 404.00 crs |

**NCR PLANNING BOARD**

|   | NCRPB<br>SHARE | STATE<br>SHARE | TOTAL  |
|---|----------------|----------------|--------|
|   | -----          | -----          | -----  |
| a) Township development to<br>be jointly implemented<br>with States           | 427.00         | 157.00         | 584.00 |
| b) Core Infrastructure Deve-<br>lopment jointly with<br>Ministries and States |                |                |        |
| i) LA for Expressways   | 264.00         | 88.00          | 352.00 |
| ii) RRTS  | 35.00          | 10.00          | 45.00  |
| iii) NCR University   | 10.00          | -              | 10.00  |
| iv) Project Development<br>Assistance   | 4.00           | -              | 4.00   |
|   | -----          | -----          | -----  |
| Total:  | 740.00         | 255.00         | 995.00 |
|   | -----          | -----          | -----  |

**FINANCING PLAN FOR PROJECTS THROUGH NCR PLANNING BOARD  
DURING 1998-99**

The above projected investment requirements for the Annual Plan 1998-99, the components of the development programmes to be funded by the NCR Planning Board are estimated to cost Rs.995 cr. This requirement is proposed to be funded in the following manner:

|    |  |        |        |
|----|--|--------|--------|
| 1. | <u>Budgetary Support:</u>  |        |        |
|    | a) By the Ministry of U.A. & E.  | 160.00 |        |
|    | b) Contribution by NCT Delhi   | 30.00  |        |
|    | c) Matching provision by<br>Haryana, Rajasthan & Uttar<br>Pradesh at Project level | 255.00 |        |
|    |  | <hr/>  | 445.00 |
| 2. | <u>IEBR</u>  |        |        |
|    | a) Internal Accruals of NCRPB<br>for reinvestment                                  | 60.00  |        |
|    | b) Tax free bonds  | 150.00 |        |
|    | c) Taxable bonds   | 150.00 |        |
|    | d) Line of Credit  | 40.00  |        |
|    | e) Borrowing from Institutions   | 150.00 |        |
|    |  | <hr/>  | 550.00 |
|    |  |        | <hr/>  |
|    |  |        | 995.00 |
|    |  |        | <hr/>  |

In order to enable the NCR Plan proposals to be implemented to the tune of 995.00 cr. the following facilitative steps are required to be initiated:

- i) The Central Ministries to make necessary sub-component provisions in their Ninth Plan proposals as follows:

|                     |               |
|---------------------|---------------|
| M/Surface Transport | Rs.400.00 cr. |
| M/Railways          | Rs.222.00 cr. |
| M/Communications    | Rs.260.00 cr. |

- ii) To step up the budgetary support by the Ministry of UA&E to the NCR Planning Board to at least Rs.160 crores during 1998-99 period.
- iii) Member States of NCR to make necessary provisions in their Sub-component plan for NCR for financing both joint and exclusive NCR Projects to the following extent:

|               |            |
|---------------|------------|
| Haryana       | 250.00 cr. |
| Rajasthan     | 41.00 cr.  |
| Uttar Pradesh | 256.00 cr. |
| NCT Delhi     | 404.00 cr. |

- iv) The NCR Planning Board may be:

- a) Given sufficient IEBR to be able to draw the funds through taxable and tax free bonds.
- b) Placed in the priority sector list for availing Government directed loans



(investments) from the institutions like LIC,  
GIC, UTI etc.

## **ANNUAL PLAN 1998-99 ALLOCATIONS REQUIRED FOR NCR**

### **1. Central Ministries:**

|                           |               |
|---------------------------|---------------|
| Min. of Surface Transport | Rs.400.00 Cr. |
| Min. of Railways          | Rs.222.00 cr. |
| Min. of Communications    | Rs.260.00 cr. |
|                           | -----         |
|                           | Rs.882.00 cr. |

### **2. States:**

|               |               |
|---------------|---------------|
| Haryana       | Rs.250.00 cr. |
| Rajasthan     | Rs. 41.00 cr. |
| Uttar Pradesh | Rs.256.00 cr. |
|               | -----         |
|               | Rs.547.00 cr. |
| NCT Delhi     | Rs.404.00 cr. |

### **3. NCR Planning Board**


Rs.160.00 cr.

Total Budgetary Provision required Rs.1992.00 cr.  
for the NCR Projects during Annual Plan 1998-99. =====

**AGENDA 7**

**APPROVAL OF ANNUAL REPORT OF  
NCRPB 1996-97.**

**ANNEXURE V**



ANNUAL REPORT - 1996-97

FINANCIAL YEAR - APRIL 1996 - MARCH 1997

NATIONAL CAPITAL REGION PLANNING BOARD

# NATIONAL CAPITAL REGION PLANNING BOARD

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# NATIONAL CAPITAL REGION PLANNING BOARD

## ANNUAL REPORT FOR 1996-97

### I. INTRODUCTION

Under Section 24 of the National Capital Region Planning Board Act 1985 an Annual Report is to be prepared giving a full account of its activities during the financial year immediately preceding the financial year in which such report is prepared and forward copies to the Central Government and the participating States and NCT-Delhi.

The National Capital Region Planning Board has completed 12 years of existence in March, 1997. During this period, the Board has succeeded in bringing a detailed development plan for the National Capital Region, keeping 2001 A.D. as the target year. Regional Plan 2001, a statutory plan for the development of an inter-state region, comprises the National Capital Territory of Delhi and neighbouring districts of the States of Haryana, Rajasthan and Uttar Pradesh, covering geographical an area of 30,242 sq. km. The Regional Plan which has the core objectives of containing the population size of Delhi at the level of 112 lakhs by 2001 and developing NCR in a balanced and harmonious manner, lays emphasis on developing large-scale employment generating activities in 8 identified priority towns/complexes and 2 select DMA towns, to retard the flow of migrants to Delhi, the bulk of whom come from the neighbouring states. Keeping this in view it also provides for the improvement of the essential urban civic services and transport infrastructure, both at regional and local levels, so as to attract and absorb the surplus population to be deflected from Delhi through a simultaneous decentralisation and dispersal of economic and administrative activities now concentrated in the National Capital.

### II. CONSTITUTION OF NCR PLANNING BOARD

#### Composition

The Board was initially constituted in March, 1985 under the NCR Planning Board Act, 1985. It was reconstituted on 15.2.90 and on 30.9.91 additional members were coopted. The Board has further been reconstituted on 22.3.94 and 11.3.97. The final list of the reconstituted Board and co-opted members is at Annexure 'A'.

### III. MEETINGS OF THE BOARD

Since April 1996, NCR Planning Board has met twice i.e. on 19.8.96 and 15.3.97 wherein the important business transacted and decisions taken were:

1. Functional Plan for Power Sector in NCR :

An audio-visual presentation on Functional Plan for power sector was made by Member Secretary. It was explained that in order to contain the financial burden on the States, the power generation which constituted the major cost component would be taken up in the private sector. Shri Bansilal, Chief Minister of Haryana requested that the power tariff should be made uniform all over the Region so that there is no inter-State competition, specially in the matter of location of industries. Dr. S. Venugopalachari, Minister of State for Power stated that Hon'ble Prime Minister had agreed to convene the Chief Ministers' meeting to discuss the matter. The Functional Plan for Power Sector was approved in 20th Board Meeting.

2. Ninth Five Year Plan (1997-2002) Investment Requirements for Development Programmes of NCR :

Report of the Sub-group of the working group on Ninth Plan had worked out Investment Requirement of Rs. 26,000/- crores for implementation of the Regional Plan-2001. This was presented to the Board by an audio-visual. The Investment Plan explained the provisions which will have to be made by the Central Ministries, the State Governments, NCR Planning Board. It was pointed out that when the Planning Commission takes up discussions with State Govts. and Central Ministries, provisions for Sub-sector Plans may be made separately for implementation of NCR Plan. The report of the Sub-group was approved.

3. Financing NCR Projects: Raising of Additional Resources :

New financing pattern for implementation of NCR development projects was approved wherein the loan assistance component of the Board was raised from 50% to 75% and State contribution was reduced from 50% to 25%. However, Member Secretary expressed his concern over the viability of the Board to raise additional funds through HUDCO. It was decided that the matter concerning raising of Bonds through HUDCO would be sorted by Hon'ble Minister of State for Urban Affairs & Employment.

4. Funding of Regional Rail Transport System for NCR :

For implementation of Regional Rail Transport System, NCR Planning Board had suggested CIDCO funding pattern of sharing the expenditure between States & Railways in the Ratio of 2/3rd - 1/3rd respectively. However, the States expressed their inability to contribute their full share. A Group/Committee was constituted under the Chairmanship of Chairman, Railway Board with Chief Secretaries of the four participating states as Members in addition to Secretary (Urban Development), Ministry of Urban Affairs & Employment, Govt. of India as Member. It was decided that the report of Group/Committee would be submitted in the 21st Meeting of the Board.

5. Annual Report 1995-96

Annual Report for the year 1995-96 was approved.

6. Audited Accounts of NCR Planning Board for the year 1995-96

Audited accounts of NCRPB for the year 1995-96 were presented and the contents of the report noted

7. Functional Plan for Telecommunication Sector :

The Functional Plan for Telecommunication Sector was approved in the 21st Board Meeting. The Functional Plan has three important components viz. the provision of local call facility within the DMA in first phase to be extended ultimately to the entire NCR; secondly, the making of telephone facility available on demand in NCR towns; and thirdly, the allotment of land on cost to cost basis by the State Urban Development Authorities to the Telecom Department for establishing new exchange buildings and the necessary infrastructure. Representative of Telecommunication Ministry stated that a meeting will be taken by the Secretary, Telecommunication to sort out issues arising out of the operational aspects of Functional Plan.

8. Shifting of Industries from Delhi to NCR:

Member Secretary explained that in view of the judgements of Hon'ble Supreme Court and Hon'ble High Court, initiative is being taken by various constituents of the single window and unified agencies in assisting the shifting of industries.

9. Fiscal Plan for National Capital Region

To implement the Regional Plan-2001 policies, NCR Planning Board in its 21st meeting approved Fiscal Plan with investment requirement of Rs.58,000/- cores, to be mobilised through public Sector and private Sector agencies. The public sectors investments are envisaged for creation of core infrastructure components for which the provisions are expected to flow out of the Central Ministries and township development for which the funds are to come through the participating states and NCR Planning Board. However, a major part (over 65%) of the

investments are envisaged to come through the private sector mainly for the setting up of economic infrastructure of industries and trade and also for the construction of housing units for the population to be re-settled in NCR townships. The private sector expected to handle the construction of infrastructure projects through innovative financing mechanisms like BOT, BOOT, BOLT, BLT etc.

10. Perspective Plan for construction of Hotels of International Standards in the NCR

The matter of preparation of Perspective Plan for Construction of Hotels of International Standards were discussed and it was informed that detailed information from U.P. Govt. in respect of hotel sites at Meerut, Ghaziabad, NOIDA, Greater NOIDA has been received. Chief Secretary, Haryana assured to submit the necessary information on Priority.

11. Annual Plan proposal for the year 1997-98

The Annual Plan proposals were approved.

12. The revised Budget Estimates for the year 1996-97 under non Plan (Revenue) and Plan (Capital) and Budget Estimates for 1997-98

The Revised Budget Estimates for the year 1996-97 and Budget Estimates for 1997-98 were approved.



#### IV. CONSTITUTION OF THE PLANNING COMMITTEE

As provided in the NCR Planning Board Act, 1985, Planning Committee under the Chairmanship of Member Secretary, NCR Planning Board has been constituted to assist the Board in the discharge of its functions. The composition of the Planning Committee is at Annexure - 'B'.

#### V. MEETINGS OF THE PLANNING COMMITTEE

Four meetings of the Planning Committee were held during the period April, 96 to March, 97 (38th, 39th, 40th meeting on 10.4.96, 15.7.96, 2.12.96 and 41st meeting on 27.1.97) and the following business has been transacted and the decisions taken:

##### 1. Functional Plans for Power and Telecommunication Sectors for National Capital Region.

Functional Plan for Power and Telecommunication Sectors were approved by Planning Committee in its 39th Meeting & 40th Meeting respectively.

##### 2. Paper on Demography

A paper was presented on Demography which had been approved by the Expert sub-group on demography and assignments were made for the year 2005 as the perspective year. However, it was decided to constitute a small sub-group to finalise the population assignments.

##### 3. Review of Regional Plan-2001

It was decided to constitute a Steering Committee to undertake the review exercise. It was reported in 41st Meeting that the Committee has been constituted.

##### 4. Land use changes

The following land use changes were permitted:

###### (a) Land use change cases in U.P. Sub-region

(i) The Revised Master Plan of Ghaziabad-Loni for perspective year 2005 proposed to accommodate 15 lacs population covering a total residential area of 16133 acres was approved.

(ii) Inclusion of proposed Masauri-Gulaothi township (Agro Industrial Park) as Sub-Regional Centre in the U.P. Sub-Region of NCR.

It was agreed that the Masauri-Gulaothi township may be developed (into an Agro-Industrial Park) as Sub-Regional Centre for a population of 1.5 lacs.

(b) The following land use change proposals submitted by DDA were approved:

(i) Change of land use of about 26.3 ha. (63 acres) from rural use to residential for resettlement of JJ Clusters near village Jaunpur, South Delhi.

(ii) Change of land use of an area measuring about 21 ha. (52 acres) rural use to residential in DDA Narela urban extension scheme.

(iii) Change of land use of an area measuring about 40.47 ha. from rural use to public and semi-public facilities (CRPF Batalian 6 Nos.) in Bawana, Delhi.

(iv) Change of land use (i) area measuring 101 ha. (250 acres) from rural use zone/agriculture green belt to light and service industry (PVC Bazar) Tikri Kalan, Delhi and (ii) area measuring 25 ha. from rural use zone/agriculture green belt to residential use, Tikri Kalan, Delhi.

It was agreed that the Masauri-Gulaothi township may be developed (into an Agro-Industrial Park) as Sub-Regional Centre for a population of 1.5 lacs.

(c) Development Plans for Surajpur & Kasna Sub-Regional Centres (Greater NOIDA) of U.P. Sub-Region

The Planning Committee had detailed deliberations on the outline Development Plans for Surajpur & Kasna Sub-Regional Centres (Greater NOIDA) of U.P. Sub-region & thereafter approved the Development Plan for Surajpur & Kasna Sub-Regional Centres.

5. Implementation of the FNG Expressway Project - Approval of the format, advertisement, tender document etc.

The various issues with regards to the Faridabad-NOIDA-Ghaziabad Expressway project were discussed and the members agreed to the basic proposal to get the project implemented through the NCR Planning Board and also agreed the setting up of the Steering Committee, Tender Evaluation Committee and the Monitoring and Execution committee.

## VI. DETAILS OF THE ACTIVITIES IN THE VARIOUS SUB-REGIONS

### A. HARYANA SUB-REGION

#### 1. Perspective Planning Works

Since the perspective planning of the towns has to be done under the parameters laid down in the NCR Plans-2001, the State Govt. took decision to entrust the perspective planning work of the entire State including NCR to this office. They also decided to keep the perspective time frame of the Development Plan as 2021 AD. As such, the Development Plan of Palwal, Rewari, Sonipat, Kundli, Rohtak and Bahadurgarh have been taken on priority.

The additional controlled area and controlled area of Rohtak, Bahadurgarh have been declared. The Development Plan of Rohtak has been sent for approval of the State level committee, that of Palwal, Rewari, Sonipat, Kundli, Bahadurgarh, Hisar have been discussed in high Officers Committee and to be amended as per the decision of the committee.

The inclusion of Bhiwani and some area of Jind, Karnal in NCR is under discussion with the NCR Planning Board and Haryana Govt.

#### 2. Development Schemes :

Untill now HUDA has received Rs.63.94 crores central assistance against 22 schemes. Out of these 22 schemes, 7 schemes have recently been approved and Rs.42.72 crores have been sanctioned by NCR Planning Board. Under this new policy of 75:25 sharing system, 4 projects have been sanctioned and loan assistance of Rs.29.82 crore has been extended by the NCR Planning Board to the implementing agency i.e. HUDA. Schemes work Rs.209 crore have been sanctioned during the year in question. 5 new schemes of Faridabad, Rohtak, Palwal, Sonipat have been prepared and submitted in NCR Planning Board for approval and sactioning of loan.

#### 3. Participated in the following meetings

- i) Two meetings of Planning Board were held during the year 1996-97.
- ii) Four meetings of the Planning Committee were held during the year 1996-97 i.e. 38th, 39th, 40th and 41st.
- iii) Meeting of Project Sanctioning and Monitoring Group.
- iv) Meeting of presentation of FNG Expressway project.
- v) Meeting of Sub Group of NCR constituted under the Working Group on Urban Development set up by the Planning Commission

- vi) Meeting of Formulation of Projects report integrated physical financial and management plan for Rewari, Dharuhera and Bhiwadi Complex.
- vii) First meeting of the committee constituted in pursuance of S.C. orders in M.C.Mehta Vs Union of India.
- viii) Meeting of presentation of NCR carrying capacity study.
- ix) Seminar on industrial development in NCR.
- x) Meeting of Finance Ministers of NCR States held on 15.3.97.

#### 4. Coordination Work

Coordination between State Govt. and Centre Govt./ NCR Planning Board was performed to the best of capacity so as to achieve the objectives of the NCR Plan. A meeting of the level of Chief Secretary was arranged in Chandigarh in which Member Secretary of NCR Planning board and various Secretaries of the State Govt. participated. Efforts were made to reach complete understanding between the State and NCR Planning Board on various issues. There was complete harmony in working of NCR Planning board and the State Govt. Department HUDA during the year under consideration.

#### B. U.P. SUB-REGION

##### (a) Perspective Planning Work

(1) Hapur : Objections and suggestions of the people on the draft of Hapur Revised Master Plan have been discussed and decision taken to constitute sub-committee for hearing the objections on Master Plan draft in the first meeting of Hapur Pilakhuwa Development Authority which was held on 4.3.97.

(2) Meerut : Hearing of objections/suggestions on the draft Master Plan has been finalised and submitted for approval.

##### (b) Sub-Regional Centre

(1) Modi Nagar : After hearing of objections/suggestions on Revised draft Master Plan of Modi Nagar has been finalised by controlling authority and it will be forwarded administration for approval promptly.

(2) Barot : Barot city and 15 Villages near to this have declared regulatory region under Uttar Pradesh Works Regulating Act, 1958. Regarding preparation of Barot city of Master Plan by NCR Cell and appeal to controlling authority for fixing programme and essential fund.

(3) Garh-Mukteshwar : Garh Mukteshwar city and near to this 30 villages has been declared regulatory region under the Uttar Pradesh Works Regulatory Act, 1958. Basic map has been prepared after physical survey of the city and collection of essential datas and other surveys for Master Pln draft on progress.

(4) Mawana-Hastinapur : Mawana-Hastinapur city and near to this villages has been declared regulatory region under the Uttar Pradesh Works Regulatory Act, 1958. Due to non-availability of funds for physical survey of the cities new basic map is not being prepared.

(5) Sikandarabad & Pilakhwa : Master Plan of selected sub-regional centre of Sikandarabad & Pilakhwa city have to be prepared. Due to non-availability of funds the physical survey of the cities, basic map is not being prepared.

(c) Substantive Village : Substantive villages in Uttar Pradesh Division has been selected like Niwadi, Kakod and Janikhurd on the basis of priority, development plan for these villages has been prepared and submitted to NCR Planning Board for financing. In compliance with that target, development plan of Janikhurd has provided to the board office and physical survey of Niwadi & Kakod has been done and basic map has been prepared.

#### 1. Amendement of Regional and Sub-regional Plan

(1) Loni & Ghaziabad : Planning Committee has approved the proposal to change 3500 acres agricultural land into active township land use.

(2) In the perspective of mid-term review of regional Plan requisite DMA and priority towns having reassessment of population in 2005 submitted for approval to the Board.

(3) Planning Committee has approved industrial park in Mussoorie in the form of Sub-regional centre proposed by State Small Industries Development Corporation, Uttar Pradesh.

(4) In the reference of High Court directions 5075 acres of land to be limited in Greater Noida Master Plan under active Township landuse revised Master Plan has submitted to the Board office.

#### 2. Preparation of Project Development

Regarding scheme of increasing commercialisation of assets of Transport Nagar Bareilly, Transport Nagar Ghaziabad, Tronica City, Loni, Khurja Growth Centre, Udyog Puram, Meerut Development Authority, Modi Nagar Bypass, flyover (upperly setu), Hapur project has been technically investigated by cell office in this financial year.

### 3. Implementation of Project Monitoring of Quarterly Progress

(a) Financial & Physical Progress of the different projects financed by NCR Planning Board has been monitored.

(b) Particulars regarding monthly and Quarterly progress of projects financed by NCR Planning Board have been collected with essential Technical narration submitted to Administration and NCR Planning Board.

### 4. Co-ordination

#### (a) On the NCR Planning Level

In the meeting organised by NCR Planning Board, Cell is regularly participating. As per decision taken in the meeting advance action has been taken.

#### (b) On Sub-Regional Level

In several sub-regional committee organised in Uttar Pradesh Division Department is providing requisite Co-ordination continuously.

5. Others : In the context of Revised Regional Plan-2005 prepared by NCR revision of Regional Plan of Uttar Pradesh is in progress.

### C. RAJASTHAN SUB-REGION

#### (a) Preparation of Plans/Projects

(i) Bhiwadi Master Plan (Regional Centre) has been approved by the Rajasthan Govt.

(ii) Draft Master Plan for Shahjahanpur (Sub-Regional Centre) is under preparation

(iii) Ambedkar Nagar Residential Scheme/project at Alwar was prepared & forwarded to NCR Planning Board for financial assistance

(iv) Comments were sent to Govt. /Board on Zonal Development Plan & its implementation - Bhiwadi prepared by the Consultant.

(v) Processed various current planning matters pertaining to Industrial conversion and on other subjects.

(vi) Site inspections NCR sponsored schemes were done.

(vii) Proposals for inclusion of 4 tehsils (Now seven) of Bharatpur District in Rajasthan Sub-Region of NCR and inclusion of whole Alwar District in NCR were updated and sent to the Board for decision.

(viii) The NCR Planning and Monitoring Cell prepared comments on agenda notes and pursue follow up action regarding decisions taken in various NCR Planning Board meetings.

(b) Urban Improvement Trust, Alwar

During this year (1996-97) the UIT submitted only one residential scheme namely Ambedkar nagar at Alwar for obtaining financial assistance from the NCR Planning Board. During the year 1996-97 progress achieved in various schemes by UIT and other agencies are shown in the enclosed Chart.

(c) Rajasthan State Industrial & Investment Corporation (RIICO)

RIICO is the main agency for carrying out industrial estates in the Rajasthan State as well as in the Sub-region. besides the Bhiwadi few more Industrial areas namely Khushkhera and Chopanki have been choosen for development during the year 1995-96. Bhiwadi has become one of the largest industrial estates of the State. For rapid industrial development and to provide all other civic ammenities by a single agency the Notificaion have been issued to establish `Bhiwadi Industrial Development Authority (BIDA). This will take shape in the very short span of time.

(d) Rajasthan State Bridge & Construction Corporation (RSBCC)

Rajasthan State Bridge & Construction Corporation (RSBCC) is implementing construction of tunnel project through Jindoli Ghati. The site is on Alwar-Behror road between 124-128 k.m. stone. Open mining and tunnel side excavation work is under progress. Due to dispute between Forest Department and implementing agency work was held up for some time. Now the matter has been resolved. Till now Rs. 141.33 lacs have been spent on excavation/development works and during the year 1996-97 Rs.75.18 lacs were spent on the same.

D. DELHI SUB-REGION

A. Sub-Regional Plan for Delhi

1. The draft sub-regional Plan for Delhi is under consideration with NCR Planning Board.

2. An audio-visual presentation has been organised under the Chairmanship of Chief Secretary, Delhi on 11-09-96. The comments in this regard is still awaited from most of the departments of Govt. of N.C.T. of Delhi.

3. Land & Building Deptt., Govt. of N.C.T. of Delhi has already contributed Rs.375.00 lacs under the plan scheme ~Contribution to NCR Planning Board~ during the financial year 1996-97.

4. Land & Building Deptt. has also notified 1500 Bighas of land situated in village Munirka, Nangloi Jat & Kirari Suleman Nagar for acquisition of MRTS project.

5. An area of 1527 acres has also been acquired for re-allocating of industries presently functioning in residential areas.

VII. DETAILS OF ACTIVITIES IN URBAN AREAS OUTSIDE THE NATIONAL CAPITAL REGION SELECTED UNDER SUB-SECTION 'F' OF SECTION 8

The following 5 Counter-Magnet areas were selected by the Board:

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

Details of activities in the Counter-Magnet Towns

(a) Patiala:

A loan amount of Rs.1.00 crore was released by NCR Planning Board, to Patiala Planning and Development Board. The State Government of Pnjab also contributed its share of Rs.1.00 crore to the fund. Out of this Rs.2.00 crores, one crore was advanced by the Patiala City Planning & Development Board to the Patiala Improvement Trust for implementation of the development scheme of Sewa Singh Thikri Wala and another Rs.1.00 crore to the Punjab Housing Development Board for implementation of Urban Estate Phase-III (Karheri Farm at Patiala). The scheme is under implementation.

(b) Hissar:

The formulation of the development plan for Hissar is in progress and the Development Fund is yet to be created.

(c) Kota:

Under Counter Magnet scheme UIT, Kota is developing as an integrated scheme, namely Srinathpuram. In the year 1993-94, Rs.200.00 lacs were provided by the Board and similar amount was contributed by the State Govt., remaining amount was spent by the UIT out of their own resources. Till December, 1996, Rs.462.65 lacs have been spent on the acquisition of land as well as on various development works.



(d) Gwalior:

A loan amount of Rs. 1.0 crore was sanctioned in March, 1992 for development scheme of Counter Magnet Gwalior City. The Special Area Development Authority has not been able to acquire the land for the scheme and as such the work could not be started. The proposals for making available the land for the purpose is pending with the MP Govt. Meanwhile SADA has undertaken the following activities:-

(1) Conducted present land use survey of SADA scheme area for preparation of land use map.

(2) Preparation of development plan for SADA area.

(e) Bareilly:

Under the Counter Magnet Scheme, Bareilly Development Authority has taken up land acquisition and development work of Transport Nagar on Shahjahanpur Road and Rampur Residential Scheme. A total amount of Rs.7.00 crores was released by NCR Planning Board till date to the Govt. of Uttar Pradesh for development of Bareilly Counter Magnet Town.

## VIII.

FINANCE, ACCOUNTS AND AUDIT

Under Section 22 (1) of the NCR Planning Board Act 1985 a fund has been constituted to be called the National Capital Region Planning Board Fund. During the year 1996-97 the amount credited into the fund and the expenditure there from were as under :

1) An amount of Rs. 70.00 lakhs was received from the Department of Urban Development as grants-in-aid out of their Non-Plan funds for meeting the expenditure towards salaries and allowances of Member Secretary, officers and other employees of the board as also administrative expenses of the Board. In addition, the unspent balance of the previous year amounting to Rs. 3.06 lakhs was available for the purpose. Various other receipts for the year totalled upto Rs. 2.11 lakhs. The aggregate expenditure on pay and allowances and other administrative expenses amounted to Rs. 71.81 lakhs, leaving an unspent balance of Rs. 3.36 lakhs which has been carried forward to the year 1997-98.

Further an amount of Rs. 15.20 lakhs which was transferred from Board's internal accruals in Capital section of the account, was utilised by way of grant-in-aid in reimbursement of expenditure incurred by the State Govt. on their respective NCR Planning & Monitoring Cells.

2. An amount of Rs. 4000.00 lakhs was received from the Department of Urban Development as contribution from their Plan funds for :-

- a) Providing financial assistance to the participating State/Development Authorities for the implementation of both on-going and new NCR schemes and,
- b) Conducting surveys, studies and drawing up plans for the NCR

In addition, an amount of Rs. 3.75 crores contributed by the Govt. of NCT-Delhi & 60.00 crores by HUDCO as loan of credit into the fund of the Board. Also, unspent balance of the previous year amounting to Rs. 23.64 crores and fresh receipts of Rs. 21.01 crores by way of debt service payments, interest on bank deposits etc. were at the disposal of the Board.

The Board released the following sums by way of instalments of interest-bearing loans to the participating States and/or their implementing agencies in 1996-97.

|                   |                 |
|-------------------|-----------------|
| HSIDC, Chandigarh | Rs. 78.50 crore |
| UP Govt., Lucknow | Rs. 27.93 crore |
| RIICO, Jaipur     | Rs. 19.00 crore |

|   |                        |
|---|------------------------|
| UIT, Alwar  | Rs. 5.76 crore         |
| Rajasthan State Bridge<br>Construction Corpn., Jaipur | Rs. 00.66 crore        |
| UPSIDC, Kanpur  | Rs. 15.00 crore        |
| Total   | <u>Rs.146.85 crore</u> |

The expenditure incurred on studies/surveys & preparation of plans amounted to Rs. 16.00 lakhs. Further an amount of Rs. 00.60 lakhs was paid for the office accommodation in the new building complex of India Habitat Centre, Lodhi Road, New Delhi and an amount of Rs. 0.10 lakhs was paid towards longterm advances to the employees of the Board.

IX. OTHER ACTIVITIES1. PROJECT MONITORING & COORDINATION

Project Monitoring and Coordination Wing is functioning in NCRPB secretariat with a view to monitor and conduct regular site inspection of projects, review their physical progress and liaise with the Implementing Agencies, Planning Wing of the Board, State NCR Planning and Monitoring Cells etc., even as the NCRPB is only providing loan assistance, primarily for land acquisition and land development to the State Govts./ Development Authorities, who are responsible for formulation and implementation of the schemes.

During the year the project monitoring team inspected the NCR funded 41 on-going schemes including 1 development scheme of Patiala Counter Magnet City and had submitted project reports. Some of these schemes were visited twice during the year. The monitoring of the implementation of these schemes is also being done through receipt of quarterly progress reports from the concerned implementing authorities with a view to accelerate their progress. The monitoring team had observed that most of these schemes/projects suffered from time over-run and the reasons for delay/likely delay in the completion of the projects were reported by the Implementing Agencies as under :-

1) The loan assistance is provided by the NCRPB to the State Govts. and it is observed that State Govts. make delays in providing funds to their implementing agencies in respect of loan assistance given by Board as also their own required financial assistance especially in case of UP where loans are given

directly to the State Govt.

ii) Delay in the approval of revised plans at various level of State Govt.

iii) The delay in finalisation and sanction of work estimates.

iv) Lack of sincere efforts on the part of State Govts./their implementing agencies towards marketability of assets created by them.

In the face of present rising prices the time over-run results in the cost over-run and consequently delays the implementation of the projects/schemes which are meant for balanced and harmonised development of National Capital Region and ultimately defeat the objectives of Regional Plan-2001. In order, therefore, to complete the projects at the earliest with the minimum possible time over-run, the State Govts./Implementing Agencies were requested in the Board Meeting held on 15th March, 1997 to ensure timely completion of their on-going schemes so as to achieve the objectives of the NCRPB's Regional Plan - 2001.

Proposal for strengthening of NCRPB's secretariat, including PMC Wing is under consideration with the Deptt. of Urban Development and decision on the same is still awaited.

## 2. Project Sanctioning & Monitoring Group-II

The Group met once during the year (27-1-1997) and accorded ex-post-facto approval of the commissioning of the following studies:-

- (i) Raichandi Commercial Complex Scheme at Khurja.
- (ii) Lal Talab commercial Scheme at Bulandshahr.
- (iii) Integrated Development of small & Medium Towns-Loni.
- (iv) Integrated Development of small & Medium Towns-Dadri.
- (v) Integrated Development of small & Medium Towns - Murad Nagar.
- (vi) Awarding a study on Project preparation of land Development Project Report for its implementation.
- (vii) Awarding a study on Formulation of Project Report Integrated Physical, Financial & Management Plan for Bhiwadi, Dharuhera & Rewari.
- (viii) Preparation of Report for financing of NCR Projects.
- (ix) Identification of Rail Development Scheme for NCR Priority Towns & DMA Towns.
- (x) Awarding a study on Development of integrated Plan for Rail Transport in NCR.
- (xi) Awarding a study on alternative models for assemblage of land for Development of NCR Towns.

## x. Workshops, Seminars and Training Programmes

For the purpose of skill upgradation, providing exposure to latest technological and other development activities and/ or facilitating wider inter-action in the fields of Urban Planning and Management, Transportation, Housing etc., officers of the NCR Planning Board have attended workshops/Seminar and Training Programmes. The list is appended.

**CONFERENCES, SEMINARS, WORKSHOPS AND TRAINING PROGRAMMES  
PARTICIPATED BY OFFICERS OF NCRPB**

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| Sl.No. | NAME OF THE<br>COURSES/PROGRAMME   | DURATION                | SPONSORING<br>ORGANISATION  |
|--------|--|-------------------------|---|
| 1.     | Geomatics 96-<br>Conference on Data<br>Standardization   | April<br>8-11, 1996     | Indian Society of<br>Geomatics Ahmedaba   |
| 2.     | Workshop of India's<br>Strategy for the<br>Development and<br>Management of the<br>Infrastructure Sector | October<br>14-15, 1996  | Indian Institute<br>of Technology<br>Kanpur & UP State<br>Industrial<br>Development<br>Corporation. |
| 3.     | Survey Appreciation<br>Seminar   | February<br>10-15, 1997 | Survey Training<br>Institute, Survey<br>of India, Hyderabad   |

# LIST OF MEMBERS OF THE NATIONAL CAPITAL REGION PLANNING BOARD

|  |                  |
|--|------------------|
| 1. Union Minister of Urban Affairs & Employment  | Chairman         |
| 2. Chief Minister of Haryana   | Member           |
| 3. Chief Minister of Rajasthan   | Member           |
| 4. Chief Minister of Uttar Pradesh   | Member           |
| 5. Lieutenant Governor, National Capital Territory of Delhi  | Member           |
| 6. Minister of Town & Country Planning Govt. of Haryana  | Member           |
| 7. Chief Secretary, Govt. of Haryana   | Member           |
| 8. Minister of Urban Development, Govt. of Rajasthan   | Member           |
| 9. Chief Secretary, Govt. of Rajasthan   | Member           |
| 10. Minister, Urban Development Govt. of Uttar Pradesh   | Member           |
| 11. Secretary, Housing & Urban Development Govt. of U.P.   | Member           |
| 12. Chief Minister of Delhi  | Member           |
| 13. Chief Secretary, Govt. of National Capital Territory of Delhi                                  | Member           |
| 14. Secretary, Ministry of Urban Affairs & Employment, Deptt. of Urban Development, Govt. of India | Member           |
| 15. Minister of State for Urban Affairs & Employment   | Member           |
| 16. Chief Town Planner, Town & Country Planning Organisation, Govt. of India.                      | Member           |
| 17. Minister for Power, Govt. of India   | Member           |
| 18. Minister for Telecommunication, Govt. of India   | Member           |
| 19. Minister for Railways, Govt. of India  | Member           |
| 20. Minister for Surface Transport, Govt. of India   | Member           |
| 21. Member Secretary, National Capital Region Planning Board.                                      | Member-Secretary |



**Co-opted Members**  
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1. Chief Minister  
Government of Madhya Pradesh
2. Secetary, Ministry of Industry,  
Government of India
3. Chairman, Railway Board,  
Government of India
4. Secretary, Ministry of Surface Transport  
Government of India
5. Advisor (HUD), Planning Commission,  
Government of India
6. Vice-Chairman,  
Delhi Development Authority
7. Secretary, Department of Expenditure,  
Government of India
8. Secretary, Department of Power  
Government of India
8. Secretary, Urban Development & Housing Department,  
Government of Punjab
10. Secretary, Urban Development & Housing Department,  
Government of Madhya Pradesh

COMPOSITION OF THE PLANNING COMMITTEE

According to the provisions of the NCRPB Act, 1985, the Board has constituted the Planning Committee. It has 19 members under the Chairmanship of the Member Secretary as under :

- |     |   |          |
|-----|---|----------|
| 1.  | Member Secretary, NCR Planning Board  | Chairman |
| 2.  | Joint Secretary in the M/o Urban Development dealing with the work relating to the National Capital Region. | Member   |
| 3.  | Secretary in charge of National Capital Region work in the State of Haryana                                 | Member   |
| 4.  | Secretary, in charge of National Capital Region work in the State of Rajasthan                              | Member   |
| 5.  | Secretary, in charge of National Capital Region work in the State of Uttar Pradesh                          | Member   |
| 6.  | Secretary, in charge of National Capital Region work in the Delhi Union Territory                           | Member   |
| 7.  | Vice-Chairman, Delhi Development Authority  | Member   |
| 8.  | Chief Planner, Town & Country Planning Organisation, Ministry of Urban Development                          | Member   |
| 9.  | Director, Town Planning Department, Government of Haryana   | Member   |
| 10. | Chief Town Planner, Government of Rajasthan   | Member   |
| 11. | Chief Town Planner, Govt. of Uttar Pradesh  | Member   |

CO-OPTED MEMBERS

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A representative each from the Ministries of

1. Surface Transport
2. Energy (Department of Power)
3. Communications
4. Railways
5. Planning Commission
6. Department of Environment
7. Chairman-cum-Managing Director,  
Housing & Urban Development Corporation.
8. Chief Regional Planner,  
NCA Planning Board.

COMPOSITION OF PROJECT SANCTIONS & MONITORING GROUP

- |    |   |          |
|----|---|----------|
| 1. | Secretary, Ministry of Urban Development                              | Chairman |
| 2. | Secretary (Exp.) or his representative                                | Member   |
| 3. | Adviser, Planning Commission or his representative                    | Member   |
| 4. | Joint Secretary, incharge of NCR in the Ministry of Urban Development | Member   |
| 5. | Secretaries-in-charge of the NCR work in the States and Delhi U.T.    | Member   |
| 6. | Chief Planner, TCPO, New Delhi  | Member   |
| 7. | Member Secretary, NCR Planning Board                                  | Member   |

COMPOSITION OF PROJECT SANCTIONING & MONITORING GROUP - II

- |    |   |          |
|----|---|----------|
| 1. | Member Secretary<br>NCR Planning Board                                | Chairman |
| 2. | Joint Secretary (Finance) M/o Urban Development or his representative | Member   |
| 3. | A representative of the M/o Urban Development                         | Member   |
| 4. | A representative of the Planning Commission                           | Member   |
| 5. | Secretary in charge of NCR in the States and the Union Territory      | Member   |
| 6. | Senior Planning Engineer NCR Planning Board                           | Convenor |

**LIST OF THE SCHEMES FOR WHICH FUNDS HAVE  
BEEN RELEASED FROM 1.4.96 TO 31.3.97**

| (Rs. in crs.)        |   |                    |
|----------------------|---|--------------------|
| <u>Sl.No.</u>        | <u>Name of the Scheme</u>                                   | <u>Loan Amount</u> |
| <b>RAJASTHAN</b>     |   |                    |
| 1.                   | Warehousing & Godown Scheme at Alwar                        | 3.36               |
| 2.                   | Transport Nagar Part 'B' at Alwar                           | 2.40               |
| 3.                   | Development of Khushkhara Indl. Area,<br>Bhiwadi            | 14.00              |
| 4.                   | Construction of Tunnel at Sindoli gati<br>at Alwar          | 0.4                |
| 5.                   | Development of Industrial Area at<br>Chopanki, Distt. Alwar | 5.00               |
| <b>UTTAR PRADESH</b> |   |                    |
| 6.                   | Marketing of Assam produced by the<br>Development Authority | 5.33               |
| 7.                   | Transport Nagar Scheme at Balrampur                         | 2.63               |
| 8.                   | Kalindi Yoj Residential Scheme at Kuria                     | 13.00              |
| 9.                   | Food & Agriculture Market at Rapur                          | 2.30               |
| 10.                  | Food Scheme at Masgauran at Meerut                          | 5.00               |
| 11.                  | Integrated Indl. Township at Loni                           | 10.00              |
| 12.                  | Integrated Devt. of small & medium<br>towns - Loni          | 0.50               |

|     |   |      |
|-----|---|------|
| 13. | Development of Counter Magnet Area,<br>Bareilly         | 3.00 |
| 14. | Integrated Dev. of small & medium<br>towns - Dadri      | 0.43 |
| 15. | Integrated Dev. of small & medium<br>towns - Muradnagar | 0.69 |

HARYANA

|         |                                      |               |
|---------|--------------------------------------|---------------|
| 16.     | Industrial Model Township at Manesar | 75.00         |
| 17.     | Dev. of Indl. Estate at Bawal        | 3.50          |
| Total : |                                      | <u>146.85</u> |

**AGENDA 8**

**PRESENTATION OF AUDITED ACCOUNTS  
OF NCR PLANNING BOARD FOR THE  
YEAR 1996-97.**

**ANNEXURE VI**

**AGENDA ITEM NO.8**

**PRESENTATION OF AUDITED ACCOUNTS  
OF NCR PLANNING BOARD FOR THE  
YEAR 1996-97.**

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The Accounts of the Board are maintained in the forms prescribed by the Government vide Section 25 of the NCR Planning Board Act, 1985 read with Rule 33 of the NCR Planning Board Rules, 1985. These accounts are audited by the Principal Director of Audit, Economics and Service Ministers, New Delhi on behalf of Comptroller and Auditor General of India.

The Accounts for the year 1996-97 have since been certified and audited by the Principal Director of Audit and Economic Service Ministers. The Audit certificate alongwith certified accounts are placed before the Board for adoption and approval (Annexure V).



NCR Planning Board

The following three Agenda items for the next meeting of the Board to be held in the month of ~~March~~ April 1998 are submitted for consideration and approval please.

- I. (6) Revised Budget Estimates for 1997-98 under Non-Plan (Revenue) and Plan Capital and Budget Estimates for 1998-99.
- II. (8) Presentation of Audited Accounts of NCR Planning Board for the year 1996-97 with Audit Certificate.
3. (a) Review of loans & Advances released to the State Govt./implementing Agencies during 96-97.

C. B. Shetty  
18/3/98

Shetty 1/4/98

of

1/4

~~FAD~~

~~M.S~~

R.P.  
h  
1/4

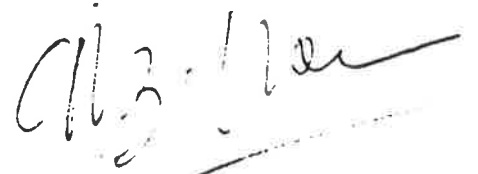
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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
नई दिल्ली  
वार्षिक लेखे एवम् लेखा परीक्षक की रिपोर्ट  
1996-97

**National Capital Region Planning Board**  
**Annual Accounts**  
**&**  
**Auditor's Report**  
**1996-97**

## लेखा परीक्षा प्रमाण-पत्र

मैंने राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के 31 मार्च, 1997 को प्रेषित हुए कार्य के प्राप्ति और भुगतान लेखा/आय और व्यय लेखाओं तथा दिनांक 31.3.1997 के तुलन पत्र की जांच कर ली है। मैंने सभी अपेक्षित सूचनारं और स्पष्टीकरण प्राप्त कर लिए हैं और अपनी लेखा परीक्षा के परिणाम-स्वरूप, मैं प्रमाणित करता हूँ कि मेरी राय में और मेरी सर्वोत्तम सूचना और मुझे दिये गये स्पष्टीकरणों और गणन की दृष्टियों में किये गये उल्लेखों के अनुसार ये लेखे और तुलन पत्र उपयुक्त रूप से तैयार किये गये हैं और राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के कार्यवाह्य का गूडी और उचित रूप प्रस्तुत करते हैं।



प्रधान निदेशक लेखा परीक्षा

आर्थिक एवं सेवा मंत्रालय,

नई दिल्ली

स्थान:- नई दिल्ली

दिनांक:- 13.11.97

सं 1996-97 के लिए राजस्व अनुमान के प्राचीन तथा मुद्रास लेखा का विवरण

राज्यीय राजस्वों का विवरण

| प्राचीन |   | मुद्रास         |                 |
|---------|---|-----------------|-----------------|
| क्र.सं. | लेखा शीर्षक   | राशि<br>रु. पै. | राशि<br>रु. पै. |
| 1.      | पिछली सन्ना राशि  |                 |                 |
|         | मूल   | 7643.09         |                 |
|         | रु. पै.   | 586675.53       |                 |
|         |   | 594318.62       |                 |
| 2.      | छहरी विभाग वित्त-प्रशासन अनुमान अनुमान                            | 7000000.00      |                 |
| 3.      | रु. पै. का माला पर राज्य प्रशासन माला के हस्तक्षेप द्वारा प्राप्त | 1528327.00      |                 |
| 4.      | अन्य प्राप्ति   |                 |                 |
| 5.      | रु. पै. के प्राप्ति का प्रशासन माला                               | 26428.00        |                 |
| 6.      | रु. पै. के प्राप्ति का प्रशासन माला                               | 48997.00        |                 |
| 7.      | विभिन्न प्राप्ति  | 54188.00        |                 |
| 8.      | अन्य माला   |                 |                 |
|         | प्रशासन माला निधि पर लाभ  | 343.00          |                 |
|         | प्रशासकीय माला निधि पर लाभ  | 494.00          |                 |
|         | प्रशासकीय माला निधि पर लाभ  |                 |                 |
|         | प्रशासन माला निधि   | 9658.00         |                 |
|         | प्रशासकीय माला निधि   | 14258.00        |                 |
|         | प्रशासकीय माला निधि पर लाभ  |                 |                 |
|         | प्रशासन माला निधि   | 2736.00         |                 |
|         | प्रशासकीय माला निधि   | 6848.00         |                 |
|         | प्रशासकीय माला निधि पर लाभ  | 78.00           |                 |
|         | प्रशासकीय माला निधि पर लाभ  | 2358.00         |                 |
| 1.      | अनुमान  |                 |                 |
|         | रु. पै.   | 1162416.00      |                 |
|         | रु. पै.   | 2852235.00      |                 |
|         |   | 3214651.00      |                 |
| 2.      | अनुमान  |                 |                 |
| 3.      | अनुमान  |                 |                 |
| 4.      | अनुमान  |                 |                 |
| 5.      | अनुमान  |                 |                 |
| 6.      | अनुमान  |                 |                 |
| 7.      | अनुमान  |                 |                 |
| 8.      | अनुमान  |                 |                 |
| 9.      | अनुमान  |                 |                 |
| 10.     | अनुमान  |                 |                 |
| 11.     | अनुमान  |                 |                 |
| 12.     | अनुमान  |                 |                 |
| 13.     | अनुमान  |                 |                 |
| 14.     | अनुमान  |                 |                 |
| 15.     | अनुमान  |                 |                 |

जुटी का रिवाज और वस्त्रो का

43.00

दोष पर बाव

893.69

165864.69

उक्त और का

7108.00

हस्तार देखिते निम्न के पास का

3016.00

उक्त सुखा प्रत्यक्ष कास प्रस

93672.00

उक्त प्रसन्न

10896.00

उक्त राधा भत्ता

केन विती वे शय और कसी मर तपती दी ही है उद्योका

178546.00

1. प्रसन्न
2. के.प.के.सी.री.का रोका
3. प्रसन्न प्रसन्न निधि
4. प्रसन्न प्रसन्न
5. प्रसन्न प्रसन्न
6. प्रसन्न प्रसन्न
7. प्रसन्न प्रसन्न
8. प्रसन्न प्रसन्न
9. प्रसन्न प्रसन्न
10. प्रसन्न प्रसन्न

2888.00

91853.00

17496.00

4800.00

5400.00

3960.00

5236.00

348.00

1752.00

का केन विती वे शय और कसी मर तपती दी ही है उद्योका

i) प्रसन्न

178546.00

ii) के.प.के.सी.री.का रोका

2888.00

iii) प्रसन्न प्रसन्न निधि

91853.00

iv) प्रसन्न प्रसन्न

---

v) प्रसन्न प्रसन्न निधि

5236.00

vi) प्रसन्न प्रसन्न

4800.00

vii) प्रसन्न प्रसन्न

5400.00

viii) प्रसन्न प्रसन्न

3960.00

ix) प्रसन्न प्रसन्न

348.00

x) प्रसन्न प्रसन्न

1752.00

xi) प्रसन्न प्रसन्न

17496.00

394311.00

15. रा.रा.के. रोका रोका रोका रोका रोका रोका

1528327.00

16. प्रसन्न प्रसन्न

17. प्रसन्न प्रसन्न निधि राधा 167264.00

18. प्रसन्न प्रसन्न निधि राधा 175827.00

342291.00

181596.00

189236.00

17571.00

71800.00

400000.00

251000.00

41000.00

394311.00

12089.09

केन

541772.22

553861.31

6. प्रत्येक वर्ष

6. वार्षिक प्रत्येक वर्ष 606161.00

7. वार्षिक प्रत्येक वर्ष 356692.00

1042843.00

7. उपरान्त का निम्न नाम निम्न  
की विधि

17163.00

18766719.31

के

18766719.31

प्रत्येक वर्ष 217665.00

के वी प्रती प्रती 336196.31

333061.31

9. वी वी प्रती

के वी प्रती

के वी प्रती

के वी प्रती

के वी प्रती

सं 1996-97 के लिए वार्षिक अनुमान के तहत आ अनुमान के आ विवरण

राज्यीय स्तर पर के योजना के तहत

| प्रस्ताव |   | अनुमान       |             |  |              |
|----------|---|--------------|-------------|--|--------------|
| क्र.सं.  | लेखा शीर्षक   | क्र.सं.      | लेखा शीर्षक |  |              |
|          |   | क्र.         | शे.         |  |              |
|          |   |              |             |  |              |
| 1.       | मिलती बरखा राशि   | 238474215.91 | 1.          | राज्य सरकार/भारतियन ग्रामीणों को अनुमान      |              |
| 2.       | शहरी विकास खाते से प्राप्त अनुमान                         | 400000000.00 | 2.          | अंतर प्रदेश सरकार, तमिल                      | 279265000.00 |
| 3.       | स सी टी मिली से प्राप्त अनुमान                            | 37500000.00  | 3.          | हरियाणा राज्य ग्रामीण विकास निगम लिमिटेड     | 785000000.00 |
| 4.       | हड़को से अनुमान   | 600000000.00 | 4.          | राज्य, कर्णाट                                | 190000000.00 |
| 5.       | राज्य सरकार/भारतियन ग्रामीणों से अनुमान पर प्राप्त अनुमान |              | 5.          | अंतर प्रदेश राज्य ग्रामीण विकास निगम लिमिटेड | 150000000.00 |
| 6.       | अंतर प्रदेश सरकार, तमिल                                   | 28241101.00  | 6.          | अन्य विकास खाते                              |              |
| 7.       | हरियाणा शहरी विकास प्राधिकरण, बम्बई                       | 62559232.00  | 7.          | अनुमान                                       | 57650000.00  |
| 8.       | अन्य विकास खाते अनुमान, राजस्थान                          | 17714019.00  | 8.          | रा.रा.से. एवं निर्माण निगम, कर्णाट           | 6600000.00   |
| 9.       | राज्य, कर्णाट   | 33000000.00  |             |  |              |
| 10.      | रा.रा.से. एवं निर्माण निगम, कर्णाट                        | 792000.00    |             |  |              |
| 11.      | योजना आ विकास बोर्ड, पंचायत सरकार                         |              |             |  |              |
| 12.      | पंचायत  | 989616.00    | 2.          | अनुमान आ अनुमान                              | 1559095.00   |
| 13.      | अन्य विकास खाते, कोटा                                     | 2600000.00   | 3.          | अ. पड़ोसी अनुमान                             | 600.00       |
| 14.      | अन्य प्रदेश खाते  | 806250.00    | 4.          | सूचक अनुमान                                  | 9368.00      |
|          |   |              | 5.          | भारतीय खाते से अनुमान प्राप्त पर अनुमान      | 59994.00     |
|          |   | 146622210.00 |             |  |              |
| 6.       | अन्य की अनुमान  |              |             |  |              |
| 1.       | अंतर प्रदेश सरकार, तमिल                                   | 34675519.00  |             |  |              |
| 2.       | हरियाणा शहरी विकास प्राधिकरण बम्बई                        | 28483333.00  |             |  |              |
| 3.       | अन्य विकास खाते अनुमान                                    | 56362110.00  |             |  |              |
| 4.       | राज्य, कर्णाट   | 31900001.00  |             |  |              |
| 5.       | योजना आ विकास बोर्ड,                                      |              |             |  |              |
| 6.       | अन्य प्रदेश खाते  | 1250000.00   |             |  |              |
| 7.       | पंचायत सरकार पंचायत                                       | 769230.00    |             |  |              |
| 8.       | अन्य विकास खाते, कोटा                                     | 4000000.00   |             |  |              |
|          |   | 149440193.00 |             |  |              |

7. बैंक से प्राप्त राशि 13500000.00  
 8. बैंक का खाते पर राशि का  
 सत्यापन करने के लिए (-) 1528127.00

11 बैंक का खाते पर राशि का  
 सत्यापन करने के लिए  
 कुल राशि (-) 10000000.00  
 4060525.90

9. बैंक के खातों से प्राप्त राशि की विवरणों की सूची  
 क. संचयन खाता 10458.00  
 ख. धनपत्र खाता 620.00  
 ग. बचत खाता 24996.00  
 घ. संचयन खाता 12000.00

56874.00

9. उपरोक्त राशि का योग-2001 की कुल राशि 3720.00

रुप 1376156946.81

रुप 1376156946.81

लेखा अधिकारी

लेखा अधिकारी

लेखा अधिकारी



तुम्हारे चरित्र के समान हैं

| क्र.सं. | विवरण   | रकम        | कुल        | शेष           |
|---------|---|------------|------------|---------------|
| 1.      | 1. सामान्य आ सामान्य का प्रवर्धन के लिए<br>जारी किया गया है प्राप्त प्रकृत प्रकृत<br>प्र. प्रकृत प्रवर्धन प्रवर्धन प्र. प्र. प्र.<br>प्र. प्रकृत प्र. प्र. प्र. |            |            |               |
| 2.      | 2. प्र. प्र.  | 1162416.00 |            |               |
| 3.      | 3. प्र.   | 2052235.00 |            |               |
|         |   |            | 3214651.00 |               |
|         |   |            |            | 7000000.00    |
|         |   |            |            | (-)-241774.89 |
|         |   |            |            | 6758225.91    |
| 2.      | 2. प्र. प्र.  |            | 109868.00  |               |
| 3.      | 3. प्र. प्र.  |            |            |               |
|         |   |            |            | 10000000.00   |
|         |   |            |            | 3506842.00    |
|         |   |            |            | 6493158.00    |
|         |   |            |            | 3506842.00    |
|         |   |            |            | 1528327.00    |
| 4.      | 4. प्र. प्र.  | 24768.00   |            |               |
| 5.      | 5. प्र.   | 29327.00   |            |               |
| 6.      | 6. प्र.   | 191422.00  |            |               |
| 7.      | 7. प्र.   | 169566.00  |            |               |
| 8.      | 8. प्र.   | 1658.00    |            |               |
| 9.      | 9. प्र.   | 5348.00    |            |               |
| 10.     | 10. प्र.  | 96984.00   |            |               |
| 11.     | 11. प्र.  | 113514.00  |            |               |
| 12.     | 12. प्र.  | 34854.00   |            |               |
| 13.     | 13. प्र.  | 657493.00  |            |               |
|         |   |            |            | 26428.00      |
|         | 1) प्र. प्र.  |            |            | 9658.00       |
|         | 2) प्र. प्र.  |            |            | 14258.00      |
|         | 3) प्र. प्र.  |            |            | 343.00        |
|         | 4) प्र. प्र.  |            |            | 494.00        |
|         | 5) प्र. प्र.  |            |            | 893.69        |
|         | 6) प्र. प्र.  |            |            | 2736.00       |
|         | 7) प्र. प्र.  |            |            | 6948.00       |
|         | 8) प्र. प्र.  |            |            | 54188.00      |
|         | 9) प्र. प्र.  |            |            | 31227.00      |
|         | 10) प्र. प्र.   |            |            | 78.00         |
|         | 11) प्र. प्र.   |            |            | 2358.00       |
|         | 12) प्र. प्र.   |            |            |               |

1. कमान की सीमा 267369.00  
 2. सीमा का अंतर, 0.00  
 3. सीमा का अंतर

4. सीमा का अंतर 52692.00

5. सीमा का अंतर 47725.00

6. सीमा का अंतर 33974.00

7. सीमा का अंतर 102056.00

8. सीमा का अंतर 415926.00

9. सीमा का अंतर

10. सीमा का अंतर 10640.00

11. सीमा का अंतर 41601.00

12. सीमा का अंतर 60241.00

13. सीमा का अंतर 509944.00

14. सीमा का अंतर 1520327.00

15. सीमा का अंतर 40735.00

16. सीमा का अंतर 150942.91

17. सीमा का अंतर 101596.00

18. सीमा का अंतर 109236.00

19. सीमा का अंतर 17571.00

20. सीमा का अंतर 105715.00

21. सीमा का अंतर 1623478.00

22. सीमा का अंतर 1003364.00

23. सीमा का अंतर 1770.69

24. सीमा का अंतर 1193,4099.60

25. सीमा का अंतर 11934099.60

26. सीमा का अंतर

27. सीमा का अंतर

28. सीमा का अंतर

स.सी.आर. बोका बर्डे

वर्ष 1996-97 के लिए परियोजना विकास निधि का प्राप्ति एवं भुगतान लेखा

| प्राप्ति |   | भुगतान      |  |
|----------|---|-------------|--|
| क्र.सं.  | लेखा की प्र                               | राशि        | लेखा की प्र राशि   |
|          | बर्डे के अंतरिक प्रोडक्शन से प्राप्त निधि | 10000000.00 | 1. स.सी.आर. बोका बर्डे द्वारा अधिप्राप्त आई.स.सी. भुक्तन के लिए खर्चित कर 1623478.00 |
|          |   |             | 2. आई.स.सी. को दिए गए आरक्षण शुल्क 1883364.00  |
|          |   |             | अंतरिम 6493158.00  |
|          | कुल                                       | 10000000.00 | कुल 10000000.00  |

लेखा अधिकारी

वित्त एवं लेखा अधिकारी

सहस्र धीर



विकासीयों का सन् 1996-97

| क्र.सं. | विकासीयों का नाम                                     | रकम       | समाप्ति के वर्ष का क्रम |
|---------|--|-----------|-------------------------|
| 1.      | जल   | 427661.30 | 98-99                   |
| 2.      | सब-सब्सिडी   | 64758.95  | 142-143                 |
| 3.      | बोर्डर बर  | 797573.00 | 144-145                 |
| 4.      | वहारावर  | 66762.65  | 100-109                 |
| 5.      | इलेक्ट्रिक वहारावर                                   | 27921.00  | 96-97                   |
| 6.      | इलेक्ट्रिक बरति                                      | 10540.25  | 112-113                 |
| 7.      | बोटोवरीवर  | 598958.00 | 86-87                   |
| 8.      | वेल्डर   | 8011.65   | 106-107                 |
| 9.      | उम वेल्डर की बरति                                    | 211.00    | 110-111                 |
| 10.     | वेल्डर 2-सू-स  | 11783.20  | 116-117                 |
| 11.     | सू-स-वेल्डर  | 165373.00 | 114-115                 |
| 12.     | इलेक्ट्रिक उपकरण                                     | 73750.45  | 88-89                   |
| 13.     | वेल्डर का बरति                                       | 10080.55  | 102-103                 |
| 14.     | बोर्डर सू  | 8370.00   | 120-129                 |
| 15.     | बोर्डर पेटियां                                       | 3489.50   | 110-119                 |
| 16.     | समाप्ति उपकरण  | 8580.00   | 120-121                 |
| 17.     | वे. तो. मे. बिजली द्वारा<br>जलविद्युत पम्प वाइल लागा | 34655.00  | 122-123                 |
| 18.     | पी. वी. सी. पेटिया                                   | 267897.00 | 124-125                 |
| 19.     | पम्प पेटिया का बिजली                                 | 10216.00  | 126-127                 |
| 20.     | बोर्डर पम्प  | 87677.55  | 136-137                 |
| 21.     | पम्प/सू  | 51940.05  | 146-147                 |
| 22.     | बोर्डर   | 13640.00  | 100-101                 |
| 23.     | वेल्डर का बरति                                       | 6534.00   | 130-131                 |
| 24.     | सू   | 535545.00 | 98-99                   |
| 25.     | बिजली बरति   | 24485.75  | 104-105                 |
| 26.     | ग्राम निरोधक उपकरण                                   | 3079.00   | 134-135                 |
| 27.     | वेल्डर उपकरण   | 126500.00 | 152-153                 |
| 28.     | कन्स्ट्रक्टेड वेल्डर उपकरण                           | 6730.00   | 140-149                 |
| 29.     | इ पी एस ग्रेड सी वी टी                               | 195662.00 | 150-151                 |
| 30.     | वेल्डर बरति  | 59500.00  | 130-139                 |
| 31.     | इ पी एस वी एस  | 99092.00  | 140-141                 |

|     |                |          |       |
|-----|----------------|----------|-------|
| 32. | टेलेफोन        | 24175.00 | 80-81 |
| 33. | गोदरेव सेट/सेट | 10577.00 | 94-95 |
| 34. | टेलेफोन        | 16302.00 | 10-11 |

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3874593.05

समे 3874593-05 का बोरा

व्य 1995-96 तक : 3632818-96

पट्टा का की मी रक्त : 158942-91

नोड व्य 1996-97 का : 392717-00

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31.3.97 तक का रक्त व्य 3874593-05

अनुप-2

विशेष परिसंपत्तियां

| क्र.सं. | परिसंपत्तियों के नाम        | वर्ष 1996 तक किया गया व्यय | वर्ष 1996-97 के दौरान किया गया व्यय | 31.3.97 तक का अंतर |
|---------|-----------------------------|----------------------------|-------------------------------------|--------------------|
| 1.      | होट-लाइन प्रोचमेटाक्लिम 203 | 110000.00                  | --                                  | 110000.00          |
| 2.      | आईएस वी.सी.आर.              | 13900.00                   | --                                  | 13900.00           |
| 3.      | इको वीडियो ग्राफ़ीटी        | 20800.00                   | --                                  | 20800.00           |
|         | कुल                         | 144700.00                  | --                                  | 144700.00          |

| क्र.सं. | परिष्कारितों के नाम | वर्ष 1995-96 तक<br>क्रिया गया व्यय | 1996-97 के दौरान<br>क्रिया गया व्यय | 31.3.97 तक<br>का अंतरा |
|---------|---------------------|------------------------------------|-------------------------------------|------------------------|
|---------|---------------------|------------------------------------|-------------------------------------|------------------------|

|    |   |            |           |            |
|----|---|------------|-----------|------------|
| 1. | कम्प्यूटर 406 एक्सील मेक                      | 329000     | --        | 329000     |
| 2. | एन के के स्तर प्लेट                           | 438600     | --        | 438600     |
| 3. | कल मैप डिक्टाइजर 16 बटन<br>तथा कसर एवं स्टैंड | 467058.00  | --        | 467058     |
| 4. | लेन सावर एक व्यक्ति                           | 576900.00  | 218620.00 | 795520     |
|    |   | 1811558.00 | 218620.00 | 2030178.00 |



1996-97 के बजट द्वारा का विकास

| क्र.सं. | विवरण                                    | 31.3.96 तक की<br>रक़्त राशि | 1996-97 के दौरान<br>विवरण का कुल | 31.3.97 तक विवरण का<br>कुल | कुल की आवधिक/वास्तविक |                  |              | 31.3.97 को कुल की<br>रक़्त राशि |
|---------|--|-----------------------------|----------------------------------|----------------------------|-----------------------|------------------|--------------|---------------------------------|
|         |  |                             |                                  |                            | 3/96 तक               | 1996-97 के दौरान | 3/97 तक      |                                 |
| 1.      | 2.                                       | 3.                          | 4.                               | 5.                         | 6.अ                   | 6.बी             | 6.सी         | 7.                              |
| 1.      | अंतर प्रदेश सरकार                        | 963160000.00                | 279265000.00                     | 1242437000.00              | 127241164.00          | 34675519.00      | 161916643.00 | 1880516317.00                   |
| 2.      | यू.पी. सह. ग्रह. डी.पी.                  | ----                        | 150000000.00                     | 150000000.00               | ---                   | ----             | ----         | 150000000.00                    |
| 3.      | होशियार नगरी विकास<br>शांतिपुर, लुधियाना | 587581000.00                | ----                             | 587581000.00               | 69712190.00           | 20483333.00      | 90195523.00  | 497385477.00                    |
| 4.      | स.स. ग्रह. डी.पी.                        | ----                        | 785000000.00                     | 785000000.00               | ---                   | ----             | ----         | 785000000.00                    |
| 5.      | नगर विकास नगर, अंतर                      | 244681000.00                | 57650000.00                      | 382331000.00               | 97997580.00           | 56362118.00      | 154359690.00 | 147971310.00                    |
| 6.      | विश्व निर्माण निगम, बस्तर                | 6600000.00                  | 6600000.00                       | 13200000.00                | ---                   | ----             | ----         | 13200000.00                     |
| 7.      | रीडो (राजस्थान), बस्तर                   | 318700000.00                | 190000000.00                     | 508700000.00               | 53566665.00           | 31900001.00      | 85466666.00  | 415233334.00                    |
| 8.      | पटियाला सिटी बोर्डिंग का<br>विकास बोर्ड  | 10000000.00                 | ---                              | 10000000.00                | 1538460.00            | 769238.00        | 2307690.00   | 7692310.00                      |
| 9.      | अन्तर प्रदेश सरकार, भोपाल                | 10000000.00                 | ---                              | 10000000.00                | 2500000.00            | 1250000.00       | 3750000.00   | 6250000.00                      |
| 10.     | नगर विकास नगर, रोहता                     | 20000000.00                 | ---                              | 20000000.00                | ---                   | 4000000.00       | 4000000.00   | 16000000.00                     |
| योग     |  | 2152730000.00               | 1468515000.00                    | 3621245000.00              | 352556859.00          | 149448193.00     | 501996252.00 | 3119248748.00                   |

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|  |          |             |            |             |
|--|----------|-------------|------------|-------------|
| 31. जलवी योजना को लेकर रिपोर्ट कोऑर्डिनेशन का अर्थ   | 100000   | 100000      | --         | 100000      |
| 32. स्थापना या फंक्शनी का अर्थ   | 1200000  | 960000      | 240000     | 1200000     |
| 33. वेलाकुर में अंतराधी योजना  | 43499.70 | 43499.70    | --         | 43499.70    |
| 34. रोटा में पॉलि केर मेकेंट का अर्थ   | 550000   | 550000      | --         | 550000      |
| 35. इतिहास इन्फोर्मेशन में पॉलि केर मेकेंट का अर्थ   | 700000   | 700000      | --         | 700000      |
| 36. हार्ड वर में पॉलि केर मेकेंट का अर्थ   | 412700   | 61905       | --         | 61905       |
| 37. पानीय के छात्र को कर के विकास को लेकर प्रोसेस रिपोर्ट करने का अर्थ                               | 668000   | 642652      | --         | 642652      |
| 38. हार्ड के छात्र को कर के विकास को लेकर प्रोसेस रिपोर्ट करने का अर्थ                               | 715000   | 640800      | --         | 640800      |
| 39. अंतर के छात्र को कर के विकास को लेकर प्रोसेस रिपोर्ट करने का अर्थ                                | 795000   | 795000      | --         | 795000      |
| 40. राष्ट्रीय राजधानी को में ऐसे कक्षा पद करते का मत कक्षा का अर्थ                                   | 2850000  | 2850000     | --         | 2850000     |
| 41. राष्ट्रीय राजधानी को के नती में विकास के लिए प्री प्रॉपोज करने की विधि कक्षाओं का अर्थ           | 60000    | 30000       | --         | 30000       |
| 42. गेनरल में अंतराधी योजना  | 113682   | 113682      | --         | 113682      |
| 43. बोधोप्रिय इन्फोर्मेशन सिस्टम   | 2841020  | 2278033     | 562395     | 2840428     |
| 44. दिल्ली में स्वी बीसी का इन्फोर्मेशन सिस्टम का अर्थ   | 301000   | 301000      | --         | 301000      |
| 45. बिजनेस में अंतराधी योजना   | 100405   | 100405      | --         | 100405      |
| 46. प्रिन्सिपल, पायलेट, वेबो इन्फोर्मेशन की छात्र प्रीप्रोज कक्षा का अर्थ                            | 450000   | 270000      | 180000     | 450000      |
| 47. एक्स हार्ड द्वारा प्री विकास योजना की प्रीप्रोज अर्थ और प्रीप्रोज रिपोर्ट के इन्फोर्मेशन पर अर्थ | 475000   | 142500      | 332500     | 475000      |
| 48. रा.रा.वे. प्रीप्रोज को प्रीप्रोज कक्षा अर्थ करने के लिए रिपोर्ट का अर्थ                          | 50000    | 50000       | --         | 50000       |
| 49. आई आई डी स्कीम से सी आई डी सी ए ट्रेनिंग के लिए  | 490000   | --          | 122500     | 122500      |
| 50. इन्फोर्मेशन जल देन संस्था के लिए सी सी आई  | 490000   | --          | 122500     | 122500      |
|  |          |             |            |             |
|  |          | 25057690.50 | 1559895.00 | 26617585.50 |

कर्मियों को दिये गए रिक्तिगत भत्ता के व्यय का बोरा 1996-97

क. व. नाम 31.3.96 को व्यय 1996-97 में दिया गया भत्ता 96-97 वर्ष के दौरान भत्ता की वापसी 31.3.97 को व्यय प्रति

क. कर भत्ता

| क. व. नाम                    | 31.3.96 को व्यय | 1996-97 में दिया गया भत्ता | 96-97 वर्ष के दौरान भत्ता की वापसी | 31.3.97 को व्यय प्रति |
|------------------------------|-----------------|----------------------------|------------------------------------|-----------------------|
| 1. श्री प्रोफ. एन. एन. खन्ना | 68419           | --                         | 24996.00                           | 35423.00              |

ख. स्टूडेंट भत्ता

|  |         |         |         |         |
|--|---------|---------|---------|---------|
| 1. श्री एन. कनिष्ठा सहस्र              | ---     | 9360.00 | 2106.00 | 7254.00 |
| 2. श्री पी. के. के. सहस्र              | 1352.00 | --      | 1352.00 | ---     |
| 3. श्री ए.पी. सिंह                     | 8000.00 | --      | 6000.00 | 2000.00 |
| 4. श्री एम.एन. सिंह, रिजर्व प्राध्यापक | 9000.00 | --      | 9000.00 | ---     |

ग. साक्षित भत्ता

|                           |        |     |        |        |
|---------------------------|--------|-----|--------|--------|
| 1. श्री रामचन्द्र दह्या व | 800.00 | 600 | 620.00 | 780.00 |
| 2. श्री वीरेंद्र ताल      | ---    | --- | ---    | ---    |

घ. कम्प्यूटर भत्ता

|                         |        |      |       |       |
|-------------------------|--------|------|-------|-------|
| 1. श्री प्रो.पी. प्रमोद | 40000  | ---  | 12000 | 28000 |
|                         | 119571 | 9960 | 56074 | 73457 |

31.3.97 तक देन्नार [कस्या]

| क्र.सं. | कस्यास्य का नाम/विभाग  | कस्या राशि |
|---------|--|------------|
| 1.      | कसैरी कस विवाह, रोषा तत,<br>कस भक्त, नई दिल्ली                             | 14877.00   |
| 2.      | अपिनिर्गमक कस्यास्य, रहरी तवा रोक्कार<br>क्यास्य, छा तत, कस भक्त नई दिल्ली | 5843.00    |
| 3.      | केन्द्रीय सरकारी कर्मचारी कस्यास्य आवास संगठन<br>छा तत, "ए" वि, नई दिल्ली  | 256.00     |
| 4.      | संस्कृति विभाग, स ग्रार डी क्यास्य,<br>इसरा तत, कस भक्त, नई दिल्ली         | 6095.00    |
| 5.      | रसायन सं पेरोरसायन विभाग,<br>ठीसरा तत, "बी" वि, कस भक्त,<br>नई दिल्ली      | 5838.00    |
| 6.      | विधि सं नय क्यास्य, रोषा तत<br>कस भक्त, नई दिल्ली                          | 15199.00   |
| 7.      | केन्द्रीय आर्थिक आसुका द्यो,<br>कित क्यास्य, छा तत, "बी" वि,<br>नई दिल्ली  | 14419.00   |
| 8.      | आयकर अति प्राधिकरण,<br>आठवां तत, "बी" वि, कस भक्त,<br>नई दिल्ली            | 19363.00   |
| 9.      | इकर्म  | 42579.00   |

योग

123669.00

अनुप - 7

का गता हन्तर लेखन का लेख

| पिछला कक्षा 31.3.96 तक | 96-97 का के दौरान कक्षा तृती वासी | 96-97 का के दौरान का | अंतिम ले 31.3.97 तक |
|------------------------|-----------------------------------|----------------------|---------------------|
| रु 37390               | रु 7100                           | --                   | रु 38292            |

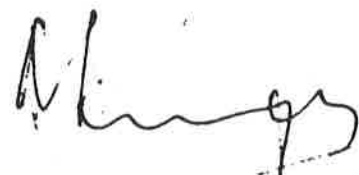
अनुप - 8

प्रशिक्ष निधि लेखा 1996-97

| प्रारम्भिक ले 31-3-96 तक             | का के दौरान का | 96-97 का दौरान प्रशिक्ष निधि पर काम | होई द्वारा प्रशिक्ष निधि/प्रशिक्षिका | अंतिम ले 31.3.97 तक        |
|--------------------------------------|----------------|-------------------------------------|--------------------------------------|----------------------------|
| प्रशिक्ष प्रशिक्ष निधि रु 1350654.00 | रु 504565.00   | रु 181596.00                        | --                                   | रु 167264.00 रु 1069551.00 |
| प्रशिक्ष प्रशिक्ष निधि रु 1039059.00 | रु 227561.00   | रु 109236.00                        | रु 19085.00 रु 175027.00             | रु 1220714.00              |

AUDIT CERTIFICATE

I have examined the Receipts & Payments Account Income & Expenditure Account for the year ended 31st March 1997 and the Balance Sheet as on 31st March 1997 of National Capital Region Planning Board. I have obtained all the information and explanations that I have required and I certify, as a result of my audit that in my opinion, these accounts and balance sheet are properly drawn up so as to exhibit a true and fair view of the state of affairs of the National Capital Region Planning Board, according to the best of information and explanations given to me and the same by the heads of the organisation.



Principal Director of Audit,  
Economic & Service Ministries,  
New Delhi.

Place: New Delhi

Dated: 13-11-97

115  
215  
37

**W.C.R. PLANNING BOARD**  
**RECEIPTS & PAYMENTS ACCOUNT OF THE REVENUE GRANT FOR THE YEAR 1996-97**

| RECEIPTS |   |                  | PAYMENTS   |  |                  |
|----------|---|------------------|------------|--|------------------|
| S.No.    | Head of Account   | Amount<br>Rs. P. | S.No.      | Head of Account  | Amount<br>Rs. P. |
| 1.       | Balance B/F   |                  | 1.         | <u>Salaries :</u>  |                  |
|          | Cash in Hand  | 7643.09          |            |  |                  |
|          | Cash at Bank  | 586675.53        | 594318.62  | a) Pay   | 1162416          |
|          |   |                  |            | b) Allowances  | 2052235          |
| 2.       | Grant-in-aid received from the Deptt. of Urban Development                                  | 7000000.00       | 3214651.00 |  |                  |
| 3.       | Interest on Bank Deposits transferred from Capital Account                                  | 1520327.00       | 2.         | Travelling Allowances  | 189868.00        |
| 4.       | <u>Other Receipts :</u>   |                  | 3.         | Office Expenses  | 1903116.09       |
| i)       | Group Insurance of Board's Employees  | 26420.00         | 4.         | Advertising & Publicity  | 33974.00         |
| ii)      | Licence fee of residences allotted to the employees of the Board                            | 48387.00         | 5.         | Hospitality Expenses   | 182856.00        |
| iii)     | Misc. Receipts  | 54180.00         | 6.         | Fee & Honorarium   | 415926.00        |
| iv)      | Interest on S.B. A/c.(GPP)  | 343.00           | 7.         | <u>Foreign Service Contributions</u>   |                  |
| v)       | -do- (CPF)  | 494.00           | a)         | Leave Salary   | 18640            |
| vi)      | Interest on IPC Bonds(GPP)  | 9650.00          | b)         | Pension  | 41601            |
| vii)     | -do- (CPF)  | 14250.00         | 60241.00   |  |                  |
| viii)    | Interest on IRPC Bonds(GPP)   | 2736.00          | 8.         | Legal Charges  | 47725.00         |
| ix)      | -do- (CPF)  | 6048.00          | 9.         | Lincence Fee Paid to the Dte. of Estates in respect of Govt. residences                      | 17160.00         |
| x)       | Interest on Cycle Adv.  | 70.00            | 10.        | Rent, Rates & Taxes  | 509944.00        |
| xi)      | Intt. on Scooter Adv.   | 2350.00          | 11.        | Electricity charges  | 105715.00        |
| xii)     | Penal Intt. on LTC Adv.   | 43.00            | 12.        | Audit Fee  | 40735.00         |
| xiii)    | Interest on Krishna Bonds   | 893.69           | 13.        | Write-off of Assets  | 150942.91        |
|          |   | 165864.69        | 14.        | <u>Suspense &amp; Deposits</u>   |                  |
| 5.       | <u>Suspense &amp; Deposits :</u>  |                  | i)         | Suspense (Income Tax)  | 93672.00         |
| (i)      | Deposits with MTNL  | 7108.00          | ii)        | Suspenses (Receipts & Recoveries from Salary Bills adjustable in the books of other offices) |                  |
| (ii)     | Suspense (Security Arrangements of Janpath Bhavan)  | 3016.00          | a)         | Income Tax   | 170586.00        |
| (iii)    | Suspense (Income Tax)   | 93672.00         | b)         | CGEGIS   | 2880.00          |
| (iv)     | Suspense TA   | 18096.00         | c)         | GPP  | 91853.00         |
| (v)      | Suspense (Receipts & Recoveries from Salary Bills adjustable in the books of other offices) |                  | d)         | CPF  | 5236.00          |
| a)       | Income Tax  | 170586.00        | e)         | Int. on Car Advance  | 4800.00          |
| b)       | CGEGIS  | 2880.00          | f)         | Computer Advance   | 5400.00          |
| c)       | GPP   | 91853.00         | g)         | Licence Fee  | 3960.00          |
| d)       | Int. on HBA   | 17496.00         | h)         | Pension Fund   | 348.00           |
| e)       | CPF   | 5236.00          | i)         | LIC  | 1752.00          |
| f)       | Int. on Car Advance   | 4800.00          | j)         | Int. on HBA  | 17496.00         |
| g)       | Computer Advance  | 5400.00          | 304311.00  |  |                  |
| h)       | Licence Fee   | 3960.00          | 15.        | Grant-in-aid to Planning & Monitoring Cells  | 1520327.00       |
| i)       | Pension Fund  | 348.00           |            |  |                  |
| j)       | LIC   | 1752.00          | 16.        | <u>Provident Fund Account</u>  |                  |
|          |   | 304311.00        | a)         | GPP Account  | 167264.00        |
|          |   |                  | b)         | CPF Account  | 175027.00        |
|          |   |                  |            |  | 342291.00        |
|          |   |                  | 17.        | Interest on GPP  | 181596.00        |
|          |   |                  | 18.        | Interest on CPF  | 109236.00        |
|          |   |                  | 19.        | Board's Contribution to CPF  | 17571.00         |
|          |   |                  | 20.        | Special Deposit Scheme A/c (GPP)   | 259000.00        |
|          |   |                  | 21.        | Special Deposit Scheme A/c (CPF)   | 41000.00         |



6. Provident Fund Accounts :

|              |           |            |
|--------------|-----------|------------|
| (i) GPF A/c  | 686161.00 |            |
| (ii) CPF A/c | 356682.00 | 1042843.00 |

7. Sale of Book (NCR Growth & Development) 17163.00

Total 10766719.31

|                                 |           |
|---------------------------------|-----------|
| 22. Investment in Krishna Bonds | 71000.00  |
| 23. Investment in ICICI Bonds   | 400000.00 |
| 24. Closing Balance             |           |

Cash in Hand 12089.09  
Bank A/c 541772.22

553861.31

Total 10766719.31

Details of closing balance

Board's own receipts 336196.31

PF accretions 217665.00

553861.31

*K. C. B. Shetty*  
ACCOUNTS OFFICER

*V. K. S. Rao*  
FINANCE & ACCOUNTS OFFICER

*Maya*  
MEMBER SECRETARY

# N.C.R. PLANNING BOARD

## RECEIPTS AND PAYMENTS ACCOUNT OF THE CAPITAL GRANT FOR THE YEAR 1996-97

### RECEIPTS

### PAYMENTS

| S.No. | Head of Account  | Amount<br>Rs. P.     |
|-------|--|----------------------|
| 1.    | Balance B/P  | 238474215.91         |
| 2.    | Contribution received from the Deptt. of Urban Affairs                         | 400000000.00         |
| 3.    | Contribution received from Govt. of MCT-Delhi                                  | 37500000.00          |
| 4.    | Line of Credit from HUDCO  | 600000000.00         |
| 5.    | <u>Interest on loans</u>   |                      |
| a)    | U.P. Govt. Lucknow   | 28241101.00          |
| b)    | UIT Alwar  | 17714019.00          |
| c)    | HUDA, Chandigarh   | 62559232.00          |
| d)    | RIICO, Jaipur  | 33000000.00          |
| e)    | R.S.B.C.C., Jaipur   | 792000.00            |
| f)    | Patiala City Plg. & Dev Board  | 909616.00            |
| g)    | UIT, Kota  | 2600000.00           |
| h)    | Madhya Pradesh, Gwalior  | 806250.00            |
| 6.    | <u>Refund of Loans</u>   | 146622218.00         |
| a)    | U.P. Govt. Lucknow   | 34675519.00          |
| b)    | UIT, Alwar   | 56362110.00          |
| c)    | HUDA, Chandigarh   | 20483333.00          |
| d)    | RIICO  | 31900001.00          |
| e)    | Patiala City Plg. & Dev Board  | 769230.00            |
| f)    | M.P.   | 1250000.00           |
| g)    | UIT, Kota  | 4000000.00           |
| 7.    | Bank Interest  | 15580852.90          |
|       | Less FDs transferred to Project Dev. Fund (-)                                  | 10000000.00          |
|       | Less amount transferred to Revenue Account (-)                                 | 1520327.00           |
|       |  | 4060525.90           |
| 8.    | <u>Recoveries on account of long term advances from employees of the Board</u> |                      |
| a)    | Scooter Advance  | 18458.00             |
| b)    | Cycle Advance  | 620.00               |
| c)    | Car Advance  | 24996.00             |
| d)    | Computer Advance   | 12000.00             |
|       |  | 56074.00             |
| 9.    | <u>Sale of Copies of MCR Plan</u>  | 3720.00              |
|       | <b>Total</b>   | <b>1576156946.81</b> |

| S.No. | Head of Account                           | Amount<br>Rs. P. |
|-------|---|------------------|
| 1.    | Loans to State Govt/Implementing Agencies |                  |
| a)    | U.P. Govt. Lucknow                        | 279265000.00     |
| b)    | HUDA                                      |                  |
| c)    | RIICO                                     | 190000000.00     |
| d)    | HSIDC                                     | 785000000.00     |
| e)    | UPSIDC                                    | 150000000.00     |
| f)    | Raj. State Bridge & Construction Corpn.   | 6600000.00       |
| g)    | UIT Alwar                                 | 57650000.00      |
|       |   | 1468515000.00    |
| 2.    | Study & Survey                            | 1559895.00       |
| 3.a)  | Cycle Advance                             | 600.00           |
| b)    | Scooter Advance                           | 9360.00          |
| 4.    | Office Accommodation in IHC Complex       | 59994.00         |
|       | Closing Balance                           | 106012097.81     |

Total

1576156946.81

K. K. Shrivastava  
ACCOUNTS OFFICER

K. K. Shrivastava  
FINANCE & ACCOUNTS OFFICER

K. K. Shrivastava  
MEMBER SECRETARY

**H.C.R. PLANNING BOARD**  
**RECEIPTS & PAYMENTS ACCOUNT OF PROJECT DEVELOPMENT FUND FOR THE YEAR 1996-97**

| RECEIPTS |  |                    | PAYMENTS |   |                    |
|----------|--|--------------------|----------|---|--------------------|
| S.No.    | Head of Account                                    | Amount<br>Rs. P.   | S.No.    | Head of Account   | Amount<br>Rs. P.   |
| 1.       | Funds received from Internal Accruals of the Board | 10000000.00        | 1.       | Property tax paid for IHC Building occupied by MCR Planning Board | 1623478.00         |
|          |  |                    | 2.       | Maintenance charges paid to IHC                                   | 1883364.00         |
|          |  |                    |          | Closing Balance   | 6493158.00         |
|          | <b>Total</b>                                       | <b>10000000.00</b> |          | <b>Total</b>  | <b>10000000.00</b> |

*K. B. Shrivastava*  
**ACCOUNTS OFFICER**

*M. K. Verma*  
**FINANCE & ACCOUNTS OFFICER**

*M. K. Verma*  
**MEMBER**

**N.C.R. PLANNING BOARD**  
**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR 1996-97**

| S.No. | Expenditure   | Amount<br>Rs. P. | S.No. | Income  | Amount<br>Rs. P.               |
|-------|---|------------------|-------|---|--------------------------------|
| 1.    | <u>Salaries</u>   |                  | 1.    | Grant-in-Aid (Revenue) received from Deptt. of Urban Affairs for establishment and Administrative Expenditure (recurring i.e. total grant less expenditure therefrom on assets) | 7000000.00<br>241774.09        |
| a)    | Pay   |                  |       |   |                                |
| b)    | Allowances  | 3214651.00       |       |   |                                |
| 2.    | Travel Expenses   | 189868.00        |       |   |                                |
| 3.    | <u>Office Expenses</u>                                    |                  |       |   | (-) 6758225.91                 |
| a)    | Postage   | 24768.00         | b)    | Project Development Fund less un-utilised Amt. transferred to balance Sheet   | 10000000<br>3506842 3506842.00 |
| b)    | Liveries  | 29327.00         |       |   |                                |
| c)    | Telephones  | 191422.00        | 2.    | Interest on Bank Deposits transferred from Capital A/c  | 1520327.00                     |
| d)    | Stationery  | 169566.00        |       |   |                                |
| e)    | Drawing Stationery  | 1650.00          |       |   |                                |
| f)    | Printing & Binding  | 5340.00          | 3.    | <u>Other Receipts</u>   |                                |
| g)    | Petrol  | 96984.00         | a)    | Group Insurance Scheme  | 26420.00                       |
| h)    | Maintenance of Vehicles                                   | 113514.00        | b)    | Int. on Krishna Bonds   | 893.69                         |
| i)    | Conveyance  | 34054.00         | c)    | Int. on IPC Bonds(GPF)  | 9650.00                        |
| j)    | Other charges   | 657493.00        | d)    | - do - (CPP)  | 14250.00                       |
| k)    | Maintenance of :  |                  | e)    | Int. on IRPC Bonds(GPF)   | 2736.00                        |
| l)    | Office Machinery & equipment                              | 267369.00        | f)    | - do - (CPP)  | 6048.00                        |
| m)    | Newspapers & Periodicals                                  | 52692.00         | g)    | Int. on Saving Bank A/c(GPF)  | 343.00                         |
| 4.    | Legal charges   | 47725.00         | h)    | - do - (CPP)  | 494.00                         |
| 5.    | Advertising & Publicity                                   | 33974.00         | i)    | Misc. Receipts  | 54180.00                       |
| 6.    | Hospitality Expenses                                      | 182856.00        | j)    | Int. on Cycle Advances  | 70.00                          |
| 7.    | Fee & Honorarium  | 415926.00        | k)    | Int. on Scooter Advances  | 2350.00                        |
| 8.    | <u>Foreign Service Contribution</u>                       |                  | l)    | Penal Int. on LTC Advances  | 43.00                          |
| a)    | Leave Salary  | 18640.00         | m)    | Licence Fee   | 31227.00                       |
| b)    | Pension   | 41601.00         |       |   |                                |
| 9.    | Rent, Rates & Taxes                                       | 509944.00        |       |   |                                |
| 10.   | Grant-in-Aid to MCR Plg. & Monitoring Cells               | 1520327.00       |       |   |                                |
| 11.   | Audit Fees  | 40735.00         |       |   |                                |
| 12.   | Interest of GPF   | 181596.00        |       |   |                                |
| 13.   | Interest of CPF   | 109236.00        |       |   |                                |
| 14.   | Boards Contributions to CPF                               | 17571.00         |       |   |                                |
| 15.   | Write-off of Assets                                       | 150942.91        |       |   |                                |
| 16.   | Electricity charges                                       | 105715.00        |       |   |                                |
| 17.   | Paid to IHC towards property tax out of Project Dev. Fund | 1623478.00       |       |   |                                |
| 18.   | Paid to IHC Maintenance charges out of Project Dev. Fund  | 1883364.00       |       |   |                                |
| 19.   | Excess of Income over Expr.                               | 1770.69          |       |   |                                |
| Total |   | 11934099.60      | Total |   | 11934099.60                    |

*K. B. Shrivastava*  
ACCOUNTS OFFICER

*H. C. V. Rao*  
FINANCE & ACCOUNTS OFFICER

*R. S. Rao*  
MEMBER SECRETARY

## BALANCE SHEET AS ON 31.3.1997

| Amount as on<br>31.3.1996      |    | Fund & Liabilities                             |               | Amount     |               | Amount as on<br>31.3.1996 |                                 | Sl. Assets |    | Amount as on<br>31.3.1997 |    |
|--------------------------------|----|--|---------------|------------|---------------|---------------------------|---------------------------------|------------|----|---------------------------|----|
| Rs.                            | P. | Schedule                                       | Rs.           | P.         | Rs.           | P.                        | Schedule                        | Rs.        | P. | Rs.                       | P. |
| I. NCR Planning Board Fund A/c |    |  |               |            |               |                           |                                 |            |    |                           |    |
| 3632818.96                     |    | i) Revenue Grant for non-recurring Expenditure | 3874593.05    |            | 3632818.96    |                           | 1. Fixed Assets                 | A          |    | 3874593.05                |    |
|                                |    |  |               |            | 144700.00     |                           | 2. Special Fixed Assets         | B          |    | 144700.00                 |    |
| 1469200000.00                  |    | ii) Capital Grant from Deptt. of Urban Affairs | 1869200000.00 |            | 1800173941.00 |                           | 3. Details of loans             | C          |    | 3119248748.00             |    |
| 100000000.00                   |    | iii) Capital Grant from Govt. of Delhi         | 137500000.00  |            | 25057690.50   |                           | 4. Study & Surveys              | D          |    | 26617585.50               |    |
| 144700.00                      |    | iv) Other Grant                                | 144700.00     |            | 837981.20     |                           | 5. NCR Plan                     |            |    | 834261.20                 |    |
| -                              |    | v) Project Development Fund                    | 6493158.00    |            | 119571.00     |                           | 6. Long Term Advances           | E          |    | 73457.00                  |    |
| -                              |    | vi) Line of credit from HUDCO                  | 600000000.00  |            | 20302500.00   |                           | 7. Office accommodation IHC     |            |    | 20362494.00               |    |
|                                |    |  |               |            |               |                           | 8. Suspense Account             |            |    |                           |    |
| 61617073.72                    |    | vii) Bank Interest                             | 65677599.62   |            | 126685.00     |                           | 1) Debtors                      | F          |    | 123669.00                 |    |
| 450101634.89                   |    | viii) Interest on Loans                        | 596723852.89  |            | 37390.00      |                           | 2) Deposit with MTNL Ltd.G      |            |    | 30282.00                  |    |
| 3560191.00                     |    | ix) Misc. Receipts                             | 4047191.00    |            | 18436.00      |                           | 3) Suspense TA                  |            |    | 340.00                    |    |
| 2088256418.57                  |    | Total Fund                                     | 3283661094.56 |            |               |                           |                                 |            |    |                           |    |
|                                |    |  |               |            |               |                           |                                 |            |    | 3171310129.75             |    |
| 1350654.00                     |    | 2. GPF A/c.                                    | H             | 1869551.00 |               |                           | 9. Investment of PF Accretions  |            |    |                           |    |
| 1039059.00                     |    | 3. CPF A/c.                                    | H             | 1220714.00 |               |                           |                                 |            |    |                           |    |
|                                |    |  |               |            |               | 821800.00                 | i) Special Deposit Scheme (GPF) |            |    | 1080800.00                |    |
|                                |    |  |               |            |               | 918800.00                 | ii) -do- (CPF)                  |            |    | 959800.00                 |    |
|                                |    |  |               |            |               | 180000.00                 | iii) IPC Bonds (GPF)            |            |    | 180000.00                 |    |
|                                |    |  |               |            |               | 120000.00                 | iv) -do- (CPF)                  |            |    | 120000.00                 |    |
|                                |    |  |               |            |               | 19000.00                  | v) IRPC Bonds (GPF)             |            |    | 19000.00                  |    |
|                                |    |  |               |            |               | 42000.00                  | vi) IRPC Bonds (CPF)            |            |    | 42000.00                  |    |
|                                |    |  |               |            |               | -                         | vii) Krishna Bonds (GPF)        |            |    | 71000.00                  |    |
|                                |    |  |               |            |               | -                         | viii) ICICI Bonds (GPF)         |            |    | 400000.00                 |    |
| 487000.00                      |    | Advance receipt of interest                    |               |            |               |                           |                                 |            |    |                           |    |
|                                |    | on Loan from Govt. of U.P.                     | Nil           |            |               |                           |                                 |            |    |                           |    |
| 22507.00                       |    | Security Deposit                               | 22507.00      |            |               |                           |                                 |            |    |                           |    |

Suspense & Deposits

466209.62

Excess of Income over

Expr. of last year.

Add Excess of income 466209.62

+ 1770.69

over expenditure of

467980.31

this year.

Bank Cash Balance

128771.52

i) Bank Balance

113047028.03

238932119.92

ii) Cash in Hand

12089.09

7643.09

2091621848.19

3287241846.87

2091621848.19

3287241846.87

*K. K. B. Singh*  
ACCOUNTS OFFICER

*M. K. K. K. K.*  
FINANCE & ACCOUNTS OFFICER

*M. K. K. K.*  
MEMBER SECRETARY

## Schedule -

## NCR Planning Board

## Fixed Assets

| Sl.No.    | Name of Assets                             | Total Rs.  | Reference to<br>page No. of Assets<br>Register |
|-----------|--|------------|--|
| 1.        | Furniture                                  | 427661.30  | 98-99  |
| 2.        | Telephones                                 | 16302.00   | 10-11  |
| 3.        | Typewriter                                 | 66762.65   | 108-109  |
| 4.        | Electronic Typewriter                      | 27921.00   | 96-97  |
| 5.        | Motor Car                                  | 797573.00  | 144-45   |
| 6.        | Postal weighting Machine                   | 211.00     | 110-111  |
| 7.        | Duplicate Machine                          | 18540.25   | 112-113  |
| 8.        | Photocopy Machine                          | 598950.00  | 86-87  |
| 9.        | Airconditioner                             | 165373.40  | 114-115  |
| 10.       | Books/Maps                                 | 51948.85   | 146-147  |
| 11.       | Printer Cum Display                        |            |  |
|           | Calcuat/Calculators                        | 8011.65    | 106-107  |
| 12.       | Tape Recorder/Two-in-one                   | 11703.20   | 116-117  |
| 13.       | Electric Appliances                        | 73750.45   | 88-89  |
| 14.       | Wall Clocks                                | 3409.50    | 118-119  |
| 15.       | Auto Dialler                               | 8580.00    | 120-121  |
| 16.       | Wall, Table & pedestal Fan                 | 10880.55   | 102-103  |
| 17.       | Installation of additional<br>Power Points | 34655.00   | 122-123  |
| 18.       | PVC Partition                              | 267897.00  | 124-125  |
| 19.       | Fall ceiling Tube<br>fittings              | 18216.00   | 126-127  |
| 20.       | Misc. Purchase                             | 24405.75   | 104-105  |
| 21.       | Water cooler                               | 8370.00    | 128-129  |
| 22.       | Postal Franking Machine                    | 6534.00    | 130-131  |
| 23.       | Refrigerator                               | 13640.00   | 100-101  |
| 24.       | Computers/Printers                         | 535545.00  | 90-91  |
| 25.       | Fire Fighting Equipments                   | 3079.00    | 134-135  |
| 26.       | Drawing Materials/Equip.                   | 87677.55   | 136-137  |
| 27.       | CVT  | 6730.00    | 148-149  |
| 28.       | Fax Machine                                | 59500.00   | 138-139  |
| 29.       | EPABX                                      | 99092.00   | 140-141  |
| 30.       | UPS with Battery                           |            |  |
|           | Back & CVT                                 | 195662.00  | 150-151  |
| 31.       | Rotering Scriber                           | 126500.00  | 152-153  |
| 32.       | Television                                 | 24175.00   | 80-81  |
| 33.       | Godrej Safe/Chest                          | 10577.00   | 94-95  |
| 34.       | Furnishing                                 | 64758.95   | 142-143  |
| Total Rs. |  | 3874593.05 |  |

Details of Rs.3874593.05 :

|   |   |            |
|---|---|------------|
| Expenditure upto 1995-96                  | : | 3632818.96 |
| Less : Sale of Motor Car                  | : | 150942.91  |
| Add : Expenditure for the year<br>1996-97 | : | 392717.00  |

Total expenditure upto 31.3.97: 3874593.05



Schedule - 'B'

Special Fixed Assets

(Created out of special Grant)

| Sl.No. | Name of Assets            | Expenditure incurred upto 1994 | Expenditure incurred during 1996-97 | Closing balance as on 31.3.1997 |
|--------|---------------------------|--------------------------------|-------------------------------------|---------------------------------|
| 1.     | Hotline Projection Vision | 110000.00                      | -                                   | 110000.00                       |
| 2.     | Krisor VCR                | 13900.00                       | -                                   | 13900.00                        |
| 3.     | ECO Video Graph           | 20800.00                       | -                                   | 20800.00                        |
|        |                           | Total Rs.144700.00             |                                     | 144700.00                       |

## DETAILS OF LOANS

| SL. NO. | TO WHOM GIVEN                   | AMOUNT GIVEN UPTO 31.3.96 | AMOUNT GIVEN DURING 96-97 | TOTAL LOANS GIVEN UPTO 31.3.97 | REFUND/REPAYMENT OF INSTALLMENT OF PRINCIPAL UPTO 3/96 | DURING 96-97 | UPTO 31.3.97 | AMOUNT OF LOAN OUTSTANDING AS ON 31.3.97 |
|---------|---------------------------------|---------------------------|---------------------------|--------------------------------|--|--------------|--------------|--|
| 1.      | GOVT. OF U.P.                   | 963168000                 | 279265000                 | 1242433000                     | 127241164  | 34675519     | 161916683    | 1080516317                               |
| 2.      | UPSIDC                          | -                         | 150000000                 | 150000000                      | -  | -            | -            | 150000000                                |
| 3.      | HUDA, CHANDIGARH.               | 587581000                 | -                         | 587581000                      | 69712190   | 20483333     | 90195523     | 497385477                                |
| 4.      | HSIDC                           | -                         | 785000000                 | 785000000                      | -  | -            | -            | 785000000                                |
| 5.      | U.I.T. ALWAR (RAJ.)             | 244681000                 | 57650000                  | 302331000                      | 97997580   | 56362110     | 154359690    | 147971310                                |
| 6.      | RAJASTHAN BRIDGE CONSTN. CORPN. | 6600000                   | 6600000                   | 13200000                       | -  | -            | -            | 13200000                                 |
| 7.      | RIICO (RAJ.)                    | 310700000                 | 190000000                 | 500700000                      | 53566665   | 31900001     | 85466666     | 415233334                                |
| 8.      | PATIALA CITY PLG. & DEV. BOARD  | 10000000                  | -                         | 10000000                       | 1538460  | 769230       | 2307690      | 7692310                                  |
| 7.      | GOVT. OF M.P., BROPAL           | 10000000                  | -                         | 10000000                       | 2500000  | 1250000      | 3750000      | 6250000                                  |
| 8.      | UIT, KOTA                       | 20000000                  | -                         | 20000000                       | -  | 4000000      | 4000000      | 16000000                                 |
| TOTAL   |                                 | 2152730000                | 1468515000                | 3621245000                     | 352556059  | 149440193    | 501996252    | 3119248748                               |

**STUDY AND SURVEYS  
(DETAILS OF EXPENDITURE)**

| S.No. | Name of Study & Surveys  | Estimated Cost | Expenditure incurred upto 31.3.96 | Expenditure incurred during 96-97 | Expenditure incurred upto 31.3.97 |
|-------|--|----------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 1.    | Migration Studies in the context of National Capital Region Plan.                          | 450000.00      | 443850.00                         | --                                | 443850.00                         |
| 2.    | Informal Sector in National Capital Region   | 305000.00      | 305000.00                         | --                                | 305000.00                         |
| 3.    | Fiscal Policy in National Capital Region   | 220000.00      | 220000.00                         | --                                | 220000.00                         |
| 4.    | Land use analysis based on land use categories & Aerial Photography                        | 361015.00      | 361015.00                         | --                                | 361015.00                         |
| 5.    | Computer Modelling for Urban Development   | 150000.00      | 150000.00                         | --                                | 150000.00                         |
| 6.    | Traffic & Transport Studies  | 880000.00      | 880000.00                         | --                                | 880000.00                         |
| 7.    | Settlement System in National Capital Region   | 10000.00       | 10000.00                          | --                                | 10000.00                          |
| 8.    | Counter Magnet Area Study  | 400000.00      | 400000.00                         | --                                | 400000.00                         |
| 9.    | Integration of all inputs & analytical works & statistical                                 | 16000.00       | 16000.00                          | --                                | 16000.00                          |
| 10.   | Setting up Central for Studies & Policies on Informal Sector                               | 100000.00      | 100000.00                         | --                                | 100000.00                         |
| 11.   | Distributive Traces in National Capital Region   | 862000.00      | 862000.00                         | --                                | 862000.00                         |
| 12.   | Resource Mobilisation for local Bodies in the National Capital Region                      | 300000.00      | 300000.00                         | --                                | 300000.00                         |
| 13.   | Investment Plan for MCR Plan Implementation  | 215700.00      | 215700.00                         | --                                | 215700.00                         |
| 14.   | Computer aided analysis of the Settlement System of the National Capital Region Sub-region | 30261.00       | 30261.00                          | --                                | 30261.00                          |

| S.No. | Name of Study & Surveys  | Estimated Cost | Expenditure incurred upto 31.3.95 | Expenditure incurred during 95-96 | Expenditure incurred upto 31.3.96 |
|-------|--|----------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 15.   | Monitoring of Landuse, using higher resolution remote sensing data for selected areas of National Capital Region | 40000.00       | 40000.00                          | --                                | 40000.00                          |
| 16.   | Feasibility Study for Expressways in the National Capital Region   | 270000.00      | 270000.00                         | --                                | 270000.00                         |
| 17.   | International Seminar in Hanoi   | 42352.00       | 42352.00                          | --                                | 42352.00                          |
| 18.   | Promotion of Employment Generation Activities in MCR Town  | 15000.00       | 15000.00                          | --                                | 15000.00                          |
| 19.   | Study on Physical Infrastructure in DMU  | 34627.00       | 34627.00                          | --                                | 34627.00                          |
| 20.   | Study on Improvement of Transport facilities in Delhi Metropolitan Area  | 750000.00      | 750000.00                         | --                                | 750000.00                         |
| 21.   | International Seminar at Seoul   | 9780.80        | 9780.80                           | --                                | 9780.80                           |
| 22.   | Preparation of the Project Report for implementation of Regional Roads in National Capital Region.               | 6545000.00     | 6545000.00                        | --                                | 6545000.00                        |
| 23.   | Preparation of the Projects Report for the Development of Informal Sector Activities in Alwar.                   | 175000.00      | 175000.00                         | --                                | 175000.00                         |
| 24.   | Study on Informal Sector Housing & Economic Activities in NCIDA  | 240000.00      | 236110.00                         | --                                | 236110.00                         |
| 25.   | Study on Housing Development Strategy in Priority Towns Panipat  | 200000.00      | 200000.00                         | --                                | 200000.00                         |
| 26.   | Study on Housing Development Strategy in Priority Towns Alwar  | 200000.00      | 200000.00                         | --                                | 200000.00                         |
| 27.   | Study on Housing Development Strategy in Priority Towns Meerut   | 200000.00      | 200000.00                         | --                                | 200000.00                         |

| S.No. | Name of Study & Surveys  | Estimated Cost | Expenditure incurred upto 31.3.96 | Expenditure incurred during 96-97 | Expenditure incurred upto 31.3.97 |
|-------|--|----------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 28.   | Stud. on the National Capital Region Economy and Industrial Development Potentials                           | 1337000.00     | 1337000.00                        | --                                | 1337000.00                        |
| 29.   | Review & Revision of Regional Plan 2001 paper on demographic features.                                       | 121000.00      | 41418.00                          | --                                | 41418.00                          |
| 30.   | 25th Regional Science Association at IIT Kharagpur.  | 20000.00       | 20000.00                          | --                                | 20000.00                          |
| 31.   | Study on Resource Mobilisation for VIII Plan   | 100000.00      | 100000.00                         | --                                | 100000.00                         |
| 32.   | Study on Environment & Ecology   | 1200000.00     | 960000.00                         | 240000                            | 1200000.00                        |
| 33.   | Internal Seminar at Kollalampur  | 43499.70       | 43499.70                          | --                                | 43499.70                          |
| 34.   | Study on Solid Waste Management for Kota Towns   | 550000.00      | 550000.00                         | --                                | 550000.00                         |
| 35.   | Study on Solid Waste Management for Faridabad Complex.   | 700000.00      | 700000.00                         | --                                | 700000.00                         |
| 36.   | Study on Solid Waste Management for Bapur Towns  | 412700.00      | 61905.00                          | --                                | 61905.00                          |
| 37.   | Study on Formulation of Project Reports for Development of New Township along side Priority Town of Panipat. | 668000.00      | 642652.00                         | --                                | 642652.00                         |
| 38.   | Study on New Township for Bapur  | 715000.00      | 640800.00                         | --                                | 640800.00                         |
| 39.   | Study on New Township for Alwar  | 795000.00      | 795000.00                         | --                                | 795000.00                         |
| 40.   | Study on Drainage System and Flood Control including Water Resource in MCR                                   | 2850000.00     | 2850000.00                        | --                                | 2850000.00                        |
| 41.   | Study on alternative models for Assemblage of land for development of MCR Towns                              | 60000.00       | 30000.00                          | --                                | 30000.00                          |
| 42.   | International Seminar at Monterial   | 113682.00      | 113682.00                         | --                                | 113682.00                         |
| 43.   | Geographic Information System GIS  | 2841028.00     | 2278633.00                        | 562395.00                         | 2841028.00                        |

| S.No. | Name of Study & Surveys   | Estimated Cost | Expenditure incurred upto 31.3.96 | Expenditure incurred during 96-97 | Expenditure incurred upto 31.3.97 |
|-------|---|----------------|-----------------------------------|-----------------------------------|-----------------------------------|
| 44.   | Study on Squatters Settlement and Informal Sector in MCT Delhi.   | 301000.00      | 301000.00                         | --                                | 301000.00                         |
| 45.   | International Seminar at Beijing  | 108405.00      | 108405.00                         | --                                | 108405.00                         |
| 46.   | Study on Formulation of Project Report integrated Physical, Financial & Management Plan for Bhiwadi, Dharuhera, Rewari. | 450000.00      | 270000.00                         | 180000.00                         | 450000.00                         |
| 47.   | Study on Project preparation of Land Development Plan & Project Report for its implementation by H.S.Mathur             | 475000.00      | 142500.00                         | 332500.00                         | 475000.00                         |
| 48.   | Preparation of Report for financing of MCR Projects   | 50000.00       | 50000.00                          | --                                | 50000.00                          |
| 49.   | Study for identification of Rail development scheme for MCR Priority towns & DMA towns                                  | 490000.00      | --                                | 122500.00                         | 122500.00                         |
| 50.   | Study on Development of integrated Plan for Rail Transport in MCR   | 490000.00      | --                                | 122500.00                         | 122500.00                         |
|       |   |                | 25057690.50                       | 1559895.00                        | 26617645.50                       |

**Summary of Assets  
Created out of Plan Funds (Studies & Surveys)**

| Sl.No.    | Name of Assets                               | Expenditure incurred upto 1995-96 | Expenditure incurred during 1996-97 | Closing Balance as on 31.3.97 |
|-----------|--|-----------------------------------|-------------------------------------|-------------------------------|
| 1.        | Computer of 86 HCL                           | 329000.00                         | --                                  | 329000.00                     |
| 2.        | M K Jet colour Plotter                       | 438600.00                         | --                                  | 438600.00                     |
| 3.        | Calcom digitizer with 16 Button cursor stand | 467058.00                         | --                                  | 467058.00                     |
| 4.        | LAN server & Terminal                        | 576900.00                         | 2,18,620.00                         | 795520.00                     |
| NET TOTAL |  | 1811558.00                        | 2,18,620.00                         | 2030178.00                    |

Long Term Advances

| Sl.No. | Name | Balance<br>as on<br>31.3.96 | Paid<br>during<br>96-97 | Refund<br>during<br>96-97 | Closing<br>balance<br>as on<br>31.3.97 |
|--------|------|-----------------------------|-------------------------|---------------------------|--|
|--------|------|-----------------------------|-------------------------|---------------------------|--|

I. Car Advance

|    |                  |       |     |       |       |
|----|------------------|-------|-----|-------|-------|
| 1. | Sh. Omesh Saigal | 60419 | Nil | 24996 | 35423 |
|----|------------------|-------|-----|-------|-------|

2. Scooter advance

|    |                       |      |      |      |      |
|----|-----------------------|------|------|------|------|
| a) | Sh. Harsh Kalia       | -    | 9360 | 2106 | 7254 |
| b) | Sh. P.K. Jain         | 1352 | -    | 1352 | -    |
| c) | Sh. M.P. Singh        | 8000 | -    | 6000 | 2000 |
| d) | Sh. ManMohan<br>Singh | 9000 | -    | 9000 | -    |

3. Cycle Advance

|    |                      |     |     |     |     |
|----|----------------------|-----|-----|-----|-----|
| a) | Sh. Ramkishan Hooda) | 800 | 600 | 620 | 780 |
| b) | Sh. Goverdhan Lal )  |     |     |     |     |

II. Computer advance

|    |                   |        |      |       |       |
|----|-------------------|--------|------|-------|-------|
| 1. | Sh. R.C. Aggarwal | 40000  | --   | 12000 | 28000 |
|    |                   | 119571 | 9960 | 56074 | 73457 |

Schedule - 'P'

Debtors as on 31.3.97

| Sl. No. | Name of the Office/Departments  | Outstanding Amount |
|---------|---|--------------------|
| 1.      | Kaveri Water Dispute, 4th floor, Janpath Bhawan, New Delhi.                           | Rs.14,877          |
| 2.      | Arbitrators Office, Ministry of UD, 6th floor, Janpath Bhawan, New Delhi.             | Rs. 5,843          |
| 3.      | Central Govt. Employees Welfare Housing Organisation, 6th floor 'A' Wing, New Delhi.  | Rs. 256            |
| 4.      | Deptt. of Culture, Ministry of HRD 2nd floor, Janpath Bhawan, New Delhi.              | Rs. 6,095          |
| 5.      | Deptt. of Chemicals & Petrochemicals, 3rd floor, 'B' Wing, Janpath Bhawan, New Delhi. | Rs. 5,038          |
| 6.      | M/o Law & Justice, 4th floor, Janpath Bhawan, New Delhi.                              | Rs.15,199          |
| 7.      | Central Economic Intelligence Bureau, M/o Finance, 6th floor, 'B' Wing, New Delhi.    | Rs.14,419          |
| 8.      | Income Tax Appellate Authority, 8th Floor, 'B' Wing, Janpath Bhawan, New Delhi.       | Rs.19,363          |
| 9.      | Shops   | Rs.42,579          |
|         |   | Rs.1,23,669        |



Schedule - 'G'

Deposit with Mahanagar Telephone Nigam Ltd.

| Opening<br>Balance<br>as on<br>31.3.96 | Refund by<br>adjustment<br>during the<br>year 96-97 | Deposit<br>during<br>the<br>96-97 | Closing<br>Balance<br>as on<br>31.3.97 |
|--|---|-----------------------------------|--|
| 37390                                  | 7108  | -                                 | 30282                                  |

Schedule - 'H'

Provident Fund Account 1996-97

|     | Opening<br>balance<br>as on<br>31.3.96 | Deposit<br>during<br>the Yr. | Intt.<br>during<br>96-97 | Board's<br>Contb.<br>in 96-97 | Advances/<br>withdrawal<br>during the<br>year | C.Balance<br>as on<br>31.3.97 |
|-----|--|------------------------------|--------------------------|-------------------------------|---|-------------------------------|
| GPF | 1350654                                | 504565                       | 181596                   | --                            | 167264  | 1869551                       |
| CPF | 1039059                                | 227561                       | 109236                   | 19885                         | 175027  | 1220714                       |

**AGENDA 11**

**MINUTES OF THE LAST MEETING OF  
PSMG-I AND PSMG-II.**

**ANNEXURE VII**  
**PSMG-I**

**Minutes of the 25<sup>th</sup> Meeting of the PSMG held on 26<sup>th</sup> March, 98 under the Chairmanship of Secretary, Deptt. Of Urban Development, Nirman Bhawan, New Delhi.**

The list of the participants is enclosed (Annexure-I).

Welcoming members of the group of invitees to the 25<sup>th</sup> meeting of PSMG, Member Secretary, NCRPB stated that agenda of the meeting contained 20 new projects having an estimated cost of Rs.780.00 crs. with proposed loan assistance of Rs.451.00 crs. out of which Rs.257.00 crs. would be needed towards payment of the first instalment. In addition there are 43 on-going schemes in the NCR for which outstanding committed liabilities of the Board are of Rs.120.00 crs.(appx.) to be disbursed in the next year. MS added that the Board had Rs.97.75 crs. (internal accruals + budgetary support from the Central and Delhi Govts.) for financing the new & ongoing projects and had entered into the capital market to raise taxfree bonds of Rs.85.00 crs. and taxable bonds of Rs.150.00 crs. on 20<sup>th</sup> March, 98 and the issues are expected to remain open till the 3<sup>rd</sup> week of April, 98. MS explained that the cost of funds being raised & average lending rate are almost equal. In case the Board happens to get funds at cheaper rate, the same benefit will be passed on to the Development agencies for their Infrastructure & Housing projects.

The developments through these projects are expected to improve the quality of life in NCR towns as well as generate sufficient economic activity so as to arrest the massive migration into Delhi on the one hand and provide for the dispersal of population and economic activities from Delhi to the region. Infact, major step toward the dispersal of economic activity lay in the shifting of industries from Delhi which are running in NCT-

Delhi in contravention of the Delhi Master Plan and have been ordered to move out into the NCR by the Hon'ble Supreme Court from time to time.

It has been agreed in principle that such shifting of industries would get preferential allotment in the Indl. Estates which are being developed in NCR through loan assistance by the Board. Some of such Industrial Estates/sectors are at Faridabad-Kundli and Barihi near Gannaur in Haryana, which were being considered for loan assistance during the current meeting of the P.S.M.G.

It was also discussed in the meeting that Board's employee may be given preferential allotment while allotting residential accommodation in the region on HUDCO pattern.

Thereafter, the agenda items were taken up for consideration and detailed decision taken on each item are as under:

**Agenda Item No.I.** Confirmation of the minutes of the last meeting held on 19.3.96 & 20.3.96.

Minutes were confirmed.

**Agenda Item No.2.** Review of the action taken on the decisions taken in the last meeting held on 19.3.96 & 20.3.96.

The group noted the follow up action taken by the Board's office on the decisions taken in the last meetings.

Agenda Item No.3 : Review of the progress of on-going schemes with various implementing agencies.

The progress of on-going schemes was reviewed. It was observed in the meeting that the U.P. Govt. took about a year to release the loan assistance to the implementing agencies after having received from the NCR Planning Board. This has been effecting the normal implementation of the scheme on the one hand and the authorities are unnecessarily burdened with the interest on loan, for the period when they are not actually utilizing these funds. With a view to overcome this problem, it was decided that the loan released by the NCR for new schemes/on going schemes, will be remitted to the implementing agencies by the State Govt. alongwith its Share immediately without any delay.

Agenda Item No.4 : Sanction of loan for new projects in Haryana Sub Region. The projects were explained by the Commissioner Town & Country Planning-Haryana. Sh. Bhaskar Chattarji & Sh. K.L. Dhingra, Executive Director HSIDC & following decision taken in respect of each one of them.

- i) Resdl. Scheme Sector 2 at Faridabad-Ballabhgarh Complex Scheme.(HUDA)

This scheme with the following parameters was placed before the PSMG.

|    |                    |   |            |
|----|--------------------|---|------------|
| A. | Area               | : | 163.12 ha. |
| B. | Total project cost | : | 34.57 crs. |

C. Annual loan requirement from the NCRPB

|           |   |                  |            |
|-----------|---|------------------|------------|
| 1997-98   | : | 18.72 crs.       |            |
| 1998-99   | : | 2.41 crs.        |            |
| 1999-2000 | : | 2.40 crs.        |            |
| 2000-2001 | : | <u>2.40 crs.</u> | 25.93 crs. |

D. Rate of interest on NCRPB Loan : 13%

E. Repayment period : 6 years

F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.51.22 crs. at the end of the project.

The scheme was approved as placed before the PSMG.

ii) Indl. Scheme Sector 58 at Faridabad-Ballabhgarh Complex. (HUDA)

This scheme with the following parameters was placed before the PSMG.

A. Area : 212.72 ha.

B. Total project cost : 31.16 crs.

C. Annual loan requirement from the NCRPB

|           |   |                  |            |
|-----------|---|------------------|------------|
| 1997-98   | : | 15.87 crs.       |            |
| 1998-99   | : | 2.50 crs.        |            |
| 1999-2000 | : | 2.50 crs.        |            |
| 2000-2001 | : | <u>2.50 crs.</u> | 23.37 crs. |

D. Rate of interest on NCRPB Loan : 13%

E. Repayment period : 6 years

F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.74.13 crs. at the end of the project.

The scheme was approved as placed before the PSMG.

iii) **Resdl. Scheme Sector 18 at Panipat, Haryana. (HUDA)**

This scheme with the following parameters was placed before the PSMG.

- A. Area : 168.11 ha.
- B. Total project cost : 26.65 crs.
- C. Annual loan requirement from the NCRPB
- |           |   |            |            |
|-----------|---|------------|------------|
| 1997-98   | : | 15.00 crs. |            |
| 1998-99   | : | 1.62 crs.  |            |
| 1999-2000 | : | 1.62 crs.  |            |
| 2000-2001 | : | 1.62 crs.  | 19.86 crs. |
- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 8 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.46.24 crs. at the end of the project.

The scheme was approved as placed before the PSMG.

iv) **Resdl. Scheme Sector 2 at Palwal – Haryana (HUDA)**

This scheme with the following parameters was placed before the PSMG.

- A. Area : 93.28 ha.
- B. Total project cost : 15.02 crs.
- C. Annual loan requirement from the NCRPB

|           |   |                  |            |
|-----------|---|------------------|------------|
| 1997-98   | : | 6.74 crs.        |            |
| 1998-99   | : | 1.51 crs.        |            |
| 1999-2000 | : | 1.51 crs.        |            |
| 2000-2001 | : | <u>1.50 crs.</u> | 11.26 crs. |

- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 8 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.25.14 crs. at the end of the project.

The scheme was approved as placed before the PSMG.

v) Resdl. Scheme Sector 4 at Rewari. (HUDA)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 113.76 ha.
- B. Total project cost : 10.76 crs.
- C. Annual loan requirement from the NCRPB
- |           |   |                  |           |
|-----------|---|------------------|-----------|
| 1997-98   | : | 5.07 crs.        |           |
| 1998-99   | : | 1.00 crs.        |           |
| 1999-2000 | : | 1.00 crs.        |           |
| 2000-2001 | : | <u>1.00 crs.</u> | 8.07 crs. |
- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 6 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.12.98 crs. at the end of the project.



The scheme was approved as placed before the PSMG.

vi) Development of Indl. Estate Phasee IV at Kundli, Haryana. (HSIDC)

This scheme with the following parameters was placed before the PSMG.

|    |  |   |                   |            |
|----|--|---|-------------------|------------|
| A. | Area                                   | : | 185.00 ha.        |            |
| B. | Total project cost                     | : | 122.29 crs.       |            |
| C. | Annual loan requirement from the NCRPB |   |                   |            |
|    | 1998-99                                | : | 41.13 crs.        |            |
|    | 1999-2000                              | : | 9.00 crs.         |            |
|    | 2000-2001                              | : | <u>10.24 crs.</u> | 60.37 crs. |
| D. | Rate of interest on NCRPB Loan         | : | 13%               |            |
| E. | Repayment period                       | : | 5 years           |            |
| F. | Moratorium                             | : | 2 years           |            |

This project was expected to generate a surplus of Rs.29.50 crs. at the end of the project.

The scheme was approved as placed before the PSMG.

vii) Indl. Estate at Barihi (Gannaur)

This scheme with the following parameters was placed before the PSMG.

|    |  |   |                  |            |
|----|--|---|------------------|------------|
| A. | Area                                   | : | 202.00 ha.       |            |
| B. | Total project cost                     | : | 111.00 crs.      |            |
| C. | Annual loan requirement from the NCRPB |   |                  |            |
|    | 1998-99                                | : | 15.00 crs.       |            |
|    |  | : | 15.00 crs.       |            |
|    | 1999-2000                              | : | 9.00 crs.        |            |
|    | 2000-2001                              | : | <u>9.47 crs.</u> | 48.47 crs. |

- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 5 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.27.22 crs. at the end of the project.

The scheme was approved with the condition that Rs.15.00 crs. will be released as first instalment and balance of 1<sup>st</sup> instalment i.e. Rs.15.00 crs. be released on completion of notification process of the remaining land.

Agenda Item No.5 : Sanction of loan for new projects in Rajasthan Sub Region. The Scheme were explained by Sh. G.S. Sandhu, MD, RIICO, Sh. Y.K. Bhatt, Chief Coordinators Planner, Rajasthan & Sh. Rajat Mishra, Secretary, UIT Alwar and the following decision, were taken.

i) Upgradation & improvement of Daruhera-Bhiwadi Road (RIICO).

This scheme with the following parameters was placed before the PSMG.

- A. Area : 9 Kms. stretch
- B. Total project cost : 1245.93 lacs
- C. Annual loan requirement from the NCRPB  
1997-98 : 600.00 lacs
- D. Rate of interest on NCRPB Loan : 12%
- E. Repayment period : 6 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.648.80 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

ii) Improvement & Development of Indl. Area Neamrana in the Rajasthan sub region. (RIICO)

This scheme with the following parameters was placed before the PSMG.

|    |  |   |              |              |
|----|--|---|--------------|--------------|
| A. | Area                                   | : | 655.34 Acres |              |
| B. | Total project cost                     | : | 1800.00 lacs |              |
| C. | Annual loan requirement from the NCRPB |   |              |              |
|    | 1997-98                                | : | 675.00 lacs  |              |
|    | 1998-99                                | : | 675.00 lacs  | 1350.00 lacs |
| D. | Rate of interest on NCRPB Loan         | : | 13%          |              |
| E. | Repayment period                       | : | 6 years      |              |
| F. | Moratorium                             | : | 2 years      |              |

This project was expected to generate a surplus of Rs.186.06 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

iii) Development of special complex, Bhiwaddi in the Rajasthan sub region. (RIICO)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 55.31 Acres
- B. Total project cost : 1004.00 lacs
- C. Annual loan requirement from the NCRPB
- |         |   |                    |             |
|---------|---|--------------------|-------------|
| 1997-98 | : | 600.00 lacs        |             |
| 1998-99 | : | <u>153.00 lacs</u> | 753.00 lacs |
- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 6 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.460.14 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

- iv) Development of Export Promotion Indl. Park (EPIP) Tapukara in the Rajasthan sub region. (RIICO)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 195.26 Ha.
- B. Total project cost : 5327.51 lacs
- C. Annual loan requirement from the NCRPB
- |         |   |                     |              |
|---------|---|---------------------|--------------|
| 1997-98 | : | 1000.00 lacs        |              |
| 1998-99 | : | <u>1400.00 lacs</u> | 2400.00 lacs |
- D. Rate of interest on NCRPB Loan : 13%

E. Repayment period : 6 years

F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.776.65 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

v) Rao Tula Ram Nagar Resdl. Scheme, Behror in the Rajasthan sub region.  
(UIT Alwar).

This scheme with the following parameters was placed before the PSMG.

A. Area : 21.92 Ha.

B. Total project cost : 571.94 lacs

C. Annual loan requirement from the NCRPB

1997-98 : 150.00 lacs

1998-99 : 150.00 lacs 300.00 lacs

D. Rate of interest on NCRPB Loan : 13%

E. Repayment period : 6 years

F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.154.36 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

For Ex-post-facto approval

- vi) Ambedkar Nagar Resdl.Scheme, Alwar in the Rajasthan sub region (UIT Alwar)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 145.83 Ha.
- B. Total project cost : 3137.00 lacs
- C. Annual loan requirement from the NCRPB
- |         |   |                    |             |
|---------|---|--------------------|-------------|
| 1997-98 | : | 400.00 lacs        |             |
| 1998-99 | : | <u>121.86</u> lacs | 521.86 lacs |
- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 6 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.1453.63 lacs at the end of the project.

Ex-post-facto approval granted as placed before the PSMG.

- vii) Aravali Vihar Resdl.Scheme, Alwar in the Rajasthan sub region (UIT Alwar)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 82.96 Ha.
- B. Total project cost : 2124.60 lacs
- C. Annual loan requirement from the NCRPB
- |         |   |                    |             |
|---------|---|--------------------|-------------|
| 1997-98 | : | 500.00 lacs        |             |
| 1998-99 | : | <u>267.64</u> lacs | 767.64 lacs |
- D. Rate of interest on NCRPB Loan : 13%
- E. Repayment period : 6 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.2325.45 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

- i) Agenda Item No.6 : Sanction of loan for new projects in U.P. Sub Region-The Schemes were explained by Sh. Atul Gupta, Secretary (Housing) U.P. & the following decision were taken.
- ii) Infrastructure Development Project for Vasundhara Resdl. Scheme – Ghaziabad (Housing Board – U.P.)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 1234.82 ha.
- B. Total project cost : 4595.00 lacs

C. Annual loan requirement from the NCRPB

|           |   |                    |              |
|-----------|---|--------------------|--------------|
| 1997-98   | : | 750.00 lacs        |              |
| 1998-99   | : | 1125.00 lacs       |              |
| 1999-2000 | : | 750.00 lacs        |              |
| 2000-2001 | : | <u>825.00 lacs</u> | 3450.00 lacs |

D. Rate of interest on NCRPB Loan : 13%

E. Repayment period : 6 years

F. Moratorium : 1 year

This project was expected to generate a surplus of Rs.23796.00 lacs at the end of the project. Part of this surplus will be utilised for meeting the liabilities of the UPHDB's share of 15.00 cusec water supply project.

The scheme was approved as placed before the PSMG.

iii) Anand Vihar Resdl. Scheme – Hapur (Hapur Pilakhava Development Authority)

This scheme with the following parameters was placed before the PSMG.

A. Area : 172.00 ha.

B. Total project cost : 10588.87 lacs

C. Annual loan requirement from the NCRPB

|           |   |                     |              |
|-----------|---|---------------------|--------------|
| 1997-98   | : | 4614.54 lacs        |              |
| 1998-99   | : | 1800.00 lacs        |              |
| 1999-2000 | : | <u>1527.00 lacs</u> | 7941.54 lacs |

D. Rate of interest on NCRPB Loan : 15%



- |    |  |   |         |
|----|--|---|---------|
| E. | Rate of interest sanctioned by the group | : | 14%     |
| F. | Repayment period                         | : | 7 years |
| G. | Moratorium                               | : | 2 years |

This project was expected to generate a surplus of Rs.4797.60 lacs at the end of the project.

The scheme was approved with the condition that Land Acquisition process will be started and NCR loan alongwith state share be released immediately. For speedy implementation of the Project, it was agreed by the Secretary (Housing )Govt. of U.P. that a Planner & Executive Engineer level officer will be posted shortly to ensure time bond execution of the project.

iv) Bus stand Development Scheme – Hapur (Hapur Pilakhava Development Authority)

This scheme with the following parameters was placed before the PSMG.

- |    |  |   |                   |
|----|--|---|-------------------|
| A. | Area                                   | : | 12.41 ha.         |
| B. | Total project cost                     | : | 646.00 lacs       |
| C. | Annual loan requirement from the NCRPB |   |                   |
|    | 1997-98                                | : | 222.00 lacs       |
|    | 1998-99                                | : | 225.00 lacs       |
|    | 1999-2000                              | : | <u>37.50 lacs</u> |
|    |  |   | 484.50 lacs       |
| D. | Rate of interest on NCRPB Loan         | : | 14%               |
| E. | Rate of interest sanction by the group | : | 13%               |
| F. | Repayment period                       | : | 9 years           |
| G. | Moratorium                             | : | 2 years           |

This project was expected to generate a surplus of Rs.138.21 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

- v) Transport Nagar Development Scheme on Delhi Road - Hapur (Hapur Pilakhava Development Authority)

This scheme with the following parameters was placed before the PSMG.

- A. Area : 22.64 ha.
- B. Total project cost : 1641.22 lacs
- C. Annual loan requirement from the NCRPB
- |           |   |                    |              |
|-----------|---|--------------------|--------------|
| 1997-98   | : | 856.00 lacs        |              |
| 1998-99   | : | 225.00 lacs        |              |
| 1999-2000 | : | <u>150.00 lacs</u> | 1231.00 lacs |
- D. Rate of interest on NCRPB Loan : 16%
- E. Rate of interest sanctioned by the group : 15%
- F. Repayment period : 7 years
- F. Moratorium : 2 years

This project was expected to generate a surplus of Rs.281.13 lacs at the end of the project.

The scheme was approved as placed before the PSMG.

- vi) Scheme for augmentation of water supply of THA Ghaziabad & Noida by 50 cusec water from upper ganga canal. (GDA & Housing Board)

This scheme with the following parameters was placed before the PSMG.

|     |  |                    |                                 |              |
|-----|--|--------------------|---------------------------------|--------------|
| A.  | Area                                   | 18.4 Kms. Distance |                                 |              |
| B.  | Sharing Pattern                        |                    |                                 |              |
|     |  | <u>GDA</u>         | <u>UPHDB</u>                    | <u>NOIDA</u> |
| i.  | Water                                  | 15 Cusec           | 15 cusec                        | 20 cusec     |
| ii. | Cost                                   | 30%                | 30%                             | 40%          |
| C.  | Total project cost                     | 8679.87 lacs       |                                 |              |
| D.  | Annual loan requirement from the NCRPB |                    |                                 |              |
|     | 1997-98                                | 375.00 lacs        |                                 |              |
|     | 1998-99                                | 943.20 lacs        |                                 |              |
|     | 1999-2000                              | 903.29 lacs        |                                 |              |
|     | 2000-2001                              | 901.97 lacs        |                                 |              |
|     | 2001-2002                              | <u>782.51 lacs</u> |                                 | 3905.97 lacs |
| E.  | Rate of interest on NCRPB Loan         |                    | 12 <sup>9</sup> / <sub>10</sub> |              |
| F.  | Repayment period                       |                    | 4 years                         |              |
| G.  | Moratorium                             |                    | 2 years                         |              |

The scheme was approved as placed before the PSMG.

- vii) Improvement of Road Network in Ghaziabad (Nagar Nigam Ghaziabad)

This scheme with the following parameters was placed before the PSMG.

- A. Area : <sup>~</sup>Trans & Cis hinden area of Ghaziabad.
- B. Total project cost : 1126.00 lacs
- C. Annual loan requirement from the NCRPB
- |         |   |                    |             |
|---------|---|--------------------|-------------|
| 1997-98 | : | 400.00 lacs        |             |
| 1998-99 | : | <u>444.00 lacs</u> | 844.00 lacs |
- D. Rate of interest on NCRPB Loan : 12%
- E. Repayment period : 10 years
- F. Moratorium : 2 years

The group authorised Member Secretary to take a final decision for sanction of the above projects after discussing the same with the Secretary (U.D.), Uttar Pradesh.

- viii) Contribution into the development fund for the counter magnet town – Bareilly. (BDA)

The BDA submitted action plan for the year 1997-98 duly approved by their project sanctioning committee and requested the PSMG to approve the amount of Rs.13.00 crs. for contribution to the counter magnet development fund for the following schemes :

- i) Transport Nagar on Shahjahanpur Road
- ii) Rampur Road Resdl. Scheme

- iii) Central Govt. office/Resdl. Scheme
- iv) Transport Facilities
- v) Town Centre Development Scheme
- vi) Work Shade cum shelter
- vii) Udyog Vibhag Resdl. Scheme
- viii) Trenching Ground Resdl. Scheme
- ix) Ram Ganga Nagar Resdl. Scheme

The contribution of Rs.13.00 crores by the NCRPB to the counter magnet development fund was approved as placed before the PSMS. The Chairperson emphasized that time and cost over-run be eliminated by Vigorous monitoring of each major event in the project cycle. Only this will ensure the surplus and keep the schemes viable. The state Govt. contribution should be released as early as possible and passed on to the concerned implementing agency to avoid start-up delays.

Supplementary Agenda item No.1: Pre-payment of Line of Credit of Rs.60.00 crores availed by the Board from HUDCO.

This item was discussed in details and the group agreed keeping in view the actual money received from the bonds.

Meeting ended with vote of thanks to the Chair.

ANNEXURE-I

LIST OF PARTICIPANTS OF PSMG-I MEETING HELD ON 26.03.1998

- |    |  |            |
|----|--|------------|
| 1. | Smt. Kiran Aggarwal,<br>Secretary,<br>Ministry of Urban Affairs & Employment,<br>Nirman Bhavan,<br>New Delhi.        | (In Chair) |
| 2. | Shri Omesh Saigal,<br>Member Secretary,<br>NCR Planning Board.   | Member     |
| 3. | Shri Hemendra Kumar,<br>Addl. Secretary,<br>Ministry of Urban Affairs & Employment,<br>Nirman Bhavan,<br>New Delhi.  | Member     |
| 4. | Shri G.C. Bhandari,<br>Joint Secretary (Finance),<br>M/o Urban Affairs & Employment,<br>Nirman Bhavan,<br>New Delhi. | Member     |
| 5. | Shri Bhaskar Chatterjee,<br>Secretary,<br>Town & Country Planning Deptt.,<br>Govt. of Haryana,<br>Chandigarh.        | Member     |
| 6. | Shri Atul Kumar Gupta,<br>Secretary,<br>Housing Department,<br>Govt. of UP,<br>Lucknow.                              | Member     |
| 7. | Shri D.S. Meshram,<br>Chief Planner,<br>TCPO, 'E' Block,<br>I.P. Estate,<br>New Delhi.                               | Member     |
| 8. | Shri G.S. Sandhu,<br>Managing Director,<br>RIICO, Udyog Bhavan,<br>Tilak Marg,<br>Jaipur.                            |            |

9. Shri Y.K. Bhatt,  
Chief Town Planner (NCR),  
NCR Planning & Monitoring Cell,  
Nagar Niyojan Bhawan,  
Jawahar Lal Nehru Marg,  
Jaipur.
10. Shri Tribhuwan Singh,  
Chief Co-ordinator Planner,  
NCR Cell, Ghaziabad.
11. Shri Rajat Mishra,  
Secretry,  
Urban Improvement Trust,  
Alwar.
12. Shri Rajneesh Gupta,  
DM/Vice-Chairman,  
Bulandshahr Khurja Development Authority,  
Bulandshahr.
13. Shri K.L. Dhingra,  
Executive Director,  
HSIDC, Chandigarh.
14. Shri K.N. Mathur,  
General Manager,  
RIICO, Udyog Bhavan,  
Tilak Marg,  
Jaipur.
15. Shri C.M. Srivastava,  
M.N.A., Ghaziabad.
16. Shri Ved Mittal,  
Chief Architect Planner,  
Ghaziabad Development Authority,  
Ghaziabad.
17. Shri Rajender Malhan,  
Secretary,  
Bulandshahr Khurja Development Authority,  
Bulandshahr.
18. Shri Lalit Kishore Malhotra,  
Chief Engineer,  
Bareilly Development Authority,  
Bareilly.
19. Shri Chandu Bhatia,  
Associate Town & Country Planner,  
L & B Department, Govt. of Delhi,  
I.P. Estate, New Delhi.

20. Smt. Bindu Jeswani,  
RC - NCR,  
HUDCO, I.H.C.,  
Lodhi Road,  
New Delhi.
21. Shri N.C. Pradhan,  
Superintending Engineer,  
U.P. Housing Development Board,  
Ghaziabad.
22. Shri A.K. Bhatnagar,  
Economic Planner,  
NCR Cell, Ghaziabad.
23. Shri S.L. Goel,  
Superintending Engineer,  
UP Jal Nigam, Ghaziabad.
24. Shri R.S. Verma,  
Executive Engineer,  
Nagar Nigam Ghaziabad.
25. Shri M. Singh,  
Project Manager,  
Ghaziabad Project Unit,  
UP Jal Nigam,  
Ghaziabad.
26. Shri Rakesh Tuteja,  
Senior Manager,  
HSIDC, Chandigarh.
27. Shri Chakresh Jain,  
Executive Engineer,  
Bareilly Development Authority,  
Bareilly.
28. Shri V.K. Saxena,  
Executive Engineer,  
UP Housing Development Board,  
Ghaziabad.



### **NCR Planning Board**

1. Shri R.C. Aggarwal,  
NCRPB, New Delhi.
2. Shri N.K. Bhardwaj,  
NCRPB, New Delhi.
3. Shri N.K. Aneja,  
NCRPB, New Delhi.
4. Shri V.K. Thakore,  
NCRPB, New Delhi.
5. Shri J.N. Barman,  
NCRPB, New Delhi.
6. Shri Abnash Lal,  
NCRPB, New Delhi.
7. Shri P.K. Jain,  
NCRPB, New Delhi.

**AGENDA 11**

**MINUTES OF THE LAST MEETING OF  
PSMG-I AND PSMG-II.**

**ANNEXURE VIII**  
**PSMG-II**

MINUTES OF THE 6TH MEETING OF THE PROJECT SANCTIONING & MONITORING GROUP-II HELD AT 4.30 PM ON 27.1.97 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-3.

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List of the participants is enclosed.

AGENDA ITEM NO. 1 : Confirmation of the minutes of the last meeting held on 17.12.1993.

The minutes were confirmed.

FOR EX-POST-FACTO APPROVAL

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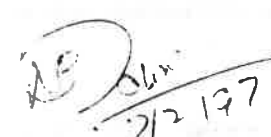
- AGENDA ITEM NO. 2 :
- i) Raichandi Commercial Complex Scheme at Khurja
  - ii) Lal Talab commercial Scheme at Bulandshahr.
  - iii) Integrated Development of small & Medium Towns - Loni.
  - iv) Integrated Development of small & Medium Towns- Dadri.
  - v) Integrated Development of small & Medium Towns - Murad Nagar.
  - vi)' Awarding a study on Project preparation of land development Project Report for its implementation.
  - vii) Awarding a study on Formulation of Project Report Integrated Physical, Financial & Management Plan for Bhiwadi, Dharuhera & Rewari.
  - viii) Preparation of Report for financing of NCR Projects.
  - ix) Identification of Rail Development Scheme for NCR Priority Towns & DMA Towns.
  - x) Awarding a study on Development of integrated Plan for Rail Transport in NCR.
  - xi) Awarding a study on alternative models for assemblage of Land for Development of NCR Towns.

The Projects sanctioning & Monitoring Group - II approved the above proposals.

The Meeting ended with a vote of thanks to the Chair

No. K-14011/11/96-PMC (NCRPB)  
NCR Planning Board,  
India Habitat Centre,  
1st floor, Zone-IV,  
Lodhi Road, New Delhi-3.

Dated: 7.2.1997

  
( N. B. Johri )  
Regional Planner

Copy to: (1) Chairman & Members of the Project  
Sanctioning & Monitoring Group-II.  
(2) Officers of the Board.

## LIST OF PARTICIPANTS

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1. Shri Omesh Saigal,  
Member Secretary,  
NCR Planning Board,  
New Delhi. In Chair
2. Shri A.P. Singh,  
Principal Secretary,  
Housing Deptt., Govt. of U.P.,  
U.P. Secretariat,  
Lucknow.
3. Shri P.K. Ghosh,  
Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
New Delhi.
4. Shri. S.S. Dhillon,  
Director,  
Town & Country Planning &  
Urban Estate,  
Sector-18, Madhya Marg,  
Chandigarh.
5. Shri C.S. Mehta,  
Chief Town Planner (NCR),  
Town & Country Planning Deptt.,  
Nagar Niyojan Bhawan,  
J.L. Nehru Marg,  
Jaipur.
6. Shri B.D. Gulati,  
Chief Co-Ordinator Planner,  
(NCR Planning Cell),  
C/o Chief Administrator, HUDA,  
S.C.O., Sector-6,  
Panchkula,  
Haryana.
7. Shri S.P.S. Parihar,  
Dy. Secretary,  
Deptt. of Urban Development,  
Min. of Urban Affairs & Employment,  
Nirman Bhawan,  
New Delhi.
8. Shri Vijay Risbud,  
Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi.

9. Shri M.P. Aneja,  
Senior Planner,  
Town & Country Planning Deptt.,  
7, Bandaria Bagh,  
Lucknow.
10. Shri V. Rama Swamy,  
Res. Officer,  
Land & Building Deptt.,  
Govt. of Delhi, I.P. Estate,  
New Delhi.
11. Shri R.N. Misra,  
Consultant (PMC),  
Janpath Bhawan,  
New Delhi.

NCRPB  
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1. Dr. N.B. Johri, RP
2. Shri J.N. Barman, AP
3. Shri N.K. Bhardwaj, FAO
4. Shri V.K. Thakore, SRO
5. Shri N.K. Aneja, DD (PMC)
6. Shri Abnash Lal, AD (PMC)

श्रीमती सरिता जयन्त दास  
एम० ए०, एल० एल० बी०,  
डी० पी० एम० (लन्दन), आई० ए० एस०  
सदस्य सचिव



**Smt. SARITA J. DAS**

M.A., L.L.B., D.P.M. (Lond), IAS

Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION PLANNING BOARD

No.K-14011/3/98-PMC/NCRPB

Dt. 28.7.98

**Subject : Minutes of the 23rd Meeting of NCRPB held on 13.6.98.**

The copy of the Minutes of 23rd Meeting of NCR Planning Board held on 13.6.98 is being sent to the Chairman & all the members/participants for information & necessary action.

Encls : As above.

*Sarita J. Das*

( Sarita J. Das )

28.7.98

श्रीमती सरिता जयन्त दास

एम० ए०, एल० एल० बी०,  
डी० पी० एम० (लन्दन), आई० ए० एस०  
सदस्य सचिव



Smt. SARITA J. DAS

M.A., L.L.B., D.P.M.(Lond), IAS

Member Secretary


राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION PLANNING BOARD

सं.के-14011/3/98-पीएमसी/रा.रा.भे.यो.बोर्ड

दिनांक: 28-7-1998

विषय: राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की 13-6-98 को संपन्न 23वीं बैठक के कार्यवृत्त

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की 13-6-98 को संपन्न 23वीं बैठक के कार्यवृत्त की प्रति अध्यक्ष तथा बैठक में सम्मिलित सभी सदस्यों/सहभागियों को सूचनार्थ तथा आवश्यक कार्यवाही के लिए प्रेषित !

  
(सरिता जे. दास)

संलग्न: उपरोक्तानुसार



**MINUTES OF THE 23RD MEETING OF THE NCR PLANNING BOARD HELD AT 11.30 A.M. ON 13TH JUNE, 1998 UNDER THE CHAIRMANSHIP OF UNION MINISTER FOR URBAN AFFAIRS & EMPLOYMENT-CUM-CHAIRMAN NCR PLANNING BOARD AT INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI**

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1. The list of participants is annexed.
2. Welcoming the members of the Board and other participants, the Chairman appreciated the co-operation and help being extended by them in carrying out the development activities in accordance with the Regional Plan. The Chairman hoped that the participants would be able to find solutions to the problems of Delhi, and would thus effectively meet the objectives of the Board. While reviewing the decisions taken in the previous meeting of the Board held under the Chairmanship of the Hon'ble Prime Minister, the Chairman pointed out that though action on some of the issues had been taken, a lot of matters still remained unresolved and it would be necessary to deliberate on such issues. Explaining the objectives of the plan, it was pointed out that firstly, Delhi needed decongestion in order to reduce the pressure on urban services and infrastructure and if necessary, amendments to the Act can also be made to achieve this goal. The Chairman further emphasised the need for treating the entire NCR as a Unified Zone wherein the quality of life should be improved to such a level that the potential migrant is no longer attracted to Delhi. This was not only important for Delhi but also for the development of the region as a whole. Drawing attention towards the decisions taken in the previous meeting of the Board, the Chairman pointed out that most of the industrialists and economists at the national level have been advocating for making the entire country into an integral economic entity, which may not be practical at present. However, as a first step, the National Capital Region could be made a 'Common Economic Zone'. It was pointed out that though under the constitutional provision it is not physically possible to stop the in-migration from rural areas into Delhi, but steps to negate the effect of the factors causing this migration could be taken. One of the major factors attracting in-migration into Delhi is the concentration of economic activities, specially the industries in Delhi. The most important step to discourage the potential immigrants from coming into Delhi would thus be the dispersal of industries from Delhi into the Region.
3. The Chairman reminded that another important decision of the previous meeting was to provide a single STD code and a uniform local call system for all the urban centers in the NCR so that the people calling from outside should have uniform level of connectivity with the entire region. While pointing out towards some reservations in implementing these decisions expressed by the Telecom Ministry, the Chairman mentioned that technically it seemed feasible, though some administrative and operational difficulties may come in the way, which would have to be overcome.

4. The Chairman called upon the Railways to improve the Regional Rail Network and integrate it with the Delhi's rail system so that commuters can be provided with an efficient rail based commuter system especially in the suburbs. He also emphasised the need for the Railways to use their land as a resource for generation of additional resources, part of which could be used in the region, part in Delhi and the balance could be used by them for their general revenue.
5. The Chairman appreciated the decision of the U.P. Govt. to provide approximately 200 acres of expensive commercial land for raising resources for making the FNG Expressway financially viable. He also suggested the development of Govt. housing in Ghaziabad and NOIDA for General Pool Accommodation for the central govt. employees and in turn using the expensive Delhi land for more remunerative purposes for generating additional resources. Explaining the new housing policy of the Govt., the Chairman informed that it intends to construct 20 lakh houses at the national level of which 7 lakh would be in urban areas and about 13 lakh in the rural areas. However, keeping in view the limited resources with the Ministry, the only method to implement this program would be to strengthen the partnership with private sector for financing these projects. The Govt. has already undertaken a number of fiscal reforms, especially amendments to the Income Tax Act, in order to facilitate the private sector participation in housing.
6. The Chairman expressed his grave concern over the poor conditions of services like water supply, power, sewerage and pollution control in Delhi and stressed the urgent need for regional solutions to these problems.
7. Shri Sahib Singh Verma, Chief Minister, Delhi while appreciating the Planning efforts of the NCR Planning Board since its establishment 13 years ago, suggested that the need of the hour was to focus attention on few key issues and finalise a time-bound implementation program for them. It was felt that the only solution to the problem of Delhi lay in the development of the NCR and for increasing the pace of these developments, Delhi Govt. had decided to contribute Rs.20 Crs. to the NCRPB fund this year and hoped to increase this contribution further in the future years. He stressed the need for a partnership approach with the private sector, especially with the NRI's and the large Indian corporate sector that could invest and assist in the development of additional urban infrastructure in the NCR.
8. The Chief Minister explained that most of the growth in Delhi's population is due to the in-migration from the neighbouring States of U.P., Haryana and Rajasthan and as such the Govts. of these neighbouring States should also share the responsibility for the development of Delhi and be partners with the Govt. of National Capital Territory. This could be attained through a representative body consisting of not only the legislators of Delhi but also those representing the adjoining States of Haryana, U.P. and Rajasthan. This would also help in giving a

inter-state issues and problems. One of the most important aspects of the development in the region would be to get a few large urban centers planned and developed in the NCR outside Delhi, through the private corporate sector, with facilities at par with Delhi, and thus provide accommodation for Delhi's population, who are otherwise starved of proper accommodation within Delhi. He once again emphasised the need for implementation of the projects identified in the Regional Plan by the various Central Ministries and the participating State Govts. in a time-bound manner. In order to draw up action program for this purpose, he further suggested that few Sub-groups may be constituted by the Board, and each Sub-group may take up a couple of issues and resolve them through repeated interaction and within a given time frame. For implementation of the projects, if any amendment to the Acts etc is found necessary, the same may also be undertaken.

9. Shri V.K. Kapoor, Lt. Governor, Delhi, welcomed the proposal for treating the entire National Capital Region as a Common Economic Zone and suggested its implementation on top priority. He however felt that the pace at which the NCR towns were being developed was too slow to provide them with enough potential to attract the migratory population and to act as counter-magnets to Delhi. He, therefore, suggested setting up of at least 3 new towns in the periphery of the region, one in each state which should be self-sufficient conglomerates of various economic, social and physical infrastructure so as to attract the population and act as full-fledged counter magnets.
10. Shri Bansi Lal, Chief Minister, Haryana drawing attention towards the congestion and the consequent rapid urbanisation of Delhi's lands emphasised the need for increasing the 'green areas' in Delhi, instead of the normal tendency of planning and developing more and more residential colonies. He expressed his concern over the tax differential between the NCR States and Delhi, causing not only loss of revenue to the neighbouring States, but also inviting more and more commercial activities to concentrate in Delhi. Referring to the Special Meeting of the Board taken by the then Prime Minister, Shri I.K. Gujral, the Chief Minister pointed out that the massive in-migration in Delhi was a result of the comparatively high plan expenditure and investments in Delhi, as against those being made in the surrounding areas. This influx of population is not only affecting the physical infrastructure but has also resulted in the deterioration of the law and order situation in Delhi. The Chief Minister further emphasised the need for the speedy implementation of Delhi Metro Rail Project, which should have been started atleast 10 to 12 years earlier and warned that if the traffic conditions in Delhi are not improved, the day would not be far when the entire traffic would come to a stand still. He was of the view that despite the capital intensive nature of the project an integrated Regional Rail System is a must for the NCR in order to attain uninterrupted interaction between the regional towns like Rohtak, Rewari, Panipat

etc. and Delhi. For improving the transportation network in Delhi and the Region, he further suggested a number of flyovers on the ring road and the raising of National Highway No.2 from Ashram Chowk South Ward upto Faridabad. He also requested the Ministry of Surface Transport to consider construction of a bypass at Panipat.

11. The Chief Minister Haryana further requested the lowering of interest rates on the loans being granted by the NCR Planning Board to the States.
12. Responding to a point raised by the Chief Minister of Delhi regarding pollution of the Yamuna being caused by some of the leather industries in Haryana, the Chief Minister assured that action in this regard was under way and shortly most of the discharge from these and other industries would be treated before being let into the river.
13. Shri Lalji Tandon, Minister for Housing, U.P. pointed out that a number of projects had been taken up in various towns of U.P. where the infrastructure had been provided, land had been developed and residential and commercial/office spaces had been built but neither any office has shifted there nor the residential areas have been inhabited. As such, unless the economic activities are dispersed from Delhi on a massive scale, it will be difficult to implement the regional plan in its true spirit. On the other hand this under utilised infrastructure is causing the State agencies a sustained loss in terms of interest and maintenance cost being incurred without any returns. Referring to the tax differential between Delhi and neighbouring States, the Minister mentioned that the concentration of economic activities in Delhi is continuing despite the most modern and developed industrial area having been set-up just across the border in NOIDA, since the lower tax in Delhi provided better economic viability to all Delhi-based industries. The Minister informed that in the various townships around Delhi sufficient developed land and infrastructure can be made available for meeting the total housing demand of Delhi. He further assured that the request of the Chief Minister, Delhi for providing them with developed land can be acceded to immediately and in fact, the U.P. Govt. has already offered 3 to 4 thousand built up houses at Ghaziabad to the Delhi Govt. for immediate allotment. He also mentioned that in order to sustain the additional population, provision of infrastructure, especially power, should be given highest priority, especially to meet the needs of this additional population.
14. The Chief Minister, Delhi intervened to point out that in Delhi taxes had already been brought down to Haryana/U.P.'s level in respect of some of the commodities, and in some cases even increased beyond those in the neighbouring states, e.g. diesel, refrigerators, computer software, watches, etc.

15. Shri Bhanwar Lal Sharma, Minister for Housing, Rajasthan while emphasising the need for rationalisation of taxes in the entire region, pointed out that this single factor is biggest incentive for the location of industries inside Delhi and disincentive for its location outside Delhi in the NCR. He pointed out that Rajasthan had developed a number of industrial areas in the NCR and offered 2000 acres of land to accommodate the industries which opt to shift out from Delhi.
16. Shri Bandaru Dattatreya, Minister of State for U.A. & E. emphasised that regional plan objective of decongestion of Delhi, can only be achieved through an effective and time bound implementation of the Plan and the projects identified therein. However, since the responsibility for the implementation of NCR projects squarely lies with the participating states and the Board does not have the power to do so, they (the states) have to play a crucial role.
17. The Minister of State further pointed out that this year since the NCR Planning Board can provide funds of the order of Rs.500 Crs., the States have to immediately prepare various schemes and present them to the Board. He further pointed out that as per his information a large vegetable and fruit market on an area of more than 400 acres was being planned in Delhi. While recognizing the need for a market of this magnitude in the region, he suggested that decision should be made on regional basis whether such a market should be constructed in Delhi or in the sub-regions of U.P., Haryana and Rajasthan. Such a market should not be constructed in violation of any of the proposals of the Regional Plan. He warned that since such concentration of activities including unabated industrial development, would only attract more and more congestion, all such activities should be located as far as possible outside Delhi so that the population can be dispersed. He requested all the State Govts. to work in a co-ordinated manner in implementing the plan proposals of the NCR Planning Board.
18. Smt. Sushma Swaraj, Minister for Communications informed that already most of the DMA towns had been connected to Delhi through a local call system and the only towns left out like Sonapat are also being provided with the same facility. She requested the Board to send all proposals regarding communications immediately so that Ministry can examine the proposal separately for the development of communications in the region. She promised to examine the consolidated proposals pertaining to NCR and send a response within a week.
19. The formal agenda was presented by Shri Omesh Saigal, Member Secretary, and the following decisions were taken after discussion:

**AGENDA ITEM NO.1:        CONFIRMATION OF THE MINUTES OF THE 22ND  
(SPECIAL) MEETING OF THE NCR PLANNING  
BOARD HELD ON 2.9.97**

Noting that no comments has been received in respect of the Minutes of the 22nd (Special) meeting of the NCR Planning Board held on 2.9.97, the Minutes were confirmed.

**AGENDA ITEM NO.2:        REVIEW OF THE ACTIONS TAKEN ON THE  
DECISIONS OF THE 22ND (SPECIAL) MEETING OF  
THE NCR PLANNING BOARD**

**1.        Telecom**

It was decided that a note regarding the various telecom facilities required to be provided in the NCR would be submitted by the NCRPB to the Ministry for Communications and they would take decision on various proposals and convey the same within a week.

**2.        Ministry of Power**

The progress on the issues was intimated to the Board. It was pointed out by the Secretary Power, Shri E.A.S. Sarma that the committee set up under the Joint Secretary of the Ministry was going into various aspects of captive power generation and carving out of a sub-grid for NCR within the Northern grid. It is expected that the study will be taken up shortly and the report would be made available at an early date.

**3.        Railways**

The Chairman Railway Board pointed out that a techno-economic study for the investment input required catering to the commuter traffic in Delhi and NCR has already been initiated by RITES in co-operation with railways and very shortly the preliminary report should be available. He assured that by March 1999 the final report would be made available for implementation. This was followed by a presentation of various aspects of the study by RITES. In the presentation it was pointed out that the study area would comprise of NCT Delhi, Delhi Metropolitan Area towns and the Priority Towns identified in the Regional Plan. The study would cover the commuter travel within NCT Delhi, between DMA towns and Delhi and between NCR towns and NCT Delhi, both by road and rail modes.

**4.        Inclusion of additional areas in the NCR**

The Chief Ministers and the State Ministers requested for the completion of the study initiated by the NCRPB at an early date, so that the matter of inclusion of additional areas can be resolved.

#### 5. Common Economic Zone

It was intimated that a brief reply on the proposal sent by the NCR Planning Board had been received from the Planning Commission. It was decided that the Planning Commission may be requested to initiate action on various components of the 'common economic zone' and present a workable proposal to the Govt. of India, on the basis of which necessary action to achieve the objective of balanced development can be taken.

#### AGENDA ITEM NO.3: ISSUES ARISING OUT OF THE 42ND MEETING OF THE PLANNING COMMITTEE HELD ON 15.12.97.

##### 1. Consideration of the proposal for change of land use in NCT-Delhi received from Delhi Development Authority.

The various proposals regarding change of land use as recommended by the Planning Committee in respect of the following cases were approved, subject to the conditions laid down by it:

- a) Sports Training Complex on Rohtak Road, Baprola -47 ha.
- b) Narela Project / Urban Extension- 320 ha. Out of this proposal only the 43 ha site (40 ha for district jail & 3 ha. for the judicial complex) recommended by the planning committee were approved. The decision with regard to balance area was deferred.
- c) Distt. Open Jail, Baprola (towards west of Dwarka)-125 ha.
- d) Integrated Freight Complex, Narela Sub-City-360 ha.

However, the representatives from Haryana pointed out that while approving proposals along the National Highway No.10 leading to Haryana, it may be ensured that these proposals do not in anyway affect the traffic movement on the National Highway. It was assured by the Delhi Govt. that these projects would be designed in such a way that they would not lead to any congestion on the National Highways and their main approach would be from other subsidiary roads and not from the National Highway.

The Agenda Item regarding the land use change for Armed Police Battalion at Sultanpur Dabas was deferred and would be resubmitted to the Board after detailed examination by the Planning Committee.

**2. Transfer of Powers for change of land use from NCR Planning Board to Planning Committee.**

The State Minister for Housing, Rajasthan Shri Bhanwar Lal Sharma welcomed the suggestion, on whose behest it had been put up & discussed earlier in the Planning Committee and was now being brought before the Board. The proposal was approved.

**3. Draft development plans for Palwal-2021, Kundli-Sonepat-2021 Complex and Rohtak-2025 submitted by Haryana.**

The above Plans were approved.

**4. Continuation of Planning and Monitoring Cells in the participating States for the 9th Plan.**

The recommendations of the Planning Committee as contained in the Agenda Notes for their continuation and increase in the expenditure to be provided by the Board were approved.

**5. The appointment of Private Medical Practitioner as Authorised Medical Attendant for the employees of the Board.**

The recommendations of the Planning Committee were approved.

**AGENDA ITEM NO.4: APPROVAL OF FUNCTIONAL PLAN FOR INDUSTRIES IN NCR.**

The Member Secretary explained the Functional Plan for industries in detail. Sh. Omesh Saigal, informed the Board that the main objective of this Functional Plan was to re-structure the industrial development in Delhi, so that in the Metropolis only those industries which are required either for marketing and market-related activities, or provided for consumer need for Delhi's population should be allowed. The policy should prevent low tech, labour intensive industries and allow the restricted growth of only high tech industries in Delhi and recycle low-tech industries into high tech in a phased manner. The industrial policy should attempt at re-vitalizing the stagnating economy of the regional towns outside Delhi. The Lt. Governor of Delhi suggested that the Functional Plan need to be considered by the Delhi Govt. in detail. However, it was pointed out that the Functional Plan had already been deliberated upon in detail and formulated with the full co-operation and interaction with the officers of the Delhi Govt. As such it was decided to approve the Functional Plan which gave only the broad policy guidelines for development. However, each State would have to decide about the detailed implementation in accordance with the situation prevailing therein but within the ambit of the Functional Plan.



**AGENDA ITEM NO.5: ANNUAL PLAN FOR THE YEAR 1998-99.**

The Annual Plan for the year 1998-99 as presented was approved subject to a reduction in the outlay for Regional Roads (inner and outer grids) in the case of Haryana Sub-region in view of the Expressways coming up there as suggested by the Commissioner & Secretary, Town & Country Planning Deptt. of Haryana.

**AGENDA ITEM NO.6: APPROVAL OF REVISED BUDGET ESTIMATES FOR THE YEAR 1997-98 UNDER NON-PAN (REVENUE) & PAN (CAPITAL) & BUDGET ESTIMATES 1998-99.**

The contents of the budget estimates were noted and the same were approved.

**AGENDA ITEM NO.7: APPROVAL OF ANNUAL REPORT OF NCRPB 1996-97.**

The Annual Report of NCRPB - 1996-97 was approved.

**AGENDA ITEM NO.8: PRESENTATION OF AUDITED ACCOUNTS OF NCR PLANNING BOARD FOR THE YEAR 1996-97.**

The Accounts for the year 1996-97 audited by the CAG were adopted.

**AGENDA ITEM NO.9: REVIEW OF LOANS AND ADVANCES RELEASED TO THE STATE GOVTS. /IMPLEMENTATION AGENCIES DURING 1996-97.**

The statement of loans and advances was noted and satisfaction expressed over the fact that there has been no default and 100% recovery had been achieved.

**AGENDA ITEM NO.10: MONITORING OF PHYSICAL PROGRESS OF URBAN DEVELOPMENT SCHEMES/PROJECTS FUNDED BY NCRPB.**

Concern was expressed over the slow progress of various schemes and it was informed that since the execution of these schemes primarily lie with the State Govts. they should ensure proper monitoring of these schemes and send quarterly progress reports to the Board on time.

**AGENDA ITEM NO.11: MINUTES OF THE LAST MEETING OF PSMG-I AND PSMG-II FOR INFORMATION.**

The Board noted the various schemes approved during the previous meeting of the PSMG-I and PSMG-II in 1997-98 and appreciated the fact that in one-year schemes of more than Rs.800 Crs. had been approved by the Board, which is even more than the target of 660 crs. set for the Annual Plan 1997-98.

**AGENDA ITEM NO.12: IMPLEMENTATION OF THE RECOMMENDATIONS OF THE 5TH PAY COMMISSION IN THE NCR PLANNING BOARD.**

The Board noted the implementation of the recommendations of the 5th pay commission by the NCR Planning Board.

**SUPPLEMENTARY AGENDA ITEM NO.1 : IMPLEMENTATION OF JT. SECTOR PROJECT THROUGH NCR FUNDS.**

It was pointed out that the Board, having approved schemes worth more than Rs. 800 cr. during 1997-98, had issued sanctions for the grant of loans immediately within a week of the approval. However the lift-off of the loans by the participating States was very slow, specially by their agencies due to time taken in completion of formalities of providing state guarantees, etc. from their respective states. Since, as of now, the funds of the Board are coming through public borrowings i.e. bonds, they cannot be parked idle, as the same are very expensive. It was therefore, decided that hence-forth for the period for which the States/their agencies do not draw the funds, after issue of sanction a "commitment charge" equivalent to the difference between the rate of interest at which a loan was to be disbursed to the agency and the interest at which the money is parked with the bank, would be charged from the concerned agencies for the unused period.

During 1998-99, the Board is expected to sanction projects covering an overall investment of about Rs. 900-1000 Crs. and can raise funds to provide loan upto about Rs. 700 crs. through its budgetary and extra-budgetary resources. The States should, therefore, come up with projects immediately as per the time schedule prescribed in the agenda notes, so that the PSMG meetings can be held and disbursement made according to the prescribed schedule.

**SUPPLEMENTARY AGENDA ITEM NO.2 : RATIONALISATION OF THE TAX STRUCTURE IN THE NATIONAL CAPITAL REGION.**

It was pointed out that since the categorization suggested in the Appendix-II to the Agenda Notes had been made with the consensus of the officers of the participating states, the same should be used as a guideline by the participating states for fixation of various rates of taxes while finalising their budget proposals.

**SUPPLEMENTARY AGENDA ITEM NO.3 : LOCATION OF THE NCR PLANNING BOARD'S HEADQUARTERS AT DELHI.**

The Board considered and approved the proposal of retention of the NCR Planning Board Headquarters at New Delhi and for making eligible officers on deputation and regular employees of the Board for General Pool accommodation in Delhi.

The Secretary, Urban Development, Mrs. Kiran Aggarwal expressed her gratitude to the participating states and central ministries for the work being undertaken by them in fulfilling the objectives of the Regional Plan. She appreciated the achievements of the NCR Planning Board, especially during the last few years under the stewardship of its Member Secretary, Shri Omesh Saigal who has since taken over as Chief Secretary, GNCT-Delhi, during which the Board had sanctioned schemes worth more than Rs. 2000 Crs. and provided the states with substantial loan assistance. She suggested that since sufficient funds are being made available by the Board and more funds are likely to be made available in future, the states should gear up their machinery for implementing projects at a faster pace, so that not only the backlog of development of earlier years is made up, these projects build up model for future growth of the region. She assured that the Ministry of Urban Affairs & Employment will continue to provide all assistance, help and cooperation for the implementation of the Regional Plan policies and projects.

The meeting ended with a vote of thanks.

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-----

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