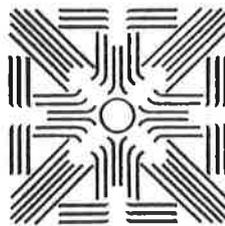


# **AGENDA NOTES**

**25TH MEETING OF THE  
NCR PLANNING BOARD  
TO BE HELD AT 11.00 AM ON JULY 12, 2000  
GULMOHAR HALL, INDIA HABITAT CENTRE  
LODHI ROAD, NEW DELHI**



**NCR PLANNING BOARD  
MINISTRY OF URBAN DEVELOPMENT  
NEW DELHI**

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**PART - I**  
**AGENDA NOTES**

**AGENDA ITEMS FOR THE 25<sup>th</sup> MEETING OF THE NATIONAL CAPITAL REGION PLANNING BOARD TO BE HELD AT 11.00 AM ON 20<sup>TH</sup> JUNE, 2000 IN GULMOHAR HALL, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI**

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## **AGENDA ITEM NO.1**

**CONFIRMATION OF THE MINUTES OF THE 24<sup>th</sup>  
MEETING OF THE NCRPB HELD ON 23.3.1999**

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINUTES OF THE 24<sup>th</sup>  
MEETING OF THE NCR PLANNING BOARD HELD  
ON 23.3.99**

The minutes of the 24th meeting of the NCR Planning Board held on 23.3.99 were circulated vide letter No.K-14011/58/99/PMC/NCRPB dated 26.4.99 (Annexure 1).

No comments on any of the items have been received. The minutes are placed for confirmation of the Board.

## **AGENDA ITEM NO.2**

**REVIEW OF ACTION TAKEN ON THE DECISIONS  
OF THE 24<sup>th</sup> MEETING OF THE NCR PLANNING  
BOARD**

**AGENDA ITEM NO.2: REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 24<sup>th</sup> MEETING OF THE NCR PLANNING BOARD:**

S.No.	ISSUES FOR ACTION	STATUS										
1	Submission of Sub Regional Plans: (para 0.3, page 1 of Minutes)	Both Govt. of Haryana and Govt. of Delhi have not submitted their Sub Regional Plans. Govt. of Haryana informed that the publication of the Sub-regional Plan 2001 will not serve any purpose as Board has already initiated the process of preparation of Regional Plan 2021 for the NCR. <b>Instead the Govt. of Haryana has come before the Board for approval of the Draft Development Plan for Rewari - 2021 which is placed at Agenda Item No. 4.3.</b>										
2.	Expansion of areas of NCR: (Para 0.7, page 2 and Para 2.2, page 5 of Minutes)	In pursuance of the decision of the Board the Govt. of Haryana, U.P. and Rajasthan have finally submitted following proposals for inclusion of additional areas in NCR.										
	"The Chairman also reacted favourably to the proposal for expansion of the areas comprising the NCR, which now stood at 30,242 sq.kms. to increase it by 24,711 sq. kms."	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;">Area in sq.kms</th> </tr> </thead> <tbody> <tr> <td>i) Haryana:</td> <td style="text-align: right;">12,312</td> </tr> <tr> <td>ii) U.P.</td> <td style="text-align: right;">11,082</td> </tr> <tr> <td>iii) Rajasthan</td> <td style="text-align: right;"><u>15,007</u></td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;"><u>38,401</u></td> </tr> </tbody> </table>		Area in sq.kms	i) Haryana:	12,312	ii) U.P.	11,082	iii) Rajasthan	<u>15,007</u>	Total:	<u>38,401</u>
	Area in sq.kms											
i) Haryana:	12,312											
ii) U.P.	11,082											
iii) Rajasthan	<u>15,007</u>											
Total:	<u>38,401</u>											
	"The Chairman indicated that this being within the powers of the Board, the proposal to include additional area in the NCR was approved in principle and suggested that the details along with their implications should be carefully worked out."	<b>A separate agenda item on this issue is placed at Agenda Item No. 7.</b>										
3.	Change of Landuse: (Para 2.7.1, Page 8 of Minutes)	In pursuance to the decisions of the Board, landuse change proposals/recommendations of the 43rd Planning Committee in respect of 9 landuse cases ( one case was withdrawn by DDA) have been sent to the Ministry/Chairman NCRPB for final decision on 12-5-99.										
	The Board received 10 proposals of land use change from the participating states which were placed before the 43rd meeting of the Planning Committee held on 12.2.99. The recommendations of the Planning Committee were placed before the 24th meeting of the NCR Planning											

Board held on 23.3.1999. The decisions of the Board to authorise the Member Secretary to approve the cases related to landuse and Master/Development Plans on the recommendations of the Planning Committee was re-considered and was found to be no-vest in law since the Member Secretary as the Chairman of the Planning Committee cannot approve the cases.

A request has also been made to the Ministry for expeditious decision of the land use change cases on 26.7.99 and 18.1.2000. The final decision is awaited from the Ministry. List of the landuse cases sent to the Ministry is at **Annexure 2/I**.

Therefore, the Board decided that the recommendations of the Planning Committee which is chaired by the Member Secretary, would now be sent through the Ministry of Urban Affairs & Employment to the Chairman for approval. Decisions thereon shall be placed in the subsequent meetings of the Board for information. Accordingly, the recommendations of the Planning Committee in respect of Item No. 3,4,7 & 7(a) would be placed before the Chairman for his decision in the matter."

4 Common Economic Zone:  
(Para 2.1, Page 5 of Minutes)

"It was necessary to carry out a conceptual exercise through expert studies to understand the implications of various components involved in the common economic zone concept. The Chairman agreeing with the attitudinal difference persisting on various aspects of this matter among the various participants, assured that he would call a meeting of the Chief Ministers to sort out the matter and also discuss all bilateral issues."

In view of the complex nature of inter-state issues and the large financial implications involved in this concept, the Board had decided that a meeting of the Chief Ministers and Union Ministers should be convened at the aegis of the Planning Commission. On pursuation by the Ministry of Urban Development, the Planning Commission had agreed to call the meeting. As desired by the Planning Commission, Agenda Notes were made available to them on 1.9.99. Member Secretary, had also brought this matter to the attention of the representative of the Planning Commission during the last meeting of the PSMG-II held on 8.9.99 and the 44th meeting of Planning Committee held on 14.1.2000. Member Secretary in a meeting in Planning Commission with Smt. Krishna Singh, Principal Adviser (HUD) on 24.1.2000 also requested personally to expedite the decision on a date for holding this meeting. The meeting could not take place.

Rationalisation of Tax Structure:  
(Para 2.6, Page 8 of Minutes)

"The Chief Secretary, Haryana suggested that it was for NCT-Delhi to take the initiative and the rates of taxes on 134 items (out of 207 items) which were still below the prescribed floor level, should be brought to the prescribed level as agreed to by the States. The Chairman felt that he will have to convene a meeting of the Chief Ministers to sort out these matters, very soon."

This aspect was taken-up as an issue in the Agenda notes sent to the Planning Commission as indicated in para 4 above.

The meeting under the aegis of the Planning Commission could not take place, however, a major thrust in this direction has come from the recommendations of the conference of the Chief Ministers and Finance Ministers held on November 16, 1999 wherein a decision for adoption of minimum floor level of taxes at the National level, for all the States, was taken. Regarding floor rates, there was a broad category of absolute necessities which were tax exempt; essential commodities with a floor rate of 4 percent; and luxury items with a floor rate of 12 percent. Commodities falling in general category were put under a floor rate of 8 percent. There were two special floor rates of 1 percent for gold, silver, bullion and 20 percent for liquor and tobacco etc. The states have the freedom to adopt higher rate on any of the commodity from the list, but they can not go below these rates. Most of the states, including the participating states of NCR viz. Delhi, Haryana, Rajasthan and Uttar Pradesh have implemented the decision to adopt floor rates. However, on some specific items difficulties are being sorted out by the Standing Committee of States Finance Ministers which was set-up by the Govt. of India to monitor sales tax reforms. It is felt that the implementation of these recommendations would put a break on the tax rate war and prevent diversion of trade amongst the NCR States. Also it would help locating industries in areas other than NCT of Delhi as there would be no special tax incentive for Delhi.

A comparative statement showing the rates of sales tax as implemented by the participating States of NCR is at (Annexure 2/II).

6 FNG Expressways:  
(Para 2.7.2, Page 9 of Minutes)

"It was further decided that the matter may be discussed in the meeting of the Steering Committee set up for the FNG Expressway under the Chairmanship of Secretary MOUA&E and Strategy for implementation of the project, worked out."

The meeting of the Steering Committee for FNG was held on 23.3.99 and its minutes were circulated on 26.4.99. As a follow-up action on the minutes of the Steering Committee letters were issued to NBCC & NHAI on 11.5.99 and a letter was sent to MOST through the Secretary, UD. NHAI/MOST had expressed their inability to take-up the project. To initiate the process of re-tendering, the Board had placed two studies for updating of Bid Documents and Review of Traffic Assignment etc., before the PSMG-II held on 8.9.99 for approval. The review exercises were kept in abeyance by PSMG-II. The alternative methods of funding the FNG Expressway project is being explored with private investors by the way of Public Private Partnership (PPP) approach and the matter was placed before the 27th PSMG-I held on 13.3.2000 for an 'in-principle' approval. It was decided in the 27th PSMG-I meeting to call for the next Steering Committee meeting to discuss the proposal. A detailed draft note has been prepared with the help of IL&FS and a meeting of the Steering Committee to discuss the same is shortly contemplated.

7 Preparation of Regional Plan for NCR 2021:  
( Para 5, page 10 of Minutes)

"The Board directed that since the review of RP-2001 had been completed, it was necessary for the Secretariat now to bring out RP-2021."

In-house committee for the preparation of the Regional Plan 2021 has been formed. The preparation of Regional Plan - 2021 is in progress. **Separate agenda item is placed at Agenda Item No. 9 providing the status.**

8 Payment of Interest on application money to private individual applications who could not be allotted Tax-free Bonds in the light of Ministry of Finance, Deptt. of Economic Affairs, Govt. of India, Guidelines of 25.5.98.  
(Agenda item No. 8, Page 11 of Minutes)

Orders complied with and payment made on 7.5.1999.

"The Board approved the proposal to

give interest at the rate of 10.5% on the application money"

- 9 Change of landuse measuring an area of 82 acres in villages of Khijuriawas and Khampur from peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.  
(Supplementary agenda item No.1, page 11 of minutes)

The Board approved the proposal."

The proposal of change of land use for an area measuring 82.0 acres from "peripheral control belt" to "public utilities" was received from Govt. of Rajasthan for construction of 400 KV Grid-Sub-Station in villages Khijuriawas and Khampur by Power Grid Corporation of India Ltd (PGCIL). Out of 82.00 acres proposed for change of landuse only 4.33 acres was proposed to be under built-up for construction of control room, fire fighting house, DG set room and administrative block and remaining about 78 acres was proposed to be used for installation of electrical equipments in open switch yard, roads and plantations along the road.

The proposed Sub-station was required to cater the needs of the Bhiwadi Industrial Township. The project was posed for World Bank funding and the various compliances were to be submitted to the World Bank before 31st March 1999 which included possession of land.

In view of the urgency and time constraint, the proposal was placed before the Board for consideration as a special case. The Board, therefore, considered the proposal and approved the same. The Board's approval was conveyed to the Government of Rajasthan (vide letter No. K-14011/35/99/NCRPB dated 10.5.99).

- 10 Methodology to exercise control of NCRPB over the NCR Cells in participating States.  
(para 0.12, page 3 of Minutes)

"The Chairman then went into the question of adequate monitoring to be done by the Planning & Monitoring Cells under the control of the respective State Govts. as per earlier decision of the Board. He indicated that the periodic progress reports were not being submitted and as funds were invested by the Board, adequate monitoring in physical terms, as also in financial terms,

In view of the Chairman's directives it was proposed in the Project Sanctioning and Monitoring Group-I (PSMG-I) meeting held on 2.7.99 that all the NCR cells should be directly under the Administrative control of NCR Planning Board Sectt. and the Officers posted there should be on deputation. This proposal was not agreed by PSMG-I. However, a final view was taken by the Group that a suitable column in the ACRs of

had to be done by the respective state Govts. The Hon'ble Minister stated that whilst he would not like to interfere with the state autonomy, since the NCRPB was funding these cells, which were functioning under the control of the respective State Govts., more reason that the working of the cells be regularly reviewed, and, reports called for by the NCRPB Secretariat, be sent within the time frame prescribed. He also indicated that a methodology of control over the State Govts. official functioning in the Cells needs to be evolved."

the concerned staff of the NCR cells would be added for recording the comments of the Member Secretary of the Board. The Governments of Haryana and U.P. have not agreed to the proposal.

Regarding the regular monitoring by the States, the Quarterly Progress Reports have been received upto March, 2000 from Haryana. The Commissioner, NCR, Govt. of U.P. is taking review meetings to monitor the progress of the schemes in U.P. Sub-region and regularly informing the Board, while there is no information from the Govt. of Haryana and Rajasthan in this regard. In the quarterly progress reports, the physical progress is not being reflected properly including the extent of land acquired, number of plots developed, sold off etc.

- 11 Power sector, separate plans for Delhi as well as for the NCR:  
(para 2.3, page 6 of Minutes)

Ministry of Power in consultation with the NCR Planning Board constituted a Committee on 26.11.97 under the Chairmanship of Joint Secretary, Ministry of Power for conducting a Techno-Economic Feasibility Study on setting up of Captive Power Generation Plants and Carving out a Sub-grid for NCR within the Northern Grid. Chief Regional Planner, NCR Planning Board is convenor of the Committee.

CEA has under taken the Pilot Study for Captive Power Plants in these towns and to evolve Guidelines. As decided in the Meeting held on 22.7.98 the suggested time frame for submission of report was 4-months w.e.f. August,1998. The Committee met six times to review the progress of the study. The last review meeting took place on 15th February,2000 and it was decided that CEA will submit the draft final reports for the pilot study latest by March,2000. The Draft Report for Bhiwadi (Rajasthan), Manesar (Haryana) is ready and for Ghaziabad (U.P.), it is under preparation. Study of evolving Guidelines for sharing of power is under progress.

- 12 Regional Rapid Transit System for NCR (para 2.4.1, 2.4.2 & 2.4.3 of Minutes). The cost sharing for the projects identified in the RITES study were intimated to the participating State Govts. of NCR as well as Ministry of Railways vide letter No.K-14011/24/96-NCRPB (Vol.II) dated 7.6.99. The Ministry of Railways had called a meeting on 6.7.99 amongst the Minister for Railways, Minister for Urban Development and the Chief Ministers of U.P. & Haryana to discuss the issue. The meeting could not take place on the proposed date on a request of UDM. Subsequently, the State Govts. of U.P. & Haryana had expressed their inability to share the cost suggested in the RITES report due to the financial constraints.

The matter of cost sharing was again taken up in the 44th Planning Committee meeting held on 14.1.2000 and it was decided that the beneficiary State Govts. should send a formal request to the Ministry of Railways to exclude the cost of rolling stock in the cost sharing formula by which the net cost to be shared between various govt. agencies could be brought down to Rs.2180 crs. in place of Rs.5254 crs. It was also decided in the Planning Committee meeting to explore the possibilities of innovative finance mechanism such as creation of a Special Purpose Vehicle (SPV) for the implementation of the identified schemes, which will facilitate the raising of money from the capital markets as well as from foreign sources. M/s RITES has submitted a proposal to form a SPV for a particular corridor connecting Tilak Bridge with Greater Noida.

13. Railways : Broad gauge for DMRC transit corridors for the convenience of commuters. (para 2.4.4, page 7 of Minutes) The Board's decision on the selection of gauge system of DMRC i.e. the gauge of Delhi MRTS Phase-I should be broadgauge only, so that there is flexibility for inter-running of trains between MRTS and Northern Railway was conveyed to DMRC vide our letter no.K-14011/37/ATN/99-NCRPB dated 13.5.99. A reply was received on 7.6.99 from the Managing Director of DMRC, wherein it was stated that Delhi MRTS was approved by the Union Cabinet as a stand-alone system and it was also stated that inter-running is

neither technically nor operationally feasible.

- 14 Linking of Bhiwadi with Rewari-Gurgaon railway line.  
(para 2.4.5, page 7 of Minutes)
- Letter sent on 19.4.99 to Addl. Member (Projects) Railway Board. A meeting was held with RIICO, IL&FS & NCRPB on 17th Sept., 1999 to discuss the details of taking up the project on a public private partnership pattern and subsequently another meeting was held on February 16, 2000 at Jaipur wherein it was decided to form a Joint Venture Company. PDCOR Limited will prepare a draft MoU towards the development of the rail link between the State Govts. of Haryana, Rajasthan and Railways with IL&FS as associate so that the project could be implemented on BOT basis. It was also decided on the aforesaid meeting to associate NCRPB at the project development as well as implementation stage as rail linkage would be of immense importance for developing NCR region.
- 15 Extension of MTNL boundary to cover the entire NCR.  
(para 2.5, page 7 of Minutes)
- Ministry on the request of NCR Planning Board has already taken up the following issues with the Ministry of Communication for the improvement and upgradation of telecom services in the Region through their letter no K-14011/37/ATN(24)/99 dated 17.6.98 and 7.6.99. The issues taken up are as follows:
- Uniform local call system in the whole of NCR,
  - Extension of MTNL Boundaries to cover the NCR,
  - Telephone on Demand and
  - Single STD code.
- The Local Call system between Delhi and DMA Towns like Delhi-Faridabad, Delhi-Gurgaon, Delhi-Ghaziabad, Delhi-NOIDA etc. has been already implemented. The Ministry of Communication is taking steps on similar ground to charge call from once Short Distance Call Area (SDCA) to the neighbouring SDCA on 3 minutes call basis with a inter-dialing facility.

The Ministry of Communication vide their DO 522/99 - LTP (Vol.III) dated 24.12.99 has informed that telephone on demand will be available in all the DMA Towns of NCR by March, 2000. Telephone on demand is envisaged by the end of the year 2002 in the country with the participation of the private sector in basic telecom services.

The Ministry of Communication has shown its inability to extend MTNL boundary to entire NCR on the reasons of administrative and operational problems in telecom services.

The Ministry of Communication has also shown its inability to provide single STD Code as it would lead to a number of difficulties and put a restriction on the number of subscribers that can be provided in Delhi and NCR area causing bottleneck in further extension of the system. But, it ensured to provide telecom facilities at par with Delhi in the National Capital Region within the existing setup.

- 16 Minister to call meeting of Chief Ministers of the participating States frequently with smaller group of members to resolve various issues.  
(page 12, concluding para of Minutes)

The Board's Secretariat has drawn the attention of the Ministry in this regard vide letter No K-14011/36/97/NCRPB dated 8.4.99. Meeting of Chief Ministers could not take place due to pre-occupation of the Chairman, member Union Ministers and Chief Ministers in Parliamentary and Assembly election.

## **AGENDA ITEM NO.3**

### **APPROVAL OF ITEMS RELATED TO STATUTORY PROVISIONS**

- 3.1 Loans and Advances sanctioned and received by the Board during the year 1998-99 as per Rule-47 of the NCR Planning Board Rules 1985.**
- 3.2 Approval of Revised Budget Estimates for the year 1999-2000 under Non Plan (Revenue) & Plan (Capital) & Budget Estimates 2000-01 under Non Plan (Revenue) as per Rule 33 of the NCR Planning Board Rules 1985.**

**AGENDA ITEM NO.3: APPROVAL OF ITEMS RELATED TO STATUTORY PROVISIONS**

**3.1 Loans and Advances sanctioned and received by the Board during the year 1998-99 as per Rule-47 of the NCR Planning Board Rules 1985:**

- 3.1.1 As per Rule-47 of the NCR Planning Board Rules 1985, the Officer-Incharge of the Accounts of the Board is required to submit to the Board, Annual Statement showing details of outstanding loans in respect of the following heads in form 'G' & 'H'.
- 3.1.2 The annual statement of loans and advances sanctioned by the Board for the year 1998-99 in the prescribed form 'G' is submitted. All payments due on account of interest and repayment of principal during the year were received and these have been accounted for in the statement Form 'G' (Annexure 3/I). Nothing is outstanding as on date.
- 3.1.3 The statement of loans and advances received by the Board in the year 1998-99 is submitted for information in the prescribed Form 'H' (Annexure 3/II). There is no default against repayment of any loan, as on date.

*The matter is placed before the Board for information.*

**3.2 Approval of Revised Budget Estimates for the year 1999-2000 under Non Plan (Revenue) & Plan (Capital) & Budget Estimates 2000-01 under Non Plan (Revenue) as per Rule 33 of the NCR Planning Board Rules 1985:**

Revised budget estimates for the year 1999-2000 both under Non Plan (Revenue) and Plan (Capital) & BE 2000-01 Non Plan (Revenue) have been submitted to the Ministry of Urban Development in the prescribed formats. Briefly, these are as under:

**A. NON PLAN (REVENUE)**

*(Rs. in Lacs)*

Sl.No.	Gross Expenditure	Grant from Deptt. of U.D.	Internal Resources	Remarks
1. Actuals for the year 1998-99	105.68	89	16.68	-
2. Grant sanctioned by the Deptt. of UD for the year 1999-2000	-	100	-	-
3. Revised Estimates 1999-2000 proposed by the Board	180.30	174	6.30	-
4. Budget Estimates 2000-2001 proposed by the Board	200	191	9	-

5. Grant approved for the RE : In the Revised budget, the Board had proposed 1999-2000 & BE 2000-2001 Rs.174.00 lakhs at RE stage but the Ministry could provide only Rs.100.00 lakhs. The short fall is now being met from the internal accruals of the Board. For the year 2000-2001, Ministry has sanctioned Rs.110.00 lakhs against the BE of Rs.191.00 lakhs.

**B. PLAN (CAPITAL)**

(Rs. in Crores)

Sl.No.	Gross Expenditure	Grant from Deptt. of U.D.	Grant from NCT Delhi	Internal Resources including unspent grant of previous year	Market borrowings - bonds & other sources	Remarks
1 Actuals for the year 1998-99	276.56	45	20	82.56	200.19 102.00*	*These bonds pertained to 1998-99 raised upto 4/99
2 Grant sanctioned by the Deptt. of UD for the year 1999-2000	-	45	-	-	-	Actual released by the Govt. is Rs.42.00 crores
3 Revised Estimates 1999-2000 proposed by the Board	777	60	30	220	284 183*	Market borrowings has been reduced from Rs.564 crs. to Rs.284 crs. at RE stage
4 Grant approved for RE 1999-2000	-	42	-	-	-	-

Statement of Revenue & Capital Budgets are enclosed at **Annexure 3/III**.

**Point for Decision:**

*Revised budget estimates for the year 1999-2000 under Non Plan (Revenue) and Plan (Capital) and budget estimates for the year 2000-2001 under Non Plan (Revenue) are placed before the Board for approval.*

## **AGENDA ITEM NO.4**

### **CONSIDERATION OF ISSUES RAISED BY STATE GOVERNMENTS**

- 4.1 Issues/Agenda Items submitted by Govt. of Rajasthan**
- 4.2 Issues/Agenda Items submitted by Govt. of Uttar Pradesh**
- 4.3 Agenda submitted by Govt. of Haryana: Consideration of the Draft Development Plan for Rewari - 2021**

## **AGENDA ITEM NO.4: CONSIDERATION OF ISSUES RAISED BY THE STATE GOVERNMENTS**

### **4.1 Issues/Agenda Items submitted by Govt. of Rajasthan:**

Govt. of Rajasthan through their letter No.TPRO222.NCR dated 21.3.2000 (Annexure 4/I) has sent their issues/agendas to be included in the 25th Board meeting which are as follows:

#### **4.1.1 Effective Decentralization of certain activities in Delhi:**

NCT Delhi with an area of 1483 sq. km (4.90% of NCR) is the prime constituent of NCR. The development works within the area of NCT Delhi are taken up by DDA, which is directly under the control of Ministry of Urban Affairs, Govt. of India, New Delhi. Delhi has been growing by more than 50% in every decade. If this trend continues, the population of Delhi is likely to reach over 23 million by 2011 and about 30 million by 2021. To accommodate this population, DDA is contemplating re-densification of existing developed areas and new urban expansions in the peripheral areas engulfing almost all the remaining vacant areas of NCT Delhi.

In the first Master Plan of Delhi, Metropolitan Regional Planning approach was stipulated to be adopted and it was felt that to check the unprecedented growth of Delhi, there should be balanced development in its region. Though NCR Planning Board was constituted, Delhi continued to grow in an uncontrolled manner. The main reasons for this rapid growth have been identified as under:-

- Continuance of Delhi as wholesale trade centre for entire North India.
- Concentration of comparatively better public and semi public facilities, specially in terms of education and health.
- Development of modern small and medium and processing industries.
- Comparatively low tax structure than the surrounding areas.

For development of NCR, National Capital Regional Plan was prepared in which it was envisaged to decongest Delhi by deflecting the population to the region by shifting of economic activities from Delhi to the DMA towns and Regional Centres.

In Rajasthan Sub-region, Alwar and Bhiwadi are identified as Regional Centres for priority development. In both the centres, Govt. of Rajasthan has developed industrial areas, various residential and commercial schemes and sites for social infrastructure through RIICO and UIT Alwar as per the National Capital Regional Plan, but due to non-shifting of economic activities from Delhi, the infrastructure facilities developed in Rajasthan Sub-region are lying unutilized. For development of these areas, an expenditure of Rs. 15232.89 lacs been incurred. The position of developed plots in various schemes is as below:-

Sl.No	Agency	Area Developed (in acres)	No. of Developed Plots	Plots lying vacant
1.	UIT ALWAR			
a)	Completed Schemes	1270	8510	2837
b)	Ongoing Schemes	1180	6510	4833
	<b>Sub Total:</b>	<b>2450</b>	<b>15020</b>	<b>7670</b>
2.	RIICO	3660	1522	1276
	<b>Grand Total</b>	<b>6110</b>	<b>16542</b>	<b>8946</b>

The policy of decentralizing activities with Regional context need to be adopted rigerously.

The de-concentration and decentralization of wholesale trade and commerce, shifting and relocation of number of Central Govt. offices and Public Sector offices; shifting/relocation of non-confirming industries from NCT Delhi to the Regional Centres need to be taken up at the top priority then only the stock of infrastructures already developed by Rajasthan Govt. can be optimally used.

#### 4.1.2 Development of Rural Settlements:

There are a large number of rural settlements within the Rajasthan Sub-Region of NCR. Some of these areas are potential locations for development where industry, trade and commerce and other activities can be promoted. These rural areas also need to be developed to avoid sharp imbalances within the NCR zone. So far, NCR Planning Board is financing the projects for development of Regional Urban Centres only and has not extended any assistance for the development of rural settlements. The rural areas and settlements, which are under acute pressure of socio-economic and physical changes, are also required to be taken for priority development. It is suggested that some of the selected rural settlements should be taken up for development of key infrastructure facilities.

#### 4.1.3 Reduction in interest rates for Development of Normal Infrastructure Projects:

The NCR Planning Board provides loan assistance to the participating States @ 13% for residential, 14% for commercial and 12% for infrastructure projects for five year period with a two years moratorium. The urban development projects have a long gestation period. Such high interest rates and other conditions make these projects non-viable.

As an illustration in implementing the project for infrastructure development at Industrial Area Chopanki and Kushkhera, Phase-III, RIICO have incurred an expenditure of Rs. 3334.78 lacs and Rs. 1940.99 lacs so far. RIICO have also paid in the head of interest alone to NCRPB, a sum of Rs. 845 lacs for industrial area Chopanki and Rs. 520 lacs for industrial area Khushkhera so far. Despite the fact that off take of land is far below the expected level, RIICO has so far paid a sum of Rs. 2398.54 lacs as interest to NCRPB for the eight infrastructure development project taken up with their loan assistance.

The NCRPB should, therefore, consider reduction in interest rates and extension of repayment period upto 15 years as in case of other financial institutions lending for infrastructure projects. Moreover, the area of Rajasthan Sub-region falls in third policy zone that is the rest of NCR area beyond Delhi Metropolitan Area. For the development of this area, which is, comparatively less developed than other areas of NCR, the rate of interest needs to be re-examined to be lowered down to less than 10%.

#### 4.1.4 Grants for Detailed Feasibility Reports for Infrastructure Projects:

In the case of Infrastructure Development Projects involving several complex issues, detailed feasibility reports (DFR) are required to be prepared through experts/consultants in the field. It is based on such DFR that the project could be structured for appropriate financial assistance from various concerned agencies. Few such projects are; Developing alternate water source for Bhiwadi from Yamuna River, Rail link project between Bhiwadi and Rewari, Waste Water Disposal from Bhiwadi etc. Since, such detailed feasibility and investment banking reports through expert consultants cost considerable amount, it is appropriate that grants for the same could be considered by the NCRPB. This will encourage preparation of specific projects on commercial format which can eventually be financed by NCRPB for development of various Growth Centres targeted in the NCR Plan.

#### 4.1.5 Relaxation from furnishing State Guarantee:

At present the NCR Planning Board is insisting on the State Government Guarantee before release of loan to the executing agencies like RIICO, UIT Alwar, UIT Kota and RSBCC. This is costing an additional financial burden of 1% on these executing agencies. Since these infrastructure development projects have long gestation period and are required to be marketed at a rate which could be inviting for industries to migrate from the National Capital, it is necessary that such avoidable expenditure is reduced. The NCRPB is, therefore, requested to waive off the requirement for State Guarantee while disbursing loan to the executing agencies who have always been repaying the loan in time.

#### 4.1.6 Under utilized Infrastructure:

RIICO and UIT, Alwar have made substantial investments in the Rajasthan Sub-region of NCR in anticipation of rise in demand for industrial, residential and institutional land, specially from those seeking relocation of their industries/offices from Delhi. Unfortunately, there is very slow off take of industrial and other land in the various areas taken up for development by RIICO and UIT, Alwar in this Sub-region. Demand has slackened even in areas like Bhiwadi and Alwar, whereas further investment has been made in areas like Chopanki, Khuskhera and Neemrana. The prime reason for this slackness in demand is that a large number of industrial plots are being developed by Delhi Govt. for setting up of industries within the Delhi State. NCRPB should consider persuading the Delhi Govt. to review and so regulate further development of plots in the State of Delhi, that relocation of industries as well as new industries are facilitated to come to the surrounding states like Rajasthan. Unless this matter is taken up earnestly, the very objective with which heavy investments are being made for infrastructure development in Rajasthan Sub-region of NCR would be defeated.

#### 4.1.7 Grants supplemented with soft loan for non-remunerative projects:

For overall development of the region, several development works are required to be carried out which are not remunerative from commercial considerations. Some of these projects are; Waste Water Disposal for Bhiwadi Complex, Important Road Linkages, Social Infrastructure Facilities, Low Cost Housing, Educational and Medical Facilities. These facilities are required to be provided in various Sub-regions of National Capital Region so that the people could be motivated to settle in the targeted regions like Bhiwadi. Since, the prime objective of NCRPB is to deflect the growth of population from National Capital to such targeted growth centres, it is appropriate that commercially non-remunerative projects should be favourably considered by NCRPB. In such projects, NCRPB should consider Grant to the extent of 25% of the project cost and the balance cost should be funded through a soft loan at an interest rate of 4 to 6% repayable in 30-40 years. This will encourage an integrated development of the targeted regions which will eventually serve the objective of the NCRPB.

#### 4.1.8 Specific projects which need to be taken up on priority in Bhiwadi:

##### i) Direct dialing from Bhiwadi to Delhi:

In and around Bhiwadi, several industrial areas have been developed by RIICO where entrepreneurs, mostly hailing from Delhi, have made considerable investments. One of the prime requirements of these entrepreneurs is to have a direct dialing facility from Bhiwadi to Delhi as in the case of Noida, Gurgaon and Faridabad. Matter may be taken up with the Ministry of Telecommunications so that the required facility is made available to Bhiwadi and the surrounding areas.

##### ii) Rail Linkage to Bhiwadi:

Considering the heavy investment made in Bhiwadi and for further development of the zone, it is necessary to have a rail link to the area. While the Khurja -Palwal-Bhiwadi-Rewari rail link will take some time, request was made to the Ministry of Railways to meanwhile link Bhiwadi with Rewari involving construction of about 25 kms. of Rail link. The Chief Minister, Rajasthan has also accordingly requested the Railway Minister, Govt. of India. The Railway Board has directed the General Manager, Northern Railway to conduct a Techno-Economic Feasibility Study of the Bhiwadi-Rewari Rail links. This vital project needs to be taken up with the Ministry of Railways for expeditious execution.

It has also been considered necessary that the Bhiwadi Rail Project should be developed on a commercial format for suitable structuring of the project. In this connection, a meeting was also held by the Secretary (Industries) and the Managing Director, RIICO with NCRPB where officers from ILFS and PDCOR were also present. The NCRPB should consider providing grant for the detailed feasibility and investment banking report to be prepared in this project through RITES and PDCOR, as the rail link will also serve the state of Haryana.

iii) Waste Management Plant for Industrial and Domestic Waste in Bhiwadi

Industrial development and the associated residential developments have witnessed a marked growth in Bhiwadi. The treatment and disposal from industrial area in Bhiwadi and in surrounding areas has been a matter of great concern. The natural drainage of the area being towards Sahibi river in Haryana, the industrial and domestic effluent has to go without any treatment through natural drains into Sahibi river. A Common Effluent Treatment Plant is required to treat the industrial and domestic effluent and make it up to safe dischargeable standards before being let off in the natural drainage of Sahibi river. RIICO has got a detailed project report prepared from NEERI. The cost of the total project is estimated to be approximately Rs. 40 crores. It is requested that NCRPB should make available at least 50% of the cost of project as grant. The balance 50% may be a matching contribution from the State Govt. and various executing agencies.

iv) Grant for Detailed Feasibility Report for alternate water source for Bhiwadi from Yamuna River

To meet the objective of decongesting the National Capital, Bhiwadi is being developed as a priority town. NCRPB has also provided assistance for few projects in this Sub-region. Industrial and other activities have increased manifolds resulting in substantial increase in population. Keeping in view the population forecast and increase in industrial activities it is necessary to have a dependable source of water supply.

The present ground water situation in the area is fast deteriorating as the water table is depleting very fast due to ground water extraction in the absence of any viable alternative sources. The depleted ground water may not be able to sustain minimum economical yield of tubewells in future due to prevalent over pumping.

A detailed study needs to be conducted for drawing of water from the river Yamuna for Bhiwadi and surrounding area. It is requested that the NCRPB may provide an interest free loan for this vital project.

v) Gas Linkages upto Bhiwadi:

The basic raw materials used for the manufacture of ceramic and glass industries like Ball Clay from Kolayat, Felspar from Beawar and Ajmer, Silica Sand from Bundi, limestone from many places are available of international standards. Such as LPG, LDO and HSD are available, but ceramic and glass industries, as a whole, are fuel based industries and by using natural gas, the quality of glass/end product improves.

A large ceramic and glass industries complex is proposed in Bhiwadi where products like Vitreous China Sanitary-wares, Ceramic Glazed tiles, Tableware Crockery, Refractories, Glass Containers, Sheet Glass, Ophthalmic Glass Blanks and other medium and large scale projects, are proposed to be set up. These projects shall offer tremendous potential for development of SSI and ancillary units related to Glass and Ceramics. This will boost up the development of Bhiwadi Sub Region of NCR.

For promoting such complex, there is a need to provide 0.75 MMCMD natural gas on a continuous basis . It is therefore, necessary that Govt. of India should allocate natural gas for developing a ceramic complex at Bhiwadi and the NCRPB is requested to take up the matter appropriately.

#### 4.1.9 Consideration of the Proposal for Declaration of "Bhiwadi-Tapookara - Khushkhera" as Regional Complex in Regional Plan-2001-NCR

- i) Govt. of Rajasthan had submitted a proposal for change of landuse in 5 revenue villages namely, Thara, Maseet, Jhiwana, Banbeerpur and Khajooriwas vide letter No.TPR 0223/NCR/99/Part II/dated 28.12.99 (Annexure-4/IIa). The details of the landuse change proposal received is as under:

S.No.	Village	Area in bigha-biswa (acres)	Landuse as per RP/SRP-2001	Change of landuse sought
1.	Thara	7-17 (5.20) 5-12 (3.73)	Rural	Industrial
2.	Maseet	11-6 (7.5)	Rural	Industrial
3.	Jhiwana	26-14 (17.80)	Rural	Industrial
4.	Banbeerpur	9-14 (6.4) (Addl. land)	Rural land & Green buffer along the major transport corridor	Industrial
5.	Khajooriwas	13-18 (9.26)	'Green belt' Bhiwadi Master Plan	Industrial
	<b>Total</b>	<b>75.5 (49.82)</b>	--	--

- ii) The Board's Secretariat after scrutinising the proposal, had placed it before the 44th Planning Committee meeting held on 14.1.2000. The observations were as under:
- The above villages do not fall even in the Basic village or Service Centres categories for development in the Sub-Regional Plan of Rajasthan Sub-Region.
  - As per the Regional Plan 2001 landuse Plan, the above mentioned areas falling within the cultivated land/rural land, 'green buffer along the major transport corridor'/green belt of Bhiwadi Master Plan where such industrial activities are not permitted.
  - The above mentioned agricultural lands owned by private entrepreneurs applied for conversion of land for industrial use . No information has been given on the type of industries, proposed to be located, their products, investments, employment, environmental pollution aspects etc.

- d) The development of such industrial areas in the rural areas will hinder the development of planned industrial growth in the identified priority towns/sub-regional centres through planned industrial estates which are proposed to be developed for generating employment and others activities.
  - e) If these proposals are considered, this will encourage many more such proposals for change of landuse for industrial development in Rajasthan Sub-Region whereas Rajasthan Sub-Region which may have impact on the viability of several industrial estates/industrial centres identified as Regional Centres and Sub-Regional Centres.
  - f) It is suggested that the proposed industrial activities may be located in the adjoining Sub-Regional Centres of Tijara, Khairtal and Shahjanpur and in the designated industrial estates etc.
- iii) The proposals were deliberated in the meeting of the Planning Committee and the the following decision was taken:

*"The Planning Committee taking into consideration the views expressed by the Chief Regional Planner, NCRPB and other members observed that the development of such industrial areas in the rural areas would hinder the development of planned industrial growth in the identified priority towns/Sub-Regional Centres through planned Industrial Estates in Rajasthan Sub-Region. Such spot conversion will also encourage many more such proposals for change of landuse for industrial development in the sub-region which may have adverse impacts on the viability of several industrial estates/centres identified as Regional and Sub-Regional Centres. The Planning Committee did not agree with this proposal of change of landuse and suggested that the proposed industrial activities may be located in the adjoining Sub-Regional Centres of Tijara, Khairtal and Shahjahanpur".*

- iv) The decision of the Planning Committee was sent to the Chairman, NCRPB and Union Minister for Urban Development on 9.3.2000, however, before the decision is communicated, the Govt. of Rajasthan vide letter No.TPR/0223/NCR/99/Part II dated 21.3.2000 (**Annexure-4/IIb**) had requested to the Board to reconsider the decision of the Planning Committee in the light of the industrial promotion policy and prevailing Rules and Regulations of Revenue Department and Industries Department of Govt. of Rajasthan. The decision of the Planning Committee, the State Govt. pointed out, would adversely affect the interest of the Government. The Govt. of Rajasthan vide letter No.TPR/0420/NCR/99/Pt-II dated 21.3.2000 (**Annexure-4/IIc**) had also submitted a proposal for declaration of "Bhiwadi-Tapookra-Kushkhera" as a Regional Complex in NCR Regional Plan-2001.
- v) The Chief Secretary, Govt. of Rajasthan had a telephonic discussion with the Member Secretary requesting for urgent clearance of these proposals. He has followed up the discussion vide letter No. F.10 (18)/Navivi/3/91 dated 10.5.2000 (**Annexure-4/IIId**). Secretary, Urban Development, Govt. of Rajasthan had a detailed discussion on 17.5.2000 with the officers of the Board in the Board's office. He further deputed his staff and made necessary changes in the earlier Plans, made by Govt.of Rajasthan as per the norms prescribed and re-submitted the proposal vide letter No. No.TPR/0420/NCR/99-Part II dated 18.5.2000 (**Annexure-4/IIe**).

vi) The Proposal:

a) The proposal consists of the following:

- Declaration of Bhiwadi-Tapookara-Kushkhera as a Regional Complex in the Regional Plan-2001.
- Inclusion of the revenue area of 94 villages in Development Control Area of proposed complex.
- To earmark 29,342 acres (11,879 ha.) of land under urbanisable use including the revenue area of 5 villages indicated in para 1 for the assigned population of 11.00 lakhs by the year 2021.

b) Justification

- In the RP-2001, Rewari-Dharuhera-Bhiwadi was proposed to be developed as Regional Complex with strong industrial base. The objective was to relieve Delhi from additional pressure and to accommodate the Delhi bound migrants.
  - To achieve the objectives it was necessary to encourage and accelerate the industrial development in Bhiwadi. With this consideration RIICO took the initiative to develop Bhiwadi as industrial centre on priority basis.
  - Bhiwadi Master Plan-2011, approved by the Govt. of Rajasthan, proposed for a total urbanisable area of 6,300 acres. Out of this area 2,840 acres was allocated for industrial use and the remaining 3,460 acres was proposed for other uses. Of the 2,840 acres of industrial land, about 2,000 acres has already been developed by RIICO. The land earmarked for housing and other uses has also been utilised to a large extent. It is reported that about 80% of the land proposed under various uses has already been developed and about 4,000 acres is in the process of acquisition.
  - To cope up with the increasing demand for industrial and other land, besides the development which has taken place at Bhiwadi, RIICO is in the process of developing industrial nodes at three places viz. Chopanki, Kushkhera and Tapookara. These areas are being developed with the financial assistance of NCRPB. In addition to the above, a large number of industrial units have also come up along Bhiwadi-Alwar road. In order to avoid haphazard development and ensure planning in Bhiwadi region, there is a need to prepare a Master Plan for Greater Bhiwadi. It is also envisaged that integrated development of this complex will be able to check haphazard industrial development coming along the Bhiwadi-Alwar road.
- c) In order to conceptualise the proposal to develop Bhiwadi - Tapookara - Kushkhera in the form of a Regional Complex, RIICO got a study conducted through M/s Building and Environmental Consultants, A-237, Malviya Nagar, Jaipur called the "Master Plan for Greater Bhiwadi

Integrated Development Area 1997-2021". The proposal as submitted by the Govt. of Rajasthan is based on the recommendations of this study. A brief note on the salient features of the recommendations of the study is at **Annexure-4/III**.

vii) Comments/observations:

The comments/observations on the proposal submitted by the Govt. of Rajasthan are as under:

- a) In the RP - 2001, Bhiwadi has been proposed as part of the Bhiwadi-Dharuhera-Rewari complex wherein Bhiwadi falls in Rajasthan Sub-region and Dharuhera & Rewari are part of the Haryana Sub-region. This complex has been a total population of 3.0 lakhs by 2001, out of which Bhiwadi's share was 1.15 lakhs. Bhiwadi was proposed to have strong industrial base with 50% of the workforce engaged in the industrial activities.
- b) It was in consonance with the RP - 2001 that in the Rajasthan Sub-regional Plan prepared by the State Government and subsequently approved by the Board in 1994, Bhiwadi was given the status of a Regional Centre (as part of Bhiwadi-Dharuhera-Rewari complex). In the Sub-regional Plan Bhiwadi has been proposed to be developed with strong industrial base with 50% of the workforce engaged in industrial activities.
- c) The Bhiwadi Master Plan - 2011 while projecting Bhiwadi as a Regional Centre has proposed a total urbanisable area of 6,300 acres to accommodate a population of 2.25 lakhs by 2011.
- d) Out of the three nodes viz Bhiwadi, Dharuhera and Rewari forming the complex, Bhiwadi has been developing at a much faster pace. Of the 2840 acres of industrial land, about 2000 acres have already been developed by RIICO. Similarly, the land earmarked for residential and other uses have also been developed to a large extent. In this way about 80% of the land proposed in the Master Plan under various uses have been reported to be developed by the various implementing agencies. However, there has not been commensurate development in the social and other higher order infrastructure facilities viz medical and educational facilities etc. The slow development of housing and social infrastructure facility is affecting the growth of the town. As per the 1991 census, the population of Bhiwadi was hardly about 15,000 and the population is not growing as estimated. However, the workforce in the industrial activities is estimated to be more than 25,000 persons. This reflects that workers are commuting from nearby towns and villages.
- e) Keeping in view the demand in this region, the industrial development is not confined to Bhiwadi township, RIICO is also developing Chopanki (820 acres), Kushkhera (638 acres) and Export Promotion Industrial Park (EPIP) at Tapookara on an area of about 543 acres outside Bhiwadi Master Plan limits. These industrial areas are being developed with the financial assistance of the NCR Planning Board.

- f) Besides the development of these industrial areas it has also been reported that there is a considerable demand for conversion of agricultural land for industrial use, mostly along the Bhiwadi-Alwar Road.
- g) It has been felt that further spurt of industrial activities to meet this demand may result into unplanned development of industrial activities causing environmental problems in this area. There is, thus a need for an integrated development of the entire area covering the development which has already taken place in the vicinity of Bhiwadi.
- h) The need to have integrated development of Bhiwadi alongwith the industrial areas viz. Kushkhera, Chopanki and Tapookara subsequently developed by RIICO outside Bhiwadi town, was also felt while doing the statutory review of Regional Plan-2001. The Sub-Group on "NCR Policy Zone, Demographic Profile and Settlement Pattern" constituted for review of Regional Plan-2001, accordingly, has recommended that Bhiwadi should be developed as a Regional Centre (independent of Dharuhera-Bhiwadi). Consequently, the Sub-group has also recommended to develop Dharuhera and Rewari as a part of the Dharuhera - Rewari - Bawal Complex in the Haryana Sub-region of NCR.
- i) It will not be out of place to mention here that in order to give fillip to industrial activities in and around Bhiwadi, the proposal for construction of a Broad Gauge railway line linking Bhiwadi with Rewari and Palwal is under active consideration. This railway line will improve the accessibility of this region from the point of view of freight and passenger movement by rail. The integrated development of Greater Bhiwadi Complex will further strengthen the viability of this proposal. The study has also proposed hierarchy of road network linking six industrial complexes - two east-west roads having 60 mt. ROW and three north-south roads with 45 mt. ROW and number of link roads of 30 mt. ROW for direct and free movement of road traffic. Besides all the village settlements, have been planned to be linked by 'pucca' roads.
- j) Besides these, an Inland Container Depot is functioning at Bhiwadi and a site has also been identified and finalised for Dry Port. The proposal of an Air Strip in the complex alongwith these facilities will further give impetus to the industrial development.
- k) As per the proposal overall density works out to about 93 persons per hectare. However, the Regional Plan-2001 recommended the density of 125 persons per ha. for a city having a population of more than 5 lakhs.
- viii) Planning Committee in its 45th meeting held on 22.5.2000 (minutes at Annexure 4/IV) considered this proposal and recommended for approval in principle for the consideration of the Board with the following conditions/observations:
- a) The Bhiwadi-Kushkhera -Tapookara (Greater Bhiwadi Complex) may be declared as Regional Complex (Regional Centre) in RP 2001 and also be incorporated as such in the proposed RP-2021. The total area will be 29,342 acres only.

- b) Govt. of Rajasthan may declare the revenue areas of 94 villages under the Development Control Area of the Bhiwadi-Tapookara-Kushkhera Regional complex.
- c) The Integrated Bhiwadi Complex may be planned for a urbanisable area of about 29,342 acres for a population of 11 lakhs with associated facilities and amenities. The change of landuse of the five villages as indicated in para 1 of the Agenda notes is approved and to be incorporated in the Master Plan for Bhiwadi-Tapookra-Kushkhera as a Regional Complex. This shall stand incorporated in the Master Plan-2021.
- d) The above decision consequently modified the decision taken in the 44th Planning Committee vis-a-vis the 5 villages of Thara, Maseet, Jhiwana, Banbeerpur and Khajooriwas which would now form part and parcel of the Bhiwadi-Tapookra-Kushkhera Complex and no further piecemeal conversion of private holding being used for industries will be allowed.
- e) The Master Plan for Bhiwadi-Tapookra-Kushkhera Complex-2021 should be undertaken immediately under the provisions of Rajasthan Urban Improvement Act, 1959 taking into consideration not only the development proposals on the Rajasthan side but suitable linkages in the Haryana side was necessary. The areas which are separated by agricultural areas could be planned in an integrated and compact way without disturbing the rural settlements, otherwise, such agricultural areas will be under tremendous pressure and will attract unauthorised change of landuse. An exercise for investment requirements and funding possibility in the overall State scenario, as a part of the integrated development studies, will further help in concretising the programmes for implementation.
- f) An appropriate area needs to be defined along Alwar- Bhiwadi road, upto 100 meter depth, leaving aside 60 meter mandatory provision of green buffer being a State Highway road so that development can follow in planned manner along both sides. The open /rural areas are to be protected through development controls.
- g) While developing the Regional Complex, Govt. of Rajasthan is to follow the conditions as under:
- The industrial effluent shall have to be fully treated, as per standard and norms of pollution control, before it is finally discharged. Adequate provision of Effluent Treatment Plants in the Regional Complex is to be ensured by the Govt.
  - All the land use changes for industrial purposes are to be taken in the framework of integrated development and it will be ensured that no cases of landuse change is taken up outside the complex.

**Points for Decision:**

*The proposal is placed before the Board for consideration and in principle approval for preparation of detailed Master Plan as per conditions given at para (viii) above.*

## 4.2 Issues/Agenda Items submitted by Govt. of Uttar Pradesh:

Govt. of U.P. through their letter No.2995/Board meeting/NCR/99-2000 dated 16.2.2000 (Annexure 4/V) has sent their issues/agendas to be included in the 25th Board meeting which are as follows:

### 4.2.1 Financial Assistance on easy Terms and Conditions:

In accordance with the objectives of the Regional Plan-2001 NCR, development of higher level of Infrastructure facilities has been proposed in the UP Sub-Region. The implementation of Infrastructure Project do not generate revenue and affect the financial viability of the projects. For the development of U.P. Sub-region the development of infrastructure assumes immense importance. In view of the above, the following two alternatives may be considered:

- i) The Govt. of UP will have to provide more funds for implementation of the projects in addition to funds being made available at present.
- ii) Funds should be made available in easy terms and conditions (5 to 7% rate of interest) and grant may also be provided by the NCR Planning Board.

Keeping in view the financial position of the State Govt. it would not be possible to provide additional funds. Therefore, according to the second alternative the NCRPB should provide grant or loan assistance on easy terms and conditions.

### 4.2.2 Common Economic Zone:

In the 24th meeting of the NCR Planning Board stress was laid on speedy implementation of Common Economic Zone and the decision for rationalisation of Tax structure which would have far reaching affect. But imposition of Entry Tax by MCD is contrary to the basic objective of Common Economic Zone. It is necessary to consider the clearance of Bank cheques as local clearance in the entire NCR Region. Other higher level banking, facilities should be promoted and freight complexes, and container depot should be developed in the Sub-region.

4.2.3 It is necessary to provide additional outlay (financial assistance) to State Govt. by Planning Commission which would help in speedy development of the Sub-region and would help in achieving the objective of Regional Plan. In this direction, a proposal has to be made to the Planning Commission through the NCR Planning Board.

### 4.2.4 Shifting of Industries Trade & Commerce and Govt. Offices outside Delhi:

As per Regional Plan proposal, residential and industrial areas have been developed (400 acres of residential land in Meerut ) for shifting of Industries, trade & Commerce and identified offices etc. Large properties of Meerut Development Authority are lying unsold due to non-shifting of above economic activities which has led to non-receipt of expected revenue and the Authorities are caught into a debt trap of heavy interest. These Authorities are responsible for development of the Sub-region and it is necessary to save them from the debt trap. 900 acres of land acquired in DMA Town of Ghaziabad for the location of offices of the Central

Govt. has been lying vacant. Shifting of offices from Delhi would accelerate the pace of development in the Sub-region.

#### 4.2.5 Transport Network:

- i) Speedy implementation of Meerut-Ghaziabad Expressway would help to great extent in releasing the unsold properties in Meerut.
- ii) The proposal for doubling and electrification of Delhi-Hapur-Moradabad and Ghaziabad-Meerut railway lines may be given priority. A request should be made to Ministry of Railways through NCR Planning Board. The electrification of railway line would help in the development of the Sub-region. Similarly, a request may be made to the Ministry of Railways for laying a railway line from Tughlakabad to Maripat (NOIDA and Greater NOIDA) as the Greater NOIDA is playing a important role in decongesting Delhi next to NOIDA. This rail link would help Greater NOIDA to play a stronger role in decongesting Delhi.

#### 4.2.6 Preparation of Regional Plan-2021:

The NCR Planning Board has initiated preparation of Regional Plan 2021. Participation in preparation of Plan by the constituent States is very important.

Various studies have been conducted on various aspects of present RP-2001 by consultants. On the basis of the recommendations made in these studies, policy direction should be determined for the new Regional Plan-2021. A Committee may be constituted with the representatives of the participating States and other Experts which would work in a time bound programme and would provide inputs in policy matter changes in each Sub-region and guidelines for preparation of RP-2021.

#### 4.2.7 Consideration of the Change of Landuse of an Area Measuring 510 Ha. for Development of Industrial/Commercial and Institutional area along G.T. Road in the Greater Noida Notified Area :

- i) The Greater Noida Development Authority vide letter No. Planning/M-31/98/1250 dated 28.12.98 had submitted a proposal for change of landuse from "rural use to industrial/institutional/commercial use" along the G.T. road within the Greater Noida notified area (**Annexure 4/VI**). After obtaining the views of the Commissioner, NCR U.P. Sub-region and Govt. of U.P., the proposal was examined and was placed before the 44th meeting of the Planning Committee held on 14.1.2000 and the decision of the Planning Committee is as follows:

*"The General Manager (Planning and Architecture) Greater NOIDA, presented the proposal before the Committee. The Planning Committee observed that the proposed development covers 7 Kms stretch along the GT Road in the form of ribbon development and would be prone to encorachment and suggested that a detailed comprehensive Plan might be prepared for development of the total 610 ha. including 250 ha. of land transferred from Ghaizabad Master Plan in consultation with UP NCR Cell and submit the same to the Board. The Planning Committee authorised the Member Secretary, NCRPB for taking decision based on the detailed proposal".*

- ii) As per the decision of the Planning Committee, the modified proposal prepared by Greater Noida Authority was received from Commissioner NCR, U.P. Sub-region (Letter No. 3009/GNBP/NCR/99-2000 dated 18.2.2000 at **Annexure 4/VIIa**). The total area of the proposal when placed in the 44th Planning Committee meeting after scrutiny by the Board, was 610 ha. including 100 ha. under Railways. The proposal was subsequently improved and revised by the Greater Noida Authority and the total area under the proposal for change of land use has now been reduced from 610 ha. to 460.10 ha. (Letter No. Planning/2000/M-31/1947 dated 15.4.2000 at **Annexure 4/VIIb**). The Greater Noida Authority has submitted that out of the 250 ha. of industrial area which was transferred from Ghaziabad Development Authority, only 150 ha. will be used for industrial purposes and the remaining 100 ha. which are actually under railways (transport use) are not proposed to be adjusted. Thus, as per the revised proposal the total area under various uses as under:

Uses	Original Proposal Area in ha.	Modified Proposal	Remarks
1) Industrial	430	328.54	
2) Comm./Instt.	80	59.36	
3) Transportation	100	--	Not proposed to be adjusted under industrial use.
Sub-total urban use	610	387.90	
Green belt along the G.T. Road	60.0 m. on either side (area not shown)	72.20	
Total	610	460.10	

- iii) The concern for ribbon development which was mooted in the meeting has been taken care of by planned development and by provisions of 60 mt. green buffer along the State Highways as per RP-2001 provision, wherever possible, and also by provision of service road within right of way (ROW) of G.T. road that will be used for designing an appropriate cross-section in order to provide limited access to the G.T. road and to segregate internal (local) traffic with regional traffic to ensure free flow of freight and passenger traffic. The provision of adequate parking, loading and unloading areas, on-street and off-street parking will be incorporated by the GNIDA while preparing the detailed layout plan.
- iv) The Board's Secretariat received the modified proposal from Greater Noida Authority through the Planning Cell which was examined and placed before the Member Secretary who approved the same with the following conditions:
- a) A 60 meters wide "green buffer" on both sides of the State Highway/G.T. road as per the provision Regional Plan-2001 is to be kept wherever possible. However, "abadis" and existing structures falling within the

- "green buffer" are to be "spot zoned" and it is to be ensured that no new construction or extension in this green buffer is allowed.
- b) Service roads are to be planned as a part of the comprehensive plan within the ROW of G.T. road.
  - c) An area of 180 ha. proposed for industrial use and 59.36 ha. for institutional use to be deleted from the earmarked 'industrial use' and institutional use in the Outline Development Plan for Surajpur and Kasna Sub-Regional Centres (Greater Noida) respectively for maintaining overall balance of landuse allocation.
  - d) Provision for Common Treatment Plants/ETPs to be incorporated in the layout plan and the same should be installed to ensure that the industrial effluents do not pollute the neighbouring settlements and agricultural lands.
  - v) The Planning Committee in its 45th meeting held on 22.5.2000 (minutes at Annexure-4/IV) approved the above and ratified the decision taken as per delegation of power given to her in the 44th Planning Committee meeting.

**Point for Decision:**

*The proposal is placed before the Board for approval with the conditions given in para (iv).*

**4.3 Agenda submitted by Govt. of Haryana: Consideration of the Draft Development Plan for Rewari - 2021**

- 4.3.1 Draft Development Plan for Rewari - 2021 was received from Town & Country Planning Deptt, Govt. of Haryana vide letter No.CCP/NCR(P)2000/12 dated 6.1.2000. A copy of the Draft Development Plan-2021 is at **Annexure - 4/VIII**. A brief note on the Draft Development Plan - Rewari-2021 is at **Annexure 4/IX**.
- 4.3.2 The proposal was examined in the Secretariat of the Board and was submitted to the 44th Planning Committee with their observations. As this plan was received just one week before the meeting and the observations raised by the Secretariat of the Board were not answered by the State Govt., the Committee suggested that the State Govt. officers to hold discussions with the officers of the Secretariat of the Board and appropriately modify the Plan. The Committee authorised the Member Secretary to approve the Plan for the consideration of the Board. Minutes of the 44th Planning Committee Meeting are at **Annexure 4/X**.
- 4.3.3 Draft Development Plan has been prepared for the projected population of 5 lakhs for the year 2021 with a density of population of 110 persons per hectare. Landuse area details proposed in the draft of Development Plan for Rewari 2021 are as follows:

Land Use	Area within M.C. Limit (Hect.)	Area outside M.C. Limit (Hect)	Total Area (Hect)	%
Residential	350	2220	2570	53.00
Commercial	52	353	405	9.00
Industrial	68	130	198	4.00
Transport and Communication	92	410	502	10.00
Public & Semi- Public	44	311	355	7.00
Public utilities	21	246	267	6.00
Open Spaces	18	507	525	11.00
<b>Total</b>	<b>645</b>	<b>4177</b>	<b>4822</b>	<b>100.00</b>

4.3.4 The Draft Development Plan for Rewari 2021 was again considered in the Planning Committee meeting held on 22.5.2000 (minutes at Annexure 4/IV) and it recommended the Plan for approval of the Board with the following conditions:

- i) A total area of 4,822 ha. is proposed to be developed for Rewari town upto the year 2021, instead of 4539 ha. as mentioned in the Plan earlier submitted by the State Govt. and approved by the State level Committee. Similarly, the area under open spaces will be 525 ha. instead of 242 ha. Accordingly, the landuses proposed in the Draft Development Plan-Rewari and the population density may have to be modified.
- ii) As Rewari - Kot-Quasim Road is an important artery in view of the integrated development of Bhiwadi - Tapookra - Kushkhera complex with Rewari-Dharuehera-Bawal Complex, the same should be strengthened. Hence a Grade-separated Junction is required at the intersection of NH-8 and this road. This is required to be taken up by the Govt of Haryana in consultation with MOST to ensure free flow of the Regional traffic and better interaction between the emerging industrial complexes.
- iii) Govt. of Haryana would declare areas between Rewari & Bawal towns and areas on South of NH-8 as controlled areas for checking/preventing the unauthorised development.
- iv) Govt. of Haryana will incorporate the conditions given above in para (i) to (iii) while publishing the Development Plan of Rewari-2021.

**Point for Decision:**

*The matter is placed before the Board to approve the Draft Development Plan for Rewari 2021 with the conditions given in para 4.3.4 above.*

**AGENDA ITEM NO.5**

**CONSIDERATION & APPROVAL OF ISSUES  
RELATED TO FINANCIAL MANAGEMENT**

**AGENDA ITEM NO.5: CONSIDERATION & APPROVAL OF ISSUES RELATED TO FINANCIAL MANAGEMENT**

The NCRPB which came into existence in 1985, has so far been concentrating on the Planning for National Capital Region and had accordingly brought out the Regional Plan 2001. The Board has also been assisting the participating states in implementing certain selected projects by providing loan assistance limited to the Central Government plan funds available to it along with the internal accruals flowing back out of earlier loans. In the 15th Meeting of the NCRPB held on 15.9.92, in order to effectively implement the Regional Plan, it was considered necessary that rather than taking piecemeal approach of limited financing through central budgetary assistance only, a holistic approach of financing of projects (mostly in the form of new township) should be taken up with not only the Central Budgetary support but also through funds raised from the capital market. Then only it would be possible to have real impact and effective development. Setting up of a NCR Development Financing Corporation was also thought of. However, the setting up of such Corporation did not find favour with the Ministry of Finance. It was decided that the Board may adopt a 'tax subsidy approach' and that the Board may itself raise funds through market borrowings. The Planning Commission had subsequently sanctioned an IEBR of Rs.3,120 crores for 9th Plan to the Board to be mobilized through borrowings from financing institutions and capital market through taxable and taxfree Bonds.

In order to achieve the objective of harmonized development of NCR, the Board has adopted funding of joint sector projects along with the participating states and their implementing agencies. Earlier it was on the 50:50 cost sharing basis which was changed to 75:25 cost sharing basis as per the decision taken in the 18th Meeting of the Board held on 10.1.95.

**5.1 Funds available with the Board are from the following sources :**

- i) Capital grant from the Ministry of Urban Development - Non refundable
- ii) Contribution from Delhi Govt. - Non refundable
- iii) Market borrowing (interest bearing) - Refundable
- iv) Internal accruals (in the form of interest income on funds deployed for financing).
- v) Revenue grant from the MoUD (for administrative expenditure of the Board).

**5.2 Funds made available/raised so far during different five year Plans are as under:**

(Rs. in Crs.)

Plan	Allocation of Funds from GOI	IEBR		Contribution from GNCT Delhi	Total Plan
		Internal Accrual	Bonds		
7th Plan	29.67	5.81	--	--	35.48
Annual Plan	22.25	10.88	--	--	33.13
8th Plan	135.00	98.75	--	13.75	247.50
9th Plan (1997-2000)	129.00	291.96	511.40	35.00	967.36
	<b>315.92</b>	<b>407.40</b>	<b>511.40</b>	<b>48.75</b>	<b>1283.47</b>

\* A Line of Credit was raised from HUDCO for Rs.60.00 crs. in March, 1997 and pre-paid in March, 1998.

\* Rs.30.00 crs. sanctioned by GNCT Delhi in March, 2000 received in April, 2000 not included in the above table.

- 5.3 The Board deploys these funds on the basis of demand received from the participating states for implementation of urban development projects under their respective jurisdictions. These demands relate to development of residential, industrial, commercial and infrastructure projects like transport, water supply and power etc.
- 5.4 The Board has so far (upto 31.3.2000) funded 138 projects (including 4 CMA) in NCR with total estimated cost of Rs.3814.53 crs. and had sanctioned a loan amount of Rs.1526.47 crs. Against this, an amount of Rs.890.52 crs. has been released to the participating states.

(Rs. in Crs.)

States	No. of schemes	Estimated Cost (Rs. in Crs.)	Loan sanctioned	Loan released	Expenditure
U.P.	55	1269.57	663.41	334.55	332.88
Rajasthan	45	375.54	196.68	134.25	173.21
Haryana	34	1735.62	612.38	386.98	741.32
Sub-total	134	3380.73	1472.47	855.78	1247.41
CMAs	4	433.80	54.00	34.74	46.96
<b>Total</b>	<b>138</b>	<b>3814.53</b>	<b>1526.47</b>	<b>890.52</b>	<b>1294.37</b>

- 5.5 It has been experienced that after the drawal of first few instalments, the drawal of funds by the State Govts./implementing agencies is not keeping with the approved programme and as a result, the funds raised for disbursement remain unutilised. Also, in certain cases, after the approval of the projects by PSMG it takes quite a long time for the agencies to complete the formalities of submitting State Guarantees and signing the agreement.
- 5.6 In the year 1997-98, 1998-99 and 1999-2000 Rs.66.22 crores, Rs.171.33 crores and Rs.129.09 crores were not lifted by participating states and their implementing agencies. Keeping in view expected demand for these agencies NCRPB has to park these funds in Nationalised banks for short term/long term period at the prevailing rate of interest which is less than the cost of raising funds through Bonds. This has not only created financial loss to the Board during the year 1997-98, 1998-99 and 1999-2000 to the extent of Rs.1.65 crores, Rs.4.38 crores and Rs.3.24 crores respectively but also slowed down the pace of development in the Region.
- 5.7 The issue of Commitment charges for non-drawal of approved loan by State Govts./their implementing agencies was placed in the 23rd Board meeting held on 13.6.98 and it was decided that henceforth for the period for which the state/their agencies do not draw the funds according to approved schedule after issue of sanction, "Commitment Charge" equivalent to the difference between the rate of interest and the interest at which the money is parked with the Bank would be charged from the concerned agency for undisbursed period. The above decision of the Board was conveyed to all the participating states.

5.8 This issue was brought to the notice of the PSMG-I in its meeting held on 2.7.99 and it was decided that this matter will be discussed again in its next meeting to evolve a general policy applicable to all the Member States and their Development Agencies. In the 27th meeting of the PSMG-I held on 13.3.2000 following decisions were taken:-

- i) The Commitment charges shall be applicable to new sanctions only.
- ii) No Commitment charges shall be levied for one year from the date of sanction of loan amount. After the expiry of this period commitment charges to the extent of 1% on the loan instalment shall be charged.
- iii) If any State Govt./Agency wants to defer the drawal of instalment of loan amounts, deferment charges to the extent of 0.5% of the loan amount shall be charged.

5.9 The interest rate for individual projects is determined by the Projects Sanctioning and Monitoring Group (PSMG) depending upon the nature of project i.e. residential, industrial, commercial or infrastructure. The prevailing rates are as follows :

Sl. No.	Types of Project	Rate of Interest
1.	Purely Infrastructure	12%
2.	Residential Projects	13%
3.	Industrial Projects	13%
4.	Commercial Projects	14-15%

5.10 State Governments in various meetings of the Board, Planning Committee, PSMG and other such fora had pointed out that interest rates on the loan assistance being provided to them for implementation of NCR Projects are on the higher side, especially for infrastructure projects related to roads, sewage, water supply etc. having long gestation period and practically having no return. The NCRPB had clarified its position in the 24th Board Meeting held on 23.3.1999 and PSMG meetings held on 2.7.99 and 13.3.2000 that due to high cost of raising funds through bonds, interest rate on loans can not be reduced. The cost of raising Bonds from capital market include fee of Rating Agency, Arranger Fee, Advisor Fee, Assignment Fee, Registrar and Transfer Agent Fee, Stamp Duty, Interest on Bonds, Trustee Fee and other miscellaneous expenses. This together worked out the annualised cost of raising Bonds for the both these issues comes to 13%. The Board has also created a Bond Redemption Reserve to service the repayment of Bonds as stipulated by the rating agency. This has further increased the cost of raising funds by 1%.

5.11 A Comparative Statement of Loans being provided by NCRPB and HUDCO (w.e.f. 1.4.2000) is given as under :

Sl. No.	Scheme	Rate of Interest		Repayment of Instalments	
		NCRPB	HUDCO*	NCRPB	HUDCO
1.	<b>Infrastructure</b>	12%	13.50% to 13.75%	Annual	Quarterly
	a) Water Supply, Sewerage, drainage ecologically appropriate infrastructure.				
	b) Roads, Transportation, Traffic/ Truck Terminals and other Urban Infrastructure Projects	12%		Annual	Quarterly
	c) Solid Waste Management	12%		Annual	Quarterly
2.	<b>Residential Schemes</b>	13%	13.50% to 13.75%#	Annual	Quarterly
3.	<b>Industrial Schemes</b>	13%	16/16.5% **	Annual	Quarterly
4.	<b>Commercial Schemes</b>	14-15%	16.5/ 17%	Annual	Quarterly

**Notes :** \* Front end fee at the rate 0.50% extra. Details are in Annexure 5/I.

\*\* IT Infotech/ Softech parks only.

# This rate of interest is for area development with urban infrastructure. For social infrastructure such as Hospitals, Health Centre, Schools, Community Centres, Stadia, Parks etc. the rate of interest is 16/17% with repayment period of 10/15 yrs.

- 5.12 During the visit of the Hon'ble Minister for Urban Development Shri Jagmohan along with the Secretary, UD to NCR areas of Rajasthan and Haryana, representatives of Govt. of Haryana and Rajasthan had again pointed out that urban development projects have a long gestation period, hence high interest rates and other stipulated conditions make these projects unattractive and unviable.
- 5.13 Recently, due to various economic factors, the general trend of interest rate structure is declining in the country and the apex bank i.e. RBI has allowed the commercial banks to reduce their Prime Lending Rate (PLR). Presently the State Bank of India's long term PLR is 11.50% per annum. Other Banks are keeping their PLR in between 11.50% to 12.0%. The borrowers have access to mobilization of funds at PLR and participating States are pressing hard to reduce the interest rates especially for infrastructure projects and increase the moratorium period. Cost of raising funds do not permit to reduce the interest rates without amalgamating the interest free grant received from the M/o Urban Development, GNCT Delhi and internal accruals with the funds raised from the market.
- 5.14 Keeping this in view and the request of participating states it was felt that the interest rates can be staggered for different type of projects and a much lower rate of interest can be offered for purely infrastructure projects. These rates have to be competitive enough to induce development of NCR.

Therefore, it is proposed to reduce interest rate by 2% for purely infrastructure projects and by 1% for residential, industrial & commercial projects. Accordingly, following rates may be offered to these types of project:

Sl. No.	Types of Project	Rate of Interest	
		From	To
1.	Purely Infrastructure	12.0%	10.00%
2.	Residential Projects	13.0%	12.00%
3.	Industrial Projects	13.0%	12.00%
4.	Commercial Projects	14-15%	13.00%

The rate of interest should be reviewed at regular interval.

*The above is placed for approval of the Board and would be applicable for 1 year initially for all new projects only.*

#### 5.15 Review of Bond Position : Compliance of various Statutory Formalities Related to Bonds Issued in 1997-98 and 1998-99.

For the 9th Plan period, the NCR Planning Board had requested for a budgetary support of Rs.800.00 crs. from the Central Govt. & Rs.150.00 crs. from GNCT Delhi and the rest of Rs.3850 crs. as IEBR which include as internal accruals amounting to Rs.280 crs., Rs.1785 crs. as Bonds which are to be raised from the capital market and Rs.1785 crs. from institutional borrowings. The Credit Rating Information Services of India Limited (CRISIL) has pronounced AAA (SO) rating to Bond programme of NCRPB. In the year 1997-98, NCRPB has raised Rs.226.40 crs. through bonds (Rs.141.90 crs. through taxable bonds at the interest rate 13.5-14% and taxfree bonds amounting to Rs.84.5 crs. at the interest rate 10.5%). Similarly, in the year 1998-99, Rs.285.00 crs. were raised (Rs.225.00 were raised through taxable bonds at the interest rate 13.5% and taxfree bond to the tune of Rs.60.00 crs. at the interest rate 9.7%). This was the first experience of its kind which involved completion of various pre and post Bond issue formalities. Some of these formalities involved departments beyond our control. Some of these formalities were statutory in nature and the delay in their completion may invite unwarranted repercussions in the capital market. Keeping this in view, the Board has taken the corrective measures by removing the then FAO from that post and also appointed a Financial Consultant M/s C.M. Sethi & Associates to assist the Board in completion of all the statutory formalities for the issue of bonds during 1997-98 (Rs.226.40 crs.) and 1998-99 (Rs.285 crs.). The broad terms and conditions of the assignment were:

- i) Compilation of basic data with regard to both the issues in terms of subscribers, allottees, amount subscribed, bond allotted, interest payment, TDS and other related information for management.
- ii) Completion of Statutory requirements from various departments such as Collector of Stamps, National Stock Exchange, Trustees to the bond holders, Central Board of Direct Taxes (CBDT).

- iii) Preparation of Cash Flow Statement for efficient management of finances raised and its deployment with maximum returns and also to evaluate a proper system for timely repayment of commitment towards interest and principal.

5.16 On the basis of implementation of the credit enhancement mechanism, continuation of support from MOUD and NCT Delhi in the form of grant, transfer of funds towards bond redemption, maintenance of high recovery levels from NCRPB borrowers and limiting the borrowing levels in line with the internal accruals and the grants and services provided by the Board, the CRISIL has reaffirmed AAA (SO) rating assigned to NCRPB Bond Management Programme for the Bonds raised during 1997-98 and 1998-99 on completion of following formalities.

i) Letters of Allotment for Bonds:

The allotment letters relating to Bond issues 1997-98 & 1998-99 were finalised by the Registrar, signed by the Member Secretary, NCRPB and the Finance & Accounts Officer. These letters were duly dispatched by the Registrar.

ii) Trusteeship Deed:

The NCRPB in terms of Memorandum of Information has appointed State Bank of Indore as trustee to the bond holders for both the Bond issues. A draft Trust Deed submitted by the State Bank of Indore was duly scrutinized and finalised with the help of M/s C.M. Sethi & Associates, Financial Advisor and Mrs. Sheel Sethi, Legal Advisor of NCRPB. The entire exercise of finalisation of agreement with the trustees had been undertaken and finally an agreement was signed on 20.9.99 between NCRPB and the State Bank of Indore.

iii) Payment of Stamp Duty:

As per the Indian Stamp Act, the consolidated stamp duty had to be deposited with the Collector of Stamps prior to issue of Bond certificate. The applicable amount of stamp duty amounting to Rs.511.40 lacs for both the Bond issues have been deposited with the Statutory Authority. The official confirmation from the Collector of Stamp vide their certificate No.HSD/COS/DEF/COL/99/2309 dt.7.9.99 has been received and has been mentioned on the face of the Bond certificate.

iv) Bond Certificates:

Specimen of certificate for various series related to 1997-98 & 1998-99 of taxable bonds were finalised, printed and after duly signed by the Member Secretary and the FAO are handed over to M/s Karvy to dispatch to the bond holders against submission of allotment letters. Issuance of Bond Certificates is the last post launch activity of raising both taxfree and taxable Bonds in the Capital Market.

v) Notification in Gazette in the CDBT for both the Taxfree Bonds:

The application to the Department of CDBT for the Taxfree bond issues 1997-98 & 1998-99 have been filed on 20.5.98 & 2.7.99 respectively. The matter was vigorously pursued with the Department of CDBT, Ministry of Finance, Economic Affairs for issuance of the above certificate. This notification has been issued on 23.12.99. Vide Notification No.11180/FNO.178/147/97-ITA-1 for 2005 (Series I, IB and IC) and Notification No.11181/FNO.178/65/99-ITA-I (Series I). Bond certificate for Taxfree Bonds were also issued to respective Bond holders.

vi) Common Seal of NCRPB:

As a statutory provision, the common seal of the NCRPB has been got prepared and embossed on the Bond certificates.

vii) Creation of Bond Redemption Reserve:

The creation of Bond Redemption Reserve was stipulated by the CRISIL vide its letter dated 23.2.99. The Ministry of Urban Development has also instructed to keep arrangement to service Bonds at the time of their redemption. Hence NCRPB has created Bond Redemption Reserve (BRR) and now the Board is equipped to service Bonds obligations at the time of their redemption. So far, as on 31.3.2000 Board has created a reserve of Rs.160.00 crs.

viii) The listing & trading of the Bonds at National Stock Exchange (NSE):

The application for listing of 1997-98 bonds issue was submitted to NSE, Mumbai for listing in Wholesale Debt Market (WDM) on 10.12.98. In response to our applications, NSE had raised some queries, which were duly submitted and clarified. We had also submitted application for listing of second Bond issues raised in 1998-99 to NSE, Mumbai. The NSE, Mumbai confirmed the listing of NCRPB bonds for the first bond issue on 2.9.99 and second bond issue on 6.10.99. With this NSE, Mumbai listed our both the bond issue for trading on their stock exchange as provided in Memorandum of Information (MoI). The trading of NCR Bonds has also started in the National Stock Exchange (NSE).

ix) Bond Management Committee

A small Committee has to be constituted to advice the Board on day to day matters related to Bonds. Accordingly, following composition has been suggested to manage Bond issues :

1. Member Secretary, NCRPB - Chairperson
2. Chief Regional Planner, NCRPB
3. Director, DD, Ministry of Urban Development
4. Finance & Accounts Officer, NCRPB - Convenor

5.17 Bonds for the year 1999-2000 and 2000-2001:

- i) For the year 1999-2000, the Board in its Annual Plan has proposed raising of taxfree and taxable bonds at the tune of Rs.137.00 crs. and 147.00 crs. respectively. This issue was brought to the notice of the Ministry and the Planning Commission in various meetings held on 16.11.99, 24.1.2000, 9.2.2000 and 28.2.2000. But NCRPB was not allocated amount to raise taxfree Bonds. Since the cost of raising taxable bonds are such that the money so raised is not attractive for taking loans by the participating states for implementation of their infrastructure projects. Keeping this in mind the Board did not go to the capital market for raising taxable bonds for the year 1999-2000.
- ii) Now, for the year 2000-2001 again an amount of Rs.389.50 crs. has been allocated towards Bonds and debentures. But the amount for taxfree bonds has not been allocated. The Board has requested to the Ministry of Urban Development for revalidation of the allotment of Rs.284 crores for the year 1999-2000 to be raised during 2000-2001 alongwith the allotted amount of Rs.389.50 crores.
- iii) It is extremely important that the cost of raising bonds/funds by NCR Planning Board should be as low as possible so that the repayment of loan by the participating states taken for the schemes with the long gestation period and low return is made easy and financially viable. Unless this is ensured, States within NCR would be reluctant to take the loan assistance and this will be contrary to the interest and achieving the goals and objectives set forth in the Regional Plan 2001.
- iv) Keeping this in view, it is necessary to decide that NCRPB should be allowed to raise only taxfree bonds against the allocation of Rs.389.50 crs. for this year along with Rs.284 crores allotted for the last year. NCRPB should also be declared competent to raise these Bonds as infrastructure Bonds as applicable to HUDCO and NHAI for Housing and Road Sector respectively.

5.18 Computerisation of accounts and training to officers of Finance & Accounts Wing:

During the audit of the accounts for the year 1998-99, an observation was made by the audit that the accounting of the Board has to be done on the commercial line of double entry/accrual system. This was necessary to streamline the account system and booking all the items of expenditure under Plan and Non-Plan heads including the deferred liabilities. Accordingly, a consultant M/s C.M. Sethi & Associates has been appointed to get the accounts of the NCR Planning Board computerised from this year and to impart training to the officers and staff of Finance & Accounts Wing in the preparation and maintenance of accounts. From this year, all accounts, statements including cashbook, ledger, bank reconciliation etc. has been streamlined and computerised.

**Points for Decision :**

- a) *Commitment/Deferrment Charges as per decision of PSMG-I held on 13.3.2000:*
- i) *The Commitment charges shall be applicable to new sanctions only.*
  - ii) *No Commitment charges shall be levied for one year from the date of sanction of loan amount. After the expiry of this period commitment charges to the extent of 1% on the loan instalment shall be charged.*
  - iii) *If any State Govt./Agency wants to defer the drawal of instalment of loan amounts, deferment charges to the extent of 0.5% of the loan amount shall be charged.*
- b) *Revised Rate of Interest for all new projects for an initial period of one year only:*

Sl. No.	Types of Project	Rate of Interest	
		From	To
1.	Infrastructure Projects	12.0%	10.00%
2.	Residential Projects	13.0%	12.00%
3.	Industrial Projects	13.0%	12.00%
4.	Commercial Projects	14-15%	13.00%

*Matter is placed before the Board for information and approval.*

**AGENDA ITEM NO.6**

**APPROVAL OF ANNUAL PLAN FOR THE YEAR  
2000-2001 OF NCRPB**

**AGENDA ITEM NO.6: APPROVAL OF ANNUAL PLAN FOR THE YEAR  
2000-2001 OF NCRPB:**

The Annual Plan for the year 2000-2001 of NCRPB activities on the basis of 9th Plan proposals has been prepared and submitted. An amount of Rs.1155 crores has been envisaged during the year 2000-2001. A copy of Annual Plan 2000-2001 is placed at Annexure 6/I.

**Point for Decision:**

*Annual Plan for the year 2000-2001 is placed before the Board for approval.*

**AGENDA ITEM NO.7**

**CONSIDERATION OF INCLUSION OF  
ADDITIONAL AREAS IN THE NCR**

- ii) In 1991, as per the Census of India, National Capital Region had a population of 264.46 lakhs out of which the population of the three Sub-regions of Haryana, Rajasthan and Uttar Pradesh was 170.26 lakh. With the inclusion of the proposed additional areas, the corresponding population of these three Sub-regions would increase to 332.7 lakh approx. i.e. an increase of more than 95%.
  - iii) The number of urban settlements in the three Sub-regions of National Capital Region will increase from 100 to 199 as per Census 1991. The number of class-I cities/UA's will increase from thirteen to twenty and all these towns are potential Regional Centres.
  - iv) At present Alwar is farthest town located at a distance about 140 Kms. from Delhi. As per the new proposed areas, the distance from Delhi to boundary of Dholpur district in the South is approx. 250 Kms, tehsil of Karnal in the North is 150 Kms and tehsil of Bhiwani in the West is 150 Kms. The average radial distance from Delhi to National Capital Region boundary will increase from approx. 100 Kms. to approx. 200 Kms.
  - v) The Planning Committee noted that the demand by the NCR Participating States for inclusion of additional areas in the NCR is an indication that the States had accepted the concept of NCR being the viable solution for the pressing problems being faced by Delhi. It also shows the willingness on the part of the participating states to shoulder larger responsibility for the development of their enlarged areas falling under the NCR. The participating states, accordingly would have to come up with commensurate financial commitment as well as mobilisation of additional resources for the development of their respective areas.
- 7.6. Planning Committee suggested the inclusion of Agra District of Uttar Pradesh in order to maintain the contiguity with the administrative boundaries of Dholpur District of Rajasthan, in case, such a proposal is received from the State Govt.
- 7.7. Planning Commission, though had reservation for the inclusion of additional areas, Planning Committee in its 44th meeting accepted the proposals for inclusion of 38,401 Sq. Km. of additional area.
- 7.8. In addition to the above, in order to plan and coordinate the development of the proposed expanded area, the Board's Secretariat will have to be suitably strengthened which is presently working with a skeleton staff.

**Point for Decision:**

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

**AGENDA ITEM NO.7: CONSIDERATION OF INCLUSION OF ADDITIONAL AREAS IN THE NCR**

- 7.1 In the 24th meeting of the NCR Planning Board held on 23.3.1999, the proposal to include additional areas in National Capital Region was approved in principle and the Board suggested that the details alongwith their implications should be carefully worked out.
- 7.2 In pursuance of the decision of the 24th Board meeting, the participating State Governments have submitted their proposals for inclusion of additional areas (area figure are tentative) in the National Capital Region with details as under:

District / Tehsil	Area(Sq. km.)
Haryana: The whole of the districts of Mahendragarh, Bhiwani & Karnal, Jind and Safidon tehsil of Jind district and Hansi & Narnaund tehsils of Hissar district	12,312
Rajasthan: The whole of the districts of Bharatpur & Dholpur, Kotputli & Shahpura tehsils of Jaipur district and rest of the tehsils of Alwar district	15,007
Uttar Pradesh: The whole of the districts of Muzaffarnagar, Mathura and Aligarh	11,082
<b>Total Additional Areas</b>	<b>38,401</b>

- 7.3 A map showing the proposed additional areas is at **Annexure-7/I** and the district-wise/tehsil wise details of proposed area is at **Annexure-7/II**.
- 7.4 With the inclusion of the additional area of 38,401 Sq. Km., the total area of the National Capital Region would increase from the present area of 30,242 Sq. Kms. to 68,643 Sq. Kms. The Sub-region wise existing and proposed additional areas are as under:

Sub-Region	Existing Area	Proposed Additional Area	Total Area
NCT-Delhi	1,483	Nil	1,483
Haryana	13,413	12,312	25,725
Rajasthan	4,493	15,007	19,500
Uttar Pradesh	10,853	11,082	21,935
<b>Total</b>	<b>30,242</b>	<b>38,401</b>	<b>68,643</b>

- 7.5 The proposals for inclusion of additional areas of 38,401 sq. km. were deliberated and their implications discussed in the 44th meeting of the Planning Committee held on 14.1.2000. The broad implications for inclusion of additional areas considered by the Committee are as follows:

- i) On acceptance of the entire proposal for inclusion of 38,401 Sq. Kms. the total area of National Capital Region will increase from 30,242 Sq. Km. to 68,643 Sq. Km. i.e. increase of more than 125% in the NCR area.

**AGENDA ITEM NO.8**

**REVIEW OF NCR PLANNING BOARD FUNDED  
PROJECTS**

## **AGENDA ITEM NO.8: REVIEW OF NCR PLANNING BOARD FUNDED PROJECTS**

8.1 The National Capital Region Planning Board (NCRPB) was constituted under NCR Planning Board Act, 1985 (Act No.2 of 1985) for the development of National Capital Region. The important functions of the Board, apart from others are to prepare the Regional Plan, the functional plans, to arrange for the preparation of sub-regional plans and project plans by the participating states. For achieving this, the Regional Plan 2001 was prepared with the objectives of (i) harmonized and balanced development of the NCR; and (ii) containing the population growth of Delhi within manageable limits. As per Section 8(e), the Board may select and approve comprehensive projects and provide such assistance for the implementation of these projects and further as per Section 22 Sub-section 2 Para(c), the Board may provide financial assistance to the participating states for the implementation of sub-regional plans and project plans. Similarly, as per Section 22 Sub-section 2 Para(d), the Board may provide financial assistance for the development of counter magnet areas.

### 8.2 Status of NCR Funded Projects:

The NCR Planning Board, since its inception had financed 138 projects with an estimated cost of Rs. 3814.53 Crs., out of which 57 projects have been completed and 81 projects are ongoing. Loan amounting to Rs. 1526.67 Crs. was sanctioned, out of which an amount of Rs. 890.52 Crs. was released as on 31st March, 2000. So far, 57 projects have been completed while 81 projects are at different stages of implementation. Status of NCR funded projects upto March, 2000 is at Annexure 8/I. However, State-wise details are as follows:-

#### i) Uttar Pradesh

For the State of Uttar Pradesh 55 projects have been approved with an estimated cost of Rs. 1269.57 Crs. and loan amounting to Rs. 663.61 Crs. was sanctioned, out of which loan amounting to Rs. 334.55 Crs. was released upto 31.3.2000. Out of 55 schemes, 13 have been completed and the rest 42 projects are at different stages of implementation. The Govt. of Uttar Pradesh has reported an expenditure of Rs. 332.88 Crs. upto March, 2000. So far, about 64,000 residential plots/flats, 9,500 commercial areas/shops and 6,600 industrial sheds/plots have been developed with the financing of NCR Planning Board. Apart from this, the schemes of augmentation of water supply, improvement in sewerage system etc. have also been financed by the Board.

#### ii) Haryana

In case of Haryana, 34 projects have been approved with an estimated cost of Rs. 1735.62 Crs. and loan amounting to Rs. 612.38 Crs. was sanctioned, out of which loan amounting to Rs. 386.98 Crs. has been released upto 31.3.2000. Out of 34 schemes, 14 have been completed and remaining 20 projects are at different stages of implementation. The Govt. of Haryana has reported an expenditure of Rs. 741.32 crs. upto March, 2000. So far, about 26,000

residential plots/flats, 3,000 commercial areas/shops and 2,500 industrial sheds/plots have been developed with the financing of NCR Planning Board.

iii) Rajasthan

In Rajasthan, 45 projects have been approved with an estimated cost of Rs. 375.54 Crs. and loan amounting to Rs. 196.68 Crs. was sanctioned, out of which loan amounting to Rs. 134.25 Crs. has been released upto 31.3.2000. Out of 45 schemes, 30 schemes have been completed and remaining 15 schemes are at different stages of implementation. The Govt. of Rajasthan has reported an expenditure of Rs. 173.21 Crs. upto March, 2000. So far, about 24,000 residential plots/flats, 4,700 commercial areas/shops and 3,000 industrial sheds/plots have been developed with the financing of NCR Planning Board. Apart from this, other infrastructure developed through financing of NCR Planning Board are Jindoli Ghati Tunnel in the Aravali Hill Ranges near Alwar on Bharatpur-Alwar-Behr r Road (SH-15), over bridges in Alwar, Sports Stadium in Alwar etc.

iv) Counter Magnet Areas (CMAs)

The National Capital Region Planning Board under Sub-section 'F' of Section 8 of the NCRPB Act, 1985 has selected five countermagnets towns with the consultation of State Govt. concerned. They are Gwalior in Madhya Pradesh, Patiala in Punjab, Hissar in Haryana, Kota in Rajasthan and Bareilly in U.P. So far, projects with an estimated cost of Rs.433.80 crs. have been sanctioned and Rs.34.74 crs. have been released as loan. Govt. of Haryana has neither created counter magnet fund nor submitted their proposals, so far.

- 8.3 After the 24th meeting of the Board, two meetings of the Project Sanctioning & Monitoring Group (PSMG) -I and one meeting of the PSMG-II were held. The 26th meeting of the PSMG-I was held on 2.7.99 and 12 projects with an estimated cost of Rs. 1119.29 Cr. were sanctioned (6 projects from U.P., 5 projects from Haryana and 1 project from Rajasthan). The 27th meeting of PSMG-I was held on 13.3.2000 and 4 projects with an estimated cost of Rs. 136.47 Cr. were sanctioned (3 projects from U.P. and 1 project from CMA, Gwalior) and loan amounting to Rs. 60.74 Cr. was sanctioned. The 7th meeting of PSMG-II was held on 8.9.99 and 12 projects with an estimated cost of Rs. 30.85 Cr. were sanctioned (11 projects from U.P. and 1 project from Rajasthan).

The Board in its 23rd meeting held on 13.6.1998 decided that the responsibility of monitoring the NCR Funded Projects would be that of the participating states through the NCR Cells. However, the Member Secretary and the Nodal Officers also take review meetings regularly to ascertain the progress of NCRPB funded projects. Besides, the officers of NCRPB also undertake field inspections and site visits to oversee the physical progress. In this regard, the Member Secretary took a review meeting on 8.6.99 to review the progress of schemes in U.P. Sub-region and a comprehensive review meeting on 3.3.2000 to review the progress of all the schemes funded by NCRPB.

#### 8.4 Issues:

i) The Board had devised the formats for the submission of quarterly progress reports and sent to the State Govts. in October-November, 1998. The quarterly progress reports in the prescribed formats are not forthcoming from the implementing agencies regularly. The physical progress of the schemes is not reflected properly in the progress reports. The implementing agencies are not giving the requisite information like the extent of land acquired, number of plots developed, sold off, level of utilisation etc.

#### ii) Time and Cost Overruns

It has been observed that many of the projects are having time overruns ranging from 1-7 years. In the 26th PSMG-I meeting held on 2.7.99, it was decided that all implementing agencies would seek the approval of the Board for revised target dates in case there is time overrun. The same has been conveyed to the State Govts. and implementing agencies also.

Out of 81 ongoing projects, as many as 36 projects are having time overrun, out of which 24 in U.P., 4 in Rajasthan and 8 in Haryana. In addition, 15 projects have not yet started inspite of the release of 1st instalment of loan amounting to Rs. 98.96 Cr. Out of this 11 schemes are in U.P. sub-region and 4 schemes are in Rajasthan sub-region.

#### iii) Non-drawal of Committed Loans

Most of the implementing agencies are not drawing their loans which have already been sanctioned by the Board. The backlog of such committed funds which are not drawn as per the sanctioned schedule is to the extent of Rs. 481.03 Cr. out of which U.P. sub-region accounts for Rs. 266.79 Cr., Haryana sub-region accounts for Rs. 154.31 Cr. while Rajasthan accounts for Rs. 59.93 Cr. This has resulted in the financial loss to the Board to the tune of Rs. 9.29 Crs. in the last 3 years. Non-lifting of the loan amount as per the approved schedule has lead to delay in the implementation of projects and time & cost overruns.

#### iv) Regular Monitoring of the Schemes by Planning & Monitoring Cells:

In the 24th Meeting of the NCR Planning Board held on 23.3.99, the Chairman and Hon'ble Minister for Urban Development, while reviewing the monitoring done by Planning & Monitoring Cells, indicated that the periodic progress reports were not being submitted regularly. He emphasized that, as the funds were invested by the Board, adequate monitoring in terms of physical and financial progress had to be done by the respective State Govts. The Chairman also indicated that a methodology of overseeing the officials functioning in the Cells needs to be evolved. NCR Planning Board had suggested that the "ACRs of all Head of Cells be initiated by the Chief Regional Planner of the NCR Planning Board and reviewed by Member Secretary". The Govt. of Haryana & U.P. have rejected the above proposal while the Govt. of Rajasthan has not replied so far.

## Points for Decision

*The matter is placed before the Board to direct the following:*

- i) All the State Govts./NCR Cells/Implementing Agencies should submit the quarterly physical and financial progress report by 15th of the following month i.e. by 15th April for the quarter ending March, 15th July for the quarter ending June and so on. The physical progress of the schemes including the extent of land acquired, plots developed, disposed-off, level of utilisation etc. should be properly reflected in the progress reports. Besides, the status of component-wise physical progress should also be given.*
- ii) All the implementing agencies should expedite the work and try to complete the projects within the stipulated target dates sanctioned by the Board. The State Govt. should submit the revised proposals for all the delayed projects giving the revised target date alongwith the reasons thereof for the consideration of the Board.*
- iii) All the State Govts./Implementing Agencies should take necessary action to lift the backlog of loan amount immediately, alternatively, send the revised phasing of loan schedule for consideration of the Board within a month's time.*
- iv) The NCR Planning & Monitoring Cells should take active role in monitoring the progress of the schemes and take review meetings regularly apart from field inspections and site visits and keep informing the Board.*
- v) The NCR Planning & Monitoring Cells should submit the annual action plan indicating the detailed account of activities to be carried out for the current financial year.*
- vi) The NCR Planning & Monitoring Cells should assist the Board in the preparation of Regional Plan-2021 for conducting necessary surveys which ultimately would be used for preparing sub-regional plans.*

## **AGENDA ITEM NO.9**

**PREPARATION OF REGIONAL PLAN 2021:  
STATUS**

## AGENDA ITEM NO.9: PREPARATION OF REGIONAL PLAN 2021: STATUS

9.1 NCR Planning Board in its 24th Board Meeting held on 23.3.99 directed its secretariat to prepare Regional Plan - 2021 on the basis of review report on RP - 2001 which was approved by the Board during the meeting.

9.2 Board's Secretariat has so far undertaken following activities:

- i) Study on "Updation of Urban sprawl and existing landuse/landcover, image atlas using high resolution IRS Satellite data for NCR"

As per the provisions of the NCR Planning Board Act of 1985, the Board has to revise/review the Regional Plan-2001. With this in view the Board has initiated a number of expert studies, consultations and one of them relating to the updating of base maps and development of in-house Geographical Information System (GIS) for National Capital Region.

The National Capital Region comprises of 30,242 sq. kms. covering in 67 Survey of India 1:50,000 sheets. All 67 SOI topo sheets on 1:50,000 pertaining to the 70's were updated through aerial photographs and other latest inputs by Survey of India. These SOI topo sheets were further updated by incorporating various land uses using satellite imageries of IRS-1B pertaining to 1993 by Defence Terrain Research Laboratory (DTRL), Ministry of Defence. The updated base maps/land use maps were digitised through vendors. The digitised data was mosaiced and symbolised, theme wise for entire NCR at 1:250,000 scale. The data base was analysed and effectively used for preparation of plans & Review of Regional Plan.

### Updation of Land use 1993 data base

The Board is in the process of revising the Regional Plan 2001. Keeping this in view, the Board has decided to update the existing landuse 93 data using IRS 1C data. A study project on "Updation of Urban Sprawl and Existing Landuse/Land cover and Image Atlas using high resolution IRS satellite data for National Capital Region" was awarded to NRSA for Rs.53.55 lakhs which is in final stage of completion. The main objectives of the project are-

- To map urban sprawl and study the landuse changes between 1993 & 1999 for identifying the direction of growth
- To create digital data of landuse 1999 for entire NCR region
- To generate Image Atlas for the region/towns therein.

The main source of data is IRS-1C PAN and LISS-III merged geocoded data of 1999 generated on 1:50,000 scale. Urban Sprawl and Landuse map is being prepared using visual interpretation techniques. Available digital data base of NCR region and land use/land cover classification -1993 is being used for the project apart from some additional landuse classes.

Regional atlases were prepared for the whole of the region at 1:25,000 scale with value addition excluding town controlled areas. There are 11 atlases with 196 image products.

Town atlases were prepared for 21 priority towns in NCR which are above 50,000 population as per 1991 census with value addition in the scale of 1:12,500. There are 9 Atlases with 183 image products.

Status of the Project: Data for this project was acquired in March, 1999. Interpretation, ground truthing and data base generation has been completed for all 67 sheets at 1:50,000 scale. The first level checking using Survey of India topo sheets and second level checking using Mylar sheets and updation on database is completed for all sheets. Using digital data base, draft Landuse-1999 map has already been prepared which will be the base map for Regional Plan 2021. So far, 196 image products for 11 regional atlases and 183 image products for 9 town atlases have been received.

(ii) Study on "Development of digital data base in Hydro-Geomorphology, Geology, and Ground water for NCR"

The rapid population growth and fast expansion of Urban & Rural settlements in the Region has created tremendous pressure on both land and water resources. The intensive & extensive exploitation of ground water resources in Delhi, DMA & priority towns during last decade, both for agriculture and urban uses, has resulted in decline of water table and stream flows. Unchecked urbanisation and industrialisation have caused deterioration in the quality of both ground and surface water resources. The ground water quality of the region is quite variable and it is essential to know it for its use regarding drinking and irrigation purpose. In order to identify the water potentiality and also to effectively plan the development of water resources, the primary requirement is a comprehensive database on water resources in NCR.

Discussions were held between NCRPB and NRSA officials about the project on development of data base on Hydro-geomorphology, Geology, Ground water for NCR as a Phase-II of ongoing project. It was felt that the ongoing NCR Landuse project is in final stage of completion and if the existing processed data, Landuse-99 map data, coordinate library and photo products are used, the cost of proposed project can be considerably reduced.

Since the project is directly related to subjects like Geology, Geomorphology, Hydrology, Remote Sensing and GIS fields which are highly specialized and will be available under one roof in NRSA. Besides, NRSA is conducting national project on Rajiv Gandhi Drinking Water Mission where methodologies have already been established. Accordingly, NRSA had submitted a proposal on "Development of digital database on Hydro-geomorphology, Geology and groundwater for NCR", using existing satellite data. The details of maps and deliverables of the project are as follows:

- Drainage map for NCR with watershed boundaries upto sub-watershed level.
- Geological map at 1:50,000 scale with geological sequence type of geological structure and tectonic features.
- Geomorphological map with the geomorphic units, landforms, Paleo-channels, flood plain areas etc.
- The Hydrogeological map with the surface water bodies dams, reservoirs and water harvesting structures etc.

- Groundwater table map will be prepared based upon ground observation wells (20-25 wells per toposheet) for aquifer status - depth and fluctuation. Pre and post monsoon data will be collected and used for generation of this map.
- Groundwater quality map will be prepared based on sample survey from 5-10 wells per toposheet which will be chemically analysed on standard parameters.
- Groundwater prospects map will be prepared by integrating the data from geological map layer, geomorphological layer, hydrological layer and drainage map.

The cost of the project is Rs. 41 lakhs to be completed in 12 months. The project was approved in the 27th PSMG-I meeting held on 13.03.2000. The Board has formulated terms of reference for the project. Activity wise schedules were prepared and the project has started in March, 2000.

(iii) NCRPB as a Centre of National Natural Resources Management System

Appreciating the efforts made by the Board in the field of Remote Sensing and GIS applications, the Indian Space Research Organisation (ISRO) had sanctioned Rs.30 lakhs as a grant-in-aid for establishing an NCR GIS Data base and its continuous updation for helping in Metropolitan Regional planning activities. They had also recognised NCR as a Centre for National Natural Resources Management System (NNRMS) in the field of Data sharing and data transfer with ISRO. Further, the Committee on Updation of NCR GIS Database in its meeting held on 16.4.1999 suggested to create a GIS Division with adequate technical staff for supporting the activities of the proposed Division. Apart from the continuous updation of NCR GIS data base, it will also provide training facilities to officials of the implementing agencies/development authorities of the constituent States. This centre will act as a repository of data base for towns and the region.

Board has authorised NRSA to procure Hardware & Software for NCR GIS centre and paid Rs.38.50 lakhs towards the cost of the systems. The Hardware and Software is procured and being installed in NCR Planning Board.

- iv) Demographic Projections: Demographic Projections for the region have been done for the year 2021 through Prof. K.S. Natrajan (Ex-Deputy Registrar General, Census of India). According to the projections, the population of NCR Region is likely to increase to 65.2 million in the year 2021 from 26.4 million in the year 1991.
- v) Delhi - 1999 A Fact Sheet : NCR Planning Board has prepared a document "Delhi - 1999 A Fact Sheet" which is a compendium of information regarding the existing infrastructural shortfalls in the metropolis. The Board has tried to bring out the facts regarding this glorious city as it stands today - at the cross roads. It is analysis of Satellite Imageries, which has been utilised for studying the growth of the urban agglomeration over past 3 decades. This highlights the reasons for the growth of Delhi such as highest per capita income, lower tax regime, job opportunities etc. Due to the very fact mentioned above, Delhi has emerged as biggest consumption centre and it has gradually come up as a big distributive centre. Almost every wholesale trade

generated from North India finds its base in Delhi. This document provides the implications of non-implementation of NCR strategies & policies and solutions to Delhi's problems. Towards the solutions for Delhi's problems, need for developing the NCR has been highlighted.

vi) NCR Directory: The Board has prepared the NCR Directory which is compilation of existing infrastructure in the region such as housing, industrial infrastructure, water supply, sewerage, solid waste management, power supply, sanitation, socio-economic infrastructure and prospects for its development. The document presents an overview on available natural resources, human resources, industrial prospects and environmental conditions. This document will also act as data base for the preparation of RP-2021.

9.3 An internal committee has been constituted and several meetings were held for discussing matter relating to surveys, data generation, preparation of Regional Plan-2021. Following are the issues that have emerged in the above meetings:

- i) In view of the 73rd and 74th Constitutional amendments which is "bottom to top" approach a step towards decentralised planning, it is need of the hour to take a decision with regard to the approach for perspective planning whether it should continue to follow earlier adopted top to bottom approach as per NCRPB Act, 1985 or a change over in the approach i.e. "bottom to top".
- ii) Whether the basic concept to decongest Delhi, and to contain its growth by deflection and dispersal of activities as envisaged in RP-2001 needs a fresh look in the light of past experience?
- iii) Whether the policies of RP-2001 need to continue till 2021 in view of the observations made in the statutory review presented to the 24th meeting of the Board?
- iv) Whether the concept of DMA, Counter Magnet and priority towns needs a relook or there is necessity to examine alternative models? Emerging regions like Chandigarh-Ambala-Patiala, Gwalior, Jaipur etc also need to be considered in order to effectuate balanced regional development and arrest the flow of migration. It has also been noted that priority towns and counter magnet towns could not play the anticipated role as envisaged in the Plan 2001. Population assigned for these towns did not materialise as Delhi continued to grow.
- v) Issues like shifting of Government offices/PSUs against the proliferation of offices of MNCs, Banks etc. needs to be relooked into. Economic activities, wholesale trade, industry etc. all have remained in Delhi and have grown. What is the role of governance in an era of liberalisation and globalisation?
- vi) What will be the involvement of State NCR Cells in the preparation of their sub-regional plans vis a vis RP-2021?
- vii) At present the Planning Commission, the DDA, the Delhi Govt., the State Govts. and the infrastructure Ministries of the Centre are all preparing Vision 2021. Census for the year 2001 will be conducted in March 2001 and preliminary figures announced by April, 2001. Will it be worthwhile to wait for these details?

*The matter is placed before the Board for deliberations and directions.*

**AGENDA ITEM NO.10**

**EXPRESSWAYS PROPOSALS IN NCR**

## AGENDA ITEM NO.10: EXPRESSWAYS PROPOSALS IN NCR

10.1 Delhi is the converging point of five railway lines and nine roads of which five roads are National Highways viz. NH-1, NH-10, NH-8, NH-2 and NH-24. Unless strong measures are taken in restructuring the road and rail network in the National Capital Region and the regional railway & road linkages are developed which will create an environment for development in the NCR, the convergence of the existing transportation lines will create chaotic conditions in Delhi. The structure of Delhi Urban Area within the Metropolitan Region is in a peculiar state because a number of programmes for development that are in pipeline in the towns at the periphery of the National Capital Territory will have a profound effect on the city.

Delhi Transportation system is largely road based with Ring Radial pattern of roads. Due to the convergence of 5 National Highways, the byepassable traffic is entering into the city from one National Highway to another. Both the Ring Roads as well as the Radial Roads are carrying traffic which is more than their designed capacity. This traffic is negotiating with the city traffic and creating congestion in the arterials of Delhi particularly the Ring Road.

Regional Plan-2001 has identified transport as one of the key sectors of development in the regional context. The transport sector envisages an organized transport network in conformity with the major objectives of organizing both vertical and horizontal links both across and between the settlements identified for priority development to reduce the pressure of population and economic growth of Delhi metropolis.

At the time of formulating the Regional Plan-2001, 3 Expressways were proposed as under:

- Faridabad-Noida-Ghaziabad Expressway
- Ghaziabad-Meerut Expressway
- Sonapat-Panipat Expressway

Subsequently, when the feasibility study for the FNG Expressway was being carried out by the Asian Development Bank, it had been suggested by the consultant that the FNG Expressway, rather than being terminated at Ghaziabad, should be extended upto National Highway No.1 at Kundli, so that the north-south traffic could also be catered to by this expressway. This project also formed a part of the Functional Plan approved by the NCR Planning Board. Further while preparing the 'Functional Plan on Transportation in the NCR' and keeping in view the results of the 'Transport Sector Plan and Investment Strategy 2011', two more Expressways were added, namely

- the Peripheral Expressway along the boundary of NCT Delhi and
- the Expressway from Loni to Aligarh via Noida-Greater Noida-Khurja.

In addition, it was also proposed to have an Elevated Expressway on top of the ring road. Thus at the moment, in all, the Functional Plan for NCR proposes (approved by the NCR Planning Board in its 19<sup>th</sup> meeting held on 17.11.95.) the following 6 Expressways:

Sl. No.	Expressways	Length (Km.)
1.	Faridabad-Noida-Ghaziabad Expressway	56
2.	Ghaziabad-Meerut Expressway	39
3.	Panipat-Kundli-Ghaziabad Expressway	120
4.	Loni-Noida-Surajpur-Bulandshahr-Khurja Expressway	150
5.	Peripheral Expressway between NH-1, NH-10, NH-8 & NH-2	95
6.	Elevated Expressway on ring road	48

Of the above, in the first phase the Expressways at Sl.No.1, 2, 3 and 5 are being taken up and their status is as under:

#### 10.2 F-N-G Expressway:

ND Lea International were commissioned under a Technical Assistance program of Asian Development Bank and the detailed Feasibility Study for the FNG Expressway was completed in March, 1995. The Study established commercial viability of the expressway.

In the 38<sup>th</sup> meeting of the Planning Committee held on 10.4.96, a proposal to get the project implemented through NCR Planning Board was agreed to and the same was confirmed in the 20<sup>th</sup> meeting of the Board held on 19.8.96.

#### (i) BOOT Tender Response:

NCRPB drafted a Concession Agreement for FNG Expressway project execution on BOOT basis and floated a global tender in May 1997. Of the six bids, three were pre-qualified in August 1997 i.e. L&T, IRCON, and ESCORTS. Only L&T and IRCON participated in the pre-bid conferences held on 5<sup>th</sup> August & 25<sup>th</sup> September 1998. No bids were received on the last date for the submission of technical bids i.e. 15<sup>th</sup> December 1998 and commercial bids i.e. 8<sup>th</sup> January 1999.

#### Reasons for failure of the BOOT Tender:

- The project risks i.e. project size, construction cost and time overruns, land acquisition issues under the concerned State Governments and future revenue streams made the project unattractive for a single bidder. This served as a disincentive for the bidders to commit to a tariff on a concession period.
- Apart from the magnitude of risks and uncertainties involved, allocation of risk was not clear or credible.
- The secondary source of revenue i.e. revenue through real estate land development was hazy. While the area earmarked for real estate development was well defined, the land was not acquired and location could change.

- The complex linkages of the project with multifarious issues under the control of different state and central government authorities made the project daunting for a completely private company.

Considering the above, there is need for addressing the gaps and the risks of the earlier attempts through an appropriate entity which can either mitigate or allocate the risks.

(ii) Decisions & Followup of Steering Committee Meeting:

The following decisions were taken in the last meeting of the Steering Committee held on 23.3.99 for FNG Expressway:

- Explore the possibilities with NBCC to take up this project, as they had shown interest in the project.
- Request NHAI to take up the project as the expressway would act as a bypass between National Highways rather than merely treating it as an Urban Expressway and/or;
- To await till the Final Report of JICA for both Kundli-Ghaziabad and Ghaziabad -Meerut Expressway, in order to see the composite viability of the Expressways in relation to each other and to work out the financial viability by considering different options such as dividing the project into smaller sections or making it a composite one from Faridabad to Kundli.
- To initiate the process for retendering of the project.

As per the decision of the Steering Committee, the Board had referred the matter to NHAI, NBCC and MOST. But the responses received from them have not been found positive. However, MOST had suggested that MOUD may consider setting up of a separate agency on the pattern of Maharashtra Road Development Corporation to implement the Expressway project.

To initiate the process of re-tendering, the Board had placed two studies for updating of Bid Documents and Review of Traffic Assignment etc., before the PSMG-II held on 8.9.99 for approval. The review exercises were kept on abeyance by PSMG-II, since the proposed review exercises were unlikely to yield the desired results with regards the implementation of the project unless the basic decision regarding FDI in real estate was taken at the Government level, since real estate formed the core subsidizing element in the otherwise non-remunerative FNG Expressway project.

10.3 Ghaziabad-Meerut and Panipat-Kundli-Ghaziabad Expressways:

NCR Planning Board had requested JICA to undertake the feasibility study for these 2 expressways. However, keeping in view the financial constraints, JICA has agreed to fund the feasibility study for only the following portions:

- (i) Kundli-Ghaziabad Section
- (ii) Ghaziabad-Meerut Section

For the feasibility Study of the above a formal 'Scope of Work' had been signed with JICA and the study team had started the work from the 1st week of December, 1998. The Feasibility Study (approx. 80 km. length) has already been completed by the JICA Study Team and the Draft Final Report had been submitted. A Seminar was also held on "Expressway Development in NCR with Special Reference to Kundli-Ghaziabad & Ghaziabad-Meerut Expressway" on 3.2.2000 attended by a large number of delegates from India as well as Japan. The Final Report will be submitted by the Study Team by May, 2000.

#### 10.4 Peripheral Expressway:

This expressway is being planned for implementation on BOOT basis by the Govt. of NCT Delhi, covering a total length approx. 95 kms. It starts from Kundli on National Highway No.1 in the north at the point from where the proposed Kundli-Ghaziabad Expressway starts, cuts across National Highway No.10 near Tikri Kalan on Delhi-Haryana Border, and crosses NH-8 near Rajokri on Delhi-Haryana Border near Gurgaon and finally meets the NH-2 near Village Shahpur Khurd in Faridabad-Ballabgarh controlled area near its proposed junction with FNG Expressway.

As per the pre-feasibility study conducted by M/s C.E.S. on behalf of the GNCT Delhi, the proposed alignment cuts across Haryana at 4 places. In order to finalise the alignment for the portions lying in Haryana outside NCT Delhi, a couple of meetings were held with the Haryana officers, on the insistence of NCRPB. The Haryana Govt. has already given approval (December, 1998) for the portions lying in the Haryana State. Subsequently, the Hon'ble Lt. Governor, Delhi had constituted a high level Steering Committee to expedite the project implementation process in May, 1999 and the project is in the planning stage.

#### 10.5 Need for Public Private Partnership(PPP):

The recently conducted Feasibility Study by JICA Study team concluded that the pre-tax FIRR for K-G and G-M Expressways on constant price basis is 10.4% which is much lower than acceptable commercial project implementation level. The result shows that 100% private sector concessionaire approach cannot meet long-term debt-service during the first 5 operational years even with 100% off-shore financing which could substantially reduce the financial cost than domestic financing.

The Study suggested that the possible implementation scheme would be private or public sector dominated PPP approach, which should be able to reduce the project cost by risk sharing between private and public sectors, such as treating the land acquisition and compensation cost as "sunk" cost, or introducing ODA financing mechanism with some forms of government guarantee.

#### 10.6 Recommendations by JICA Study Team for Implementation of Expressway Project:

The results of the Study indicate that the Projects are technically and economically highly feasible. Taking into account the direct and enormous indirect benefits

towards regional development other than the quantified savings in travel costs, the Projects should be implemented at the earliest opportunity.

However, when the estimated constant pre-tax FIRR is compared with the prevailing interest rates and financial environments in India or even with possible off-shore financing opportunities, the financial viability of the Projects is not satisfactory. It is necessary to consider the following measures and strategies toward implementation.

**Recourse/Non-recourse Financing:** A recourse financing approach would strengthen the confidence of private investors and considerably reduce the private sector risk. If recourse financing is not possible, however, the GOI/NCRPB should consider positively guaranteeing returns for financing institutions and private equity investors.

**Equity Structure:** If a public sector dominated PPP is established first, the shareholders of the Central and State Governments have to invest in the equity without expecting a high ROE to ensure a reasonable ROE to the private equity holders. In the case of private sector dominated PPP, the GOI may also need to assume measures to safeguard the ROE for the private investors.

**Debt Structure:** India's financing market offers long-term funds at around 16% interest for up to 10 to 12 years. This is an expensive money at an implied 8% real interest rate. The GOI/NCRPB should consider obtaining ODA funds from international funding institutions. This would involve a sovereign guarantee to the lender and an assumption of exchange rate risk. It would however give a positive impact on private sector confidence and ease the burden on the Project's cash flow.

#### 10.7 Constraints faced by NCRPB in implementing the Expressway Projects:

**General Statutory Mandate:** The general mandate of the NCRPB calls for the preparation, enforcement and implementation of the functional and sub-regional plans within the NCR. The implementation function is beyond NCRPB's mandate, since it rests with the participating member states.

**Land Acquisition:** Land acquisition and title rights in any other property rests with the participating States.

**Credit worthiness & Financing Capability:** NCRPB depends overwhelmingly on central government loans and grants and, since the body has no own assets, it can, in principle, only secure debts through a central government guarantee.

#### 10.8 Options available:

##### i) To Follow Model Concession Agreement of NHAI:

- In case the Concession Agreement prepared by the NHAI is to be adopted, land for ROW has to be provided free of cost. The cost of the land for FNG Corridor will be at the tune of Rs.200 crs. and for Ghaziabad-Kundli Corridor will be of the tune of Rs.120 crs. Thus, a sum of Rs.320 crs. will be required to acquire ROW land for FNG and G-K Expressway.

- This will also require an equity support of approx. Rs.450 crs. (upto 25% of project cost)
- The NHAI has also provision for reimbursement as loan to the Concessionaire to bridge the shortfall in the revenue. Provision has to be made for this loan amount for reimbursement.

ii) 100% Government Sector:

Under this option, government has to give to the developer bi-annually the cost of the construction, which the developer will bring up front to build the road and then collect money from the government every six months for a stipulated period. This method is being applied for the construction of 70 kms. stretch on the Grand Trunk Road near Calcutta. This will require provision for the full cost of construction to be paid during the stipulated period.

iii) 100% Private Sector

NCRPB has already drafted a Concession Agreement for FNG Expressway project on BOOT basis and floated a Global Tender in May, 1997. Of the six bids, three were pre-qualified in August, 1997 i.e. L&T, IRCON and ESCORTS. Only L&T and IRCON participated in the pre-bid conferences but no final bids were received from the bidders. Under this, the role of the Government is that of a facilitator.

iv) Making it a Part of Golden Quadrilateral/National Highway Development Project/North-South, East-West Corridor of Task Force under PMO:

A task force on infrastructure constituted under the Chairmanship of Deputy Chairman, Planning Commission as per the directions of the Hon'ble Prime Minister to attract investments of specific projects of national and regional importance. Under the Road Transport Sector, the task force has proposed to implement 6-lane expressway consisting of 7000 kms. length on North-South and East-West Corridors. These corridors at the NCR level are linked by expressways as suggested in the Functional Plan of Transportation for NCR and actually form bypass for Delhi linking from NH-1 to NH-2 via NH-24 & NH-58 on the Eastern side of Delhi and NH-10 & NH-8 on the Western side of Delhi. Since this is of regional importance, the task force may consider these links as part of their Golden Quadrilateral/North-South, East-West Corridor/National Highway Development Programme.

v) Public Private Partnership:

This can be achieved through creation of Special Purpose Vehicle or Public Corporations in order to implement the construction of expressways in NCR. The purpose to constitute SPV is to construct, maintain and operate the expressway network. This SPV may start the construction for FNG Corridor and Ghaziabad-Kundli Corridor in first instant. Later on, it may also take up any other expressway to be constructed in NCR. This SPV may have partners from Govt. of India (MOUD & MOST), State Govts. (U.P. & Haryana) and Financial Institutions like SBI Cap, IDFC, ICICI, IL&FS etc. The equity share

of these different partners can be worked out once its formation is approved in principle by the Steering Committee.

*The matter is submitted for information.*

## **AGENDA ITEM NO.11**

### **CONSIDERATION AND APPROVAL OF ISSUES RELATED TO HUMAN RESOURCE DEVELOPMENT & PERSONNEL MANAGEMENT**

- 11.1 Recruitment Rules for the posts of Director, Joint Director (Tech) and Joint Director (Finance)**
- 11.2 Consideration of modification in designation of Technical Officers**

**AGENDA ITEM NO.11: CONSIDERATION & APPROVAL OF ISSUES RELATED TO HUMAN RESOURCE DEVELOPMENT AND PERSONNEL MANAGEMENT**

**11.1 Recruitment Rules for the posts of Director, Joint Director (Tech) and Joint Director (Finance):**

- (i) The NCR Planning Board had submitted a detailed proposal in August, 1998 (**Annexure-11/I**) to the Ministry of Urban Development regarding creation of one post of Director, in the pay scale of Rs.14,300-18,300 and two posts of Joint Directors (one Tech. & other Finance) in the pay scale of Rs.12,000-16,500 on deputation basis. The matter was placed before the Personnel Group of the NCR Planning Board, in their meeting held on 16.9.98, under the Chairmanship of Secretary(UD). The Group recommended the creation of the said posts subject to the clearance by the Ministry of Finance.
- (ii) The Ministry of Urban Development on 3.6.1999 (**Annexure-11/II**) conveyed the approval of the Ministry of Finance (Deptt. of Expenditure) to the creation of these posts in the NCR Planning Board. The Recruitment Rules for these posts were framed and sent to the Ministry for approval (**Annexure-11/III**). The approval has been received on 9.8.1999 with the advice to notify the rules in the Gazette of India (**Annexure-11/IV**). Due to urgency, the process of filling up of these posts had been initiated & only the post of Joint Director (Tech.) has been filled on deputation basis pending the Recruitment Rules to be notified and published in the Gazette. Efforts are being made to fill up the remaining posts.

**Point for Decision:**

*The matter is placed before the Board for ex-post-facto approval of the Recruitment Rules for the posts of Director, Joint Director (Tech.) and Joint Director (Finance). After the Board's approval, the above will be notified in the Gazette of India as stipulated by Govt. vide letter No.K- 14011/5/95-DDIB, dated 9.8.1999*

**11.2 Consideration of modification in designation of Technical Officers:**

- 11.2.1 It has been felt that the designations of the technical officers provided in the Recruitment Rules, approved in the 21st Board Meeting held on 15.3.97 and notified on 30.8.1997, do not reflect their level in the Organisation, thus, giving scope for confusion to the counterparts in the State Governments and other Central Government Departments. This will also bring uniformity with the new posts created. Accordingly, it is proposed to re-designate the technical officers as under without any financial implications:

Present Designation	Proposed Functional Designation	Scale of Pay
1. Project Officer 'A'	Assistant Director (Technical)	Rs. 8000-13500
2. Project Officer 'B'	Deputy Director (Technical)	Rs.10000-15200
3. Project Officer 'C'	Joint Director (Technical)	Rs. 12000-16500

11.2.2 As per the Assessment Scheme for Technical Officers in the Recruitment Rules of NCR Planning Board notified on 30.8.97, one of the conditions is that the officer who is assessed for the next higher grade will carry his existing post. When he leaves the Organisation due to any reason, the post will be filled up at the stage where he was originally inducted. This is being interpreted as providing higher scales to the technical officers of the Board without change in designation. Minimum residency period has been kept as 7, 8 and 9 years in case of PO 'A', PO 'B' and PO 'C' respectively and it has been linked with performance of the officer. Therefore, in order to provide in-situ promotion to the next higher grade and the uniform designations, the technical officers shall be provided the designations and scales as follows:

Designations		Scale of Pay (in Rs.)	Minimum Residency period linked to performance
Existing	Proposed		
Project Officer 'A'	Assistant Director (Technical)	8,000-275-13,500	7 years
Project Officer 'B'	Deputy Director (Technical)	10,000-325-15,200	8 years
Project Officer 'C'	Joint Director (Technical)	12,000-375-16,500	9 years
-	Director (Technical)	16,400-450-20,000	-

**Point for Decision:**

*The matter is placed before the Board for approval.*

## **AGENDA ITEM NO.12**

**CONSIDERATION & APPROVAL OF PAYMENT OF HONORARIUM TO THE CHAIRMAN, STEERING COMMITTEE AND THE CHAIRMEN OF 7 SUB GROUPS FOR REVIEW OF REGIONAL PLAN - 2001**

**AGENDA ITEM NO.12: CONSIDERATION & APPROVAL OF PAYMENT OF HONORARIUM TO THE CHAIRMAN, STEERING COMMITTEE AND THE CHAIRMEN OF 7 SUB GROUPS FOR REVIEW OF REGIONAL PLAN - 2001**

12.1 The National Capital Region Planning Board constituted under the National Capital Region Planning Board Act, 1985 prepared Regional Plan-2001 (RP-2001) under Section 10(i) of the NCR Planning Board Act, 1985 and approved by the Board on November 03, 1989. The RP-2001 came into force w.e.f. 23rd January, 1989. The RP-2001 policies and programmes are under implementation by the respective participating States Govts. of U.P., Haryana, Rajasthan and NCT-Delhi, since its enforcement.

12.2. Under Section 15(i) of the NCR Planning Board Act, 1985 which states :

*"after every five years from the date of coming into operation of the finally prepared Regional Plan, the Board shall review such Regional Plan in its entirety and may, after such review substitute it by a fresh Regional Plan or may make such modifications or alterations therein as may be found by it to be necessary".*

12.3. With a view to guide the review of the RP-2001 through a well conceived programme, a Steering Committee was constituted on 23.12.96 under the Chairmanship of Shri Syed S. Shafi, Former Chief Planner, TCPO and UN Expert on Urban Planning and Development with 19 members including the Secretaries of the Town and Country Planning Deptt., Chief Town Planners of the participating States and Experts with the Member Secretary, NCR Planning Board as its Member-Convenor. The composition of the Steering Committee is enclosed at **Annexure-12/I**.

12.4. In order to have a detailed study and facilitate the review exercise, the Steering Committee in its first meeting held on 17.1.97 recommended the constitution of seven Sub-groups. Accordingly, following seven Sub-groups were constituted on 20.3.97 under the Chairmanship of the eminent Experts in their respective fields of specialization:

- Policy Zones, Demographic Profile and Settlement Patterns  
Chairman-Prof. J.H. Ansari, School of Planning & Architecture, New Delhi.
- Economic Profile, Fiscal Plan and Development Resources  
Chairman - Prof. M.P. Purohit, National Institute of Public Finance & Policy, New Delhi.
- Regional Landuse, Environment & Eco-development and Rural Development  
Chairman - Shri R.C. Gupta, Former Professor (Regional Planning), School of Planning & Architecture, New Delhi.
- Physical Infrastructure  
Chairman -Shri J.C. Gambhir, Former Commissioner (Planning), DDA, New Delhi.
- Social Infrastructure  
Shri J.C. Gambhir, Former Commissioner (Planning), DDA, New Delhi.
- Transport  
Chairman - Shri P. S. Bawa

- Management Structure for Plan Implementation Strategies and Development Priorities.  
Chairman - Shri M.K. Dhar.
- 12.5 At the time of entrusting the work of Review of RP-2001 to Shri Syed S. Shafi, former Chief Planner and U.N. Expert, Chairman of the Steering Committee on 23.12.96 and also the Chairmen of the Sub-Groups no terms and conditions were finalised for payment for consultancy/advice, TA/DA or secretarial assistance. Shri Syed S. Shafi has taken keen personal interest and completed the Statutory review work which was approved by the Board in its 24th meeting of the Board held on 23.3.1999 in toto.
- 12.6 On successful completion of the Review work, Shri Shafi has requested Member Secretary for a decent compensation. The request of Shri Syed S. Shafi, Chairman of the Steering Committee is at **Annexure-12/II**.
- 12.7 The request of Shri Shafi, Chairman, Steering Committee has been examined. Shri Syed S. Shafi practically initiated his work for review 3-4 months before he was given the responsibilities of the Review of the Chairman of the Steering Committee on 23.12.96. He had intensive inter-action with the Member Secretary, Chief Regional Planner and the review of Regional Plan-2001 being the first of its kind in the country, he had to work on the methodology and framing of terms of reference which was finalised later in the first meeting of the Steering Committee held on 17.1.97.
- 12.8 After considerable interaction with the Member Secretary and Chief Regional Planner 7 expert Sub-Groups were constituted to deal with various pertinent aspects of the planned development originally conceived in the Regional Plan-2001. As a Chairman of the Steering Committee, Shri Shafi had constant interaction, provided guidance and co-ordinated the work of the Chairmen of the 7 Sub-Groups and taken 4 meetings with the Chairmen, Sub-groups on 3.4.97, 24.11.97, 16.3.98 and 25.2.99.
- 12.9 The work of culling and collating the conclusion and findings of the various Sub-group reports are pre-requisite before the preparation of final Review Report. Shri Shafi, as Chairman of the Steering Committee has done this work with great precision and finalised the report which involved extensive interaction and discussion with various departments of the participating States and Central Govts. besides other concerned agencies in the NCR. Even after finalisation of the Review report he had been advising the Board for presentation of the report before the NCR Planning Board.
- 12.10 Shri Shafi in addition to attending the meetings of the Steering Committee, Chairmen of Sub-Groups, use to attend the office regularly in order to guide and coordinate the work of various Sub-Groups, Chairmen, Members and Convenors of the Sub-Groups. During the period of 2 years 6 months. Shri Shafi used his own transport and the Board has not paid any TA/DA or any secretarial expenses. Shri Shafi was paid a paltry amount of Rs.7,000/- @ Rs.1,000/- for each meeting as sitting fees for attending the meetings.

- 12.11 The Board usually has been paying to the part-time Expert Consultants @ Rs.6,500/-p.m.. If Shri Shafi is to be paid @ Rs.6500/- p.m. for 30 month the amount works out to be Rs.1.95 lakhs. Considering his high position, excellent work done and also to maintain goodwill, Shri Shafi may be paid an amount of Rs. 1.0 lakhs as a token honorarium.
- 12.12 The Chairmen of the 7 Sub-Groups as indicated in para 4 above were responsible for indepth study and preparation of the respective Sub-Group Reports. The Chairmen of the Sub-Groups had interacted extensively with the official and non-official members of the Sub-Groups, undertook a number of site visits in the NCR towns and the major transport corridors of the NCR and held discussions with the State Government/Agency officers before preparation of the Sub-Group Reports. The Chairmen of the Sub-Groups initiated their work in April 1997 and submitted their respective Reports in the month of May/June 1998 and had to work for a period of about 13 to 14 months. Even after submission of their Sub-Group Reports the Chairmen of the Sub-Group had interacted in the various meetings of the Board. All the Chairmen of various sub-groups attended the 24th meeting of the Board held on 23.3.99 for presentation of the final Review Report. The same was approved in toto. The Chairmen were paid Rs.1,000/- only as sitting fee for attending the meetings. The total amount of Rs. 54,000/- paid to the 7 Chairmen of the Sub-Groups for chairing respective Sub-groups and attending various meetings in connection with review work. The number of meetings chaired/attended and the amount paid are as under:

S.No.	Sub-Group Chairman	No. of meetings chaired/attended	Total amount paid @ Rs.1000/- per meeting
1.	Shri M.C. Purohit	4	4,000
2.	Prof. J.H. Ansari	14	14,000
3.	Shri R.C. Gupta	11	11,000
4.	Shri P.S. Bawa	8	8,000
5.	Shri J.C. Gambhir (For 2 Sub-Groups)	10	10,000
6.	Shri M.K. Dhar	7	7,000
	<b>Total</b>	<b>54</b>	<b>54,000</b>

- 12.13 For the excellent work done by the Chairmen of the Sub-Groups, it is suggested that a token honorarium of Rs.25,000/- each to all the Chairmen of the 7 Sub-Groups may be paid. Thus, the total financial implication for the Board including Rs.1.0 lakh to the Chairman, Steering Committee would be Rs.2.75 lakh (Two lakh and Seventy five thousand only).

#### Points for Decision:

*The Board may therefore consider and approve payment of honorarium Rs.2.75 lakhs (Rs. 1.0 lakhs to the Chairman of the Steering Committee for Review of Regional Plan-2001 and Rs.25,000/- to each Chairman of the 7 Sub-Groups) towards their technical assistance to the Board on completion of its statutory requirement.*

## **AGENDA ITEM NO.13**

**RATIFICATION OF THE AGENDA APPROVED BY  
CIRCULATION**

**AGENDA ITEM NO.13: RATIFICATION OF THE AGENDA APPROVED BY CIRCULATION.**

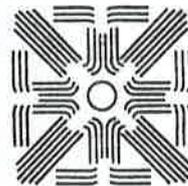
- 13.1 Ministry had directed through their D.O. No.K-14011/11/99 dated 1.5.2000 that Annual Reports and Audited Accounts of the NCR Planning Board may be got approved by circulation amongst the members of the Board so that these can be laid on the Table of both the Houses of the Parliament in the current session itself.
- 13.2 Accordingly, the agenda notes were sent to the members of the Board vide our letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 in order to obtain the "Resolution of the Members by Circulation".
- 13.3 We had received signed Resolutions from 12 Members of the Board upto 12.5.2000 evening which were all in favour of the resolution out of the total 21 Members of the Board, thus, forming the majority. The Ministry was informed in this regard through D.O. No. K-14011/58/99/PMC(25th)/ NCRPB dated 12.5.2000 copy at **Annexure 13/I** and desired copies of Annual Reports for the year 1998-99 & 1999-2000 and Annual Accounts for the year 1998-99 were sent to the Ministry to be laid on the Table of both the Houses of the Parliament in the current session. Subsequently, four more resolutions in favour of the resolution have been received.

**Point for Decision:**

*The matter is placed before the Board for ratification.*

**PART - II**  
**ANNEXURES**

**MINUTES OF THE 24TH MEETING OF THE NCR  
PLANNING BOARD HELD ON 23RD MARCH, 1999.**



**NCR Planning Board, 1st Floor, Core IV B, India Habitat Centre,  
Lodhi Road, New Delhi-110003.**

## ANNEXURES

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## **ANNEXURE -1**

**CONFIRMATION OF THE MINUTES OF THE 24<sup>th</sup>  
MEETING OF THE NCRPB HELD ON 23.3.1999**

**MINUTES OF THE 24TH MEETING OF THE NCR PLANNING BOARD HELD AT 11.30 AM ON 23RD MARCH, 1999 UNDER THE CHAIRMANSHIP OF UNION MINISTER FOR URBAN AFFAIRS AND EMPLOYMENT-CUM-CHAIRMAN, NCR PLANNING BOARD AT SILVER OAK CONVENTION HALL, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110003.**

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The list of participants is annexed.

- 0.1 The Member Secretary, NCR Planning Board welcomed the Chairman, the Chief Minister Haryana, Lt. Governor Delhi, the Central Minister for Railways, the UD Ministers of the states, the Chief Secretaries, the Secretary MOUA&E and all the participants, stating that the agenda was very long, she requested the Chairman to make his opening remarks.
- 0.2 The Hon'ble Minister and Chairman, NCRPB welcomed the Chief Minister of Haryana, Urban Development Ministers of Rajasthan & U.P., Lt. Governor, Delhi, Union Minister for Railways and all the other participants. The Union Minister stated that he had been looking forward to meeting the new Chief Ministers of Delhi and Rajasthan, to whom he had spoken earlier, who could not make it. He expressed his happiness over the fact that the Lt. Governor of Delhi, and the Urban Development Ministers of Rajasthan & U.P. had come. The Hon'ble Minister stated that the NCRPB is an organisation in which decision making was based on economic considerations and not on political considerations; the governing principle behind all decision making process being the welfare of the people of the region. The Hon'ble Minister referred to the 22nd meeting of the NCRPB which had been chaired by the Hon'ble Prime Minister, however since then the Govt. had been changed, and, the same issues were reiterated in the 23rd meeting of the NCRPB which he had chaired in June'98. The Minister expressed his unhappiness over the slow progress made on the issues discussed and he attributed this to a joint failure of the Central and State Govts., who, he said, had not really taken that much interest as they should have taken. He hastened to add that this did not absolve the Central Govt. of its own responsibility either. He paid tribute to the keen interest shown by the Haryana Chief Minister, Shri Bansi Lal in the functioning of the NCRPB.
- 0.3 The Chairman referred to the voluminous agenda that had been placed before the Planning Board and the paucity of time to deal with it and drew attention to the letter of the Hon'ble Chief Minister of Haryana. He desired that the solutions be found to some of the crucial issues that have been raised in this letter. The Minister stated that the Central Govt. was trying its best in the given circumstances and it was not as if only the State govts. had done the development works and he added that the states of Haryana and Delhi had still not submitted their Sub-regional plans to the Board for approval since the past 4-5 years. He called upon all the participating states and other agencies to take keener interest in the NCR concept to make it a success.

- 0.4 The Hon'ble Minister then referred to Page No.21 of the Agenda regarding the observations made by the Haryana Chief Minister on shifting of industries outside Delhi, he said that Lt. Governor of Delhi, the Chief Secretary of Delhi and his officers were all present and they should take immediate steps for the decongestion of Delhi as per decisions of the Supreme Court vis-a-vis industries. The Minister said that Delhi Govt. have further plans for using another 2100 ha. for locating these industries against the existing 1100 ha. already being used for industrial purposes and the DDA goes on increasing the urban areas. The Minister said that this was a very serious problem; it may be that the industries produce some kind of revenue and other benefits for Delhi but ultimately this was inconsistent with the objectives of the NCR Planning Board and the Act.
- 0.5 The Hon'ble Minister then turned to the contribution that was required to the infrastructure development from the Ministry of Railways. He stated that there was urgent necessity to have an interface between the Railway Ministry and the NCR so as to evolve a rapid transportation system between NCR towns and Delhi within the existing network of the Railways. The Minister drew attention to the condition laid down the Railway authorities that the NCR Planning Board should pay for the operational loss, for putting in such a regional rapid transportation system. He called upon the Hon'ble Railway Minister to look into this matter for a partnership for the future development.
- 0.6 The Chairman stated that whereas such a decision for shifting of certain govt. offices/PSUs had been taken extremely long time ago, yet newer and newer offices were being located in Delhi not only asking for space for official premises but also for residential premises. The Minister asked for everyone's cooperation to make the NCR concept a success, wherein, regional considerations though important be kept out as there was a definite purpose behind the enactment of the NCRPB Act, 1985. The Minister indicated that it was not as if we have not had successes, the NCRPB Secretariat had successfully prevented the establishment of a wholesale market - fruits & vegetable complex within Delhi which would lead to further congestion within the city.
- 0.7 The Chairman also reacted favourably to the proposal for expansion of the areas comprising the NCR, which now stood at 30,242 sq.kms., (to increase it by 24,711 sq.kms.). The Minister stated that whereas there had been some opposition to the increase of the area, he suggested that the matter be carefully gone into as there had been opposition to the concept from the DDA and the Planning Commission.
- 0.8 Regarding the uniform telephone and telecom services, the Chairman indicated that since the difficulties expressed by the Ministry of Communications were purely technical in nature and we had no option but to accept these objections.
- 0.9 Before going on to discuss the power sector, the Chairman indicated that he would like to highlight the problems of Delhi vis-a-vis acute water shortage especially now that summer was on. He stated that he had requested the Hon'ble Chief

Minister, Haryana, to come to the aid of Delhi by releasing adequate raw water. The Hon'ble Minister indicated that the problems of water for Delhi need not be seen on parochial lines but should be dealt with in the National context. He said all boundaries between states were creations of human beings and thus such boundaries should not stand in the way of meeting the necessities of the population. He appealed to the Haryana CM, to kindly look into the matter urgently and seriously so that the crisis could get resolved. Responding to the above, the Hon'ble CM, Haryana indicated that Delhi per se did not have water shortages. But, rather, these were due to mal-administration and mal-functioning of the water distribution network. He indicated that many measures could be implemented for saving water by the Delhi Govt., which would improve the availability of water. He stated that he could not ignore the needs of the people of Haryana, be they urban or agricultural and he was not inclined to accede to the request of provision of more water to Delhi.

- 0.10 The Chairman, drew attention to the previous decisions taken regarding removal of disparities in the tax structure and wanted to know whether any concrete steps had been taken for rationalisation of the tax structure by the various states.
- 0.11 The Chairman invited the attention to the agenda item No.3 of the 23<sup>rd</sup> meeting of the NCRPB held on 13<sup>th</sup> June'98, wherein the Board had authorised Member Secretary to approve the cases relating to landuse and master/development plans on the recommendations of the Planning Committee and to place these recommendations before the Board at its immediate succeeding meeting. This matter was being taken up vide Agenda Item No. 2 (para 2.7.1). He pointed out that the decision taken in the 23<sup>rd</sup> meeting of the Board, would have to be changed, as this delegation meant giving her veto powers.
- 0.12 The Chairman then went into the question of adequate monitoring to be done by the Planning & Monitoring Cells under the control of the respective State Govts. as per earlier decision of the Board. He indicated that the periodic progress reports were not being submitted and that as moneys were invested by the Board, adequate monitoring in physical terms, as also in financial terms, had to be done by the respective state Govts. The Hon'ble Minister stated that whilst he would not like to interfere with the state autonomy, since the NCRPB was funding these cells, which were functioning under the control of the respective state govts., more reason that the working of the cells be regularly reviewed, and, reports called for by the NCRPB Secretariat, be sent within the time frame prescribed. He also indicated that a methodology of control over the State Govts. official functioning in the Cells needs to be evolved.
- 0.13 On directions from the Chairman the Member Secretary, indicated that states of Haryana and NCT-Delhi had still not finalised their Sub-regional plans.
- 0.13.1 She drew the attention of the member states to the funds position of Board for financing the development projects and mentioned that the states were very slow in lifting the funds even against the already sanctioned schemes. She indicated that the respective State Govts. had not lifted more than 50% of the amount sanctioned

i.e. approx. Rs.1200 crs. and out of the amount that they had lifted, 50% remain unutilised – to the tune of Rs. 225 crs. She informed that an amount of Rs.62 crs. was still available with the board for release to the states for their approved schemes and the states were going to pay commitment charges to the Board. She urged the state governments to lift their sanctioned loan instalment as per the schedule indicated in their project reports, and also requested them to submit more new projects for financial assistance by the Board. She also informed the Board of the on-going efforts for raising funds from the capital market, whereby the Board had floated taxable and tax-free bonds to the tune of about Rs.285 crs. as against Rs. 226 crs. in the previous year. She informed that soon these funds would also become available. She, therefore, once again urged the member states to formulate a basket of projects for financial assistance from the Board immediately as loan. Regarding the slow drawl of funds by the States, the Member Secretary pointed out that this is adversely effecting the pace of development of the hinterland, which could not develop until and unless basic infrastructure supported by adequate housing, medical, educational and other facilities are developed to support industrial activity. The Member Secretary reiterated that the grant of the Ministry of UD of Rs. 45 crs. and the money raised from the market, if not loaned out came at a cost. She drew attention to her D.O. letters to the respective Chief Secretaries and UD Secretaries and requested for immediate action. The Chief Secretary, Haryana intervened to draw attention to the Haryana's CM's letter on the interest rates on the loans made available to the respective state govts. by the NCRPB and stated that these needed to be lowered.

0.13.2 In reply, the Member Secretary emphasized that the Board's interest rates were the lowest compared to similar institutions. In fact, it was 3 to 4% lower than that offered by other institutions like HUDCO and ranged as under :

	NCRPB	HUDCO
1. Commercial Schemes	14-15%	16.5-17%
2. Resdl/Indl. Schemes	13%	16-16.5%
3. Infrastructure Sector (water supply, sewage disposal, bridges etc.)	12%	15-16%
Infrastructure development & Finance Corporation :		
15-18% (1% over & above the cost of funds)		

Prime Lending Rates (PLR) : 12%

Hence the NCRPB funds were the cheapest in the market.

0.13.3 Member Secretary informed that the review exercise of the current Regional Plan-2001 had now been completed after a delay of three & a half years and the report thereon, would be coming up for the consideration of the Board as a separate agenda item. She also appraised the Board about the efforts being made for systematically monitoring the progress of the Plan implementation and that, in this regard a new detailed proforma has since been designed and circulated among the participating states to supply regular information.

- 0.14 The speeches of Chief Minister, Haryana; Minister for urban Development, Uttar Pradesh and the Minister for Urban Development, Rajasthan were circulated during the meeting and will be taken as read. These are appended.
- 0.15 The Chairman then requested the Chief Ministers and other members to take up the agenda items for discussion.

**Agenda Item No.1 : Confirmation of the minutes of the 23rd meeting of the Board held on 13.6.1998.**

- 1.1 Minutes were confirmed with the exception of agenda item no. 3 of the minutes of the 23<sup>rd</sup> meeting. It was decided that the recommendations of the Planning Committee which is chaired by the Member Secretary, would now be sent through the Ministry of Urban Affairs & Employment to the Chairman for approval. The decisions of the Chairman will be placed before the succeeding meeting of the Board for its information.

**Agenda Item No.2 : Review of the action taken on the decisions of the 23rd meeting of the Board held on 13.6.98.**

**2.1 Common Economic Zone (CEZ)**

The Chief Minister, Haryana pointed out that no progress had been made with regard to achieving the targets of structuring the NCR as a Common Economic Zone (CEZ) through rationalisation of Tax Rates. The Minister of Urban Development, UP also expressed a similar view and added that no results had really been accomplished with regard to shifting of industries and offices from Delhi. The Lt. Governor of Delhi responded that CEZ should not be taken in the limited context of fiscal equality, rather it should be seen in a larger context of partnership across a much broader front, like relocation of industries in other States, split locations, i.e. somebody having his office in Delhi but having the manufacturing activities in other States, etc. He felt that it was necessary to carry out a conceptual exercise through expert studies to understand the implications of various components involved in the Common Economic Zone concept. The Chairman agreeing with the attitudinal difference persisting on various aspects of this matter among the various participants, assured that he would call a meeting of the Chief Ministers to sort out the matter and also discuss all bilateral issues.

**2.2 Inclusion of Additional Areas in the NCR**

Regarding the inclusion of additional areas in the NCR, the Board took note of the two views expressed at the 43rd meeting of the Planning committee held on 12.2.99. The Chairman indicated that this being within the powers of the Board, the proposal to include additional area in the NCR was approved in principle and suggested that the details along with their implications should be carefully worked out.

## 2.3 Power Sector

With regard to the power sector, the Lt. Governor, Delhi expressed certain doubts as to the concept of having a separate NCR Sub-grid when already the entire northern region was controlled by North Regional Energy Board. He was doubtful about the usefulness of this proposal which is an isolated one and may accordingly affect the power situation in Delhi. It was explained by Jt. Secretary, Power that the study undertaken by the CEA was in respect of strengthening of some of the transmission network falling within the National Capital Region of the Northern region. She further pointed out that as far as Delhi was concerned, the basic problem lay in the weakness of the transmission network in Delhi, which the DVB has not been able to strengthen. Accordingly, a separate plan for Delhi and DVB as well as for the NCR was under preparation so that in each of these areas, the distribution network would be improved. She further assured that this will, in no way, be detrimental to the main system as NREB continues to remain the main body for distribution in the entire northern region.

## 2.4 Railways

2.4.1 Minister for Railways stressed that the study being conducted by M/s. RITES covers the requirement of both intra-urban transportation within Delhi and sub-urban transport requirement in the NCR. Even though the subject of planning of intra-urban rail transportation stands transferred to the Ministry of Urban Affairs & Employment; as a result of amendment to the Allocation of Business Rules in 1986, Railways have been taking initiative in the development of cost effective urban/suburban rail transport schemes, wherever the State Govts. are willing to participate in the funding of such projects. In the States of Maharashtra and Tamil Nadu, 2/3 rd cost of the urban rail transport projects is borne by the State Govt. It was in that spirit that the cost of the proposed survey, costing about Rs.1 00 crore, has been fully borne by the Ministry of Railways. Minister for Railways further observed that in a meeting earlier held with Minister of Urban Affairs & Employment and Chief Minister, Delhi, a cost sharing pattern for the proposed investment for the Strengthening of '8 minus' and other radials in Delhi had been agreed to. According to this agreement, 1/3 rd cost of the projects was to be borne each by Ministry of Railways, Ministry of Urban Affairs & Employment and GNCT Delhi. Formal minutes of this agreement, however, could not be issued due to change in Government. It was confirmed by Lt. Governor and the Minister for Urban Affairs & Employment that they stood by the earlier agreement reached for sharing of the cost of the urban rail transport project for Delhi.

2.4.2 RITES made a Presentation of their Interim Report. They have identified 20 projects, 10 in Delhi costing about Rs.2206 crores, and 10 outside Delhi covering NCR, involving a cost of Rs 2935 crore consisting of 1458 crs. projects in U.P. and 1477 crs. projects in Haryana. RITES brought out that Subzi Mandi Holambikalan corridor, a part of the sanctioned MRTS Ph.-I, is required both on urban and suburban transportation considerations. Therefore, the proposal to project Trinagar-Barwala corridor as an alternative to sanctioned Subzi Mandi

Holambikalan corridor, is not tenable. It was also indicated that strengthening of only the '8 minus' without the strengthening of the radials and also integrating it with the sanctioned MRTS Ph-I, will not serve the desired purpose of diverting commuter traffic from road mode to rail mode. RITES Report needs further detailed examination. LG/Delhi confirmed that various agencies should go ahead with according requisite investment approvals to the identified projects.

- 2.4.3 The Minister further observed that the gauge of Delhi MRTS Phase-I should be Broad Gauge (BG) only, so that there is flexibility for running of the trains between Northern Railway and DMRC transit corridors for the convenience of commuter. Any effort to bring in another gauge would militate against the success of NCR transport plan. Import of Standard Gauge (SG) rolling stock will always be costlier in the long run than transfer of technology on suitable terms for the modern rolling stock to BG standards, which will be adopted by Indian Railways also. Ministry of Railways have followed similar route for locos and other vehicles including EMUs.
- 2.4.4 It was mentioned during the discussions that followed that it may be desirable to establish a Special purpose Vehicle for the implementation of the identified schemes, as such an organisational structure is best suited for raising money from the Capital Markets as well as from foreign sources. Minister of Urban Affairs & Employment observed that the schemes identified by RITES costing Rs.5000/- plus cores, is not beyond the financial means and, could be considered for implementation right away.
- 2.4.5 Shri Dhariwal, Minister for Urban Development, Rajasthan pointed out that in the proposals explained by RITES for Regional Railway Transport Network, no extension had been proposed in Rajasthan and was limited only to Delhi-Haryana and Uttar Pradesh. He suggested that for the development of the up-coming Industrial Town of Bhiwadi it will be necessary that Bhiwadi is linked to Rewari-Gurgaon railwayline so as to facilitate both goods and passenger movement therefor.

## **2.5 Telecom Facilities**

Regarding the telecom facilities in the region, Chief Secretary, GNCT-Delhi, observed that the various reservations expressed by the Department of Telecommunications for extending MTNL boundaries to cover the entire NCR were by and large of administrative nature, which it should be possible to overcome. The stand indicated by the Department that the proposals are not administratively viable need not be the final decision and instead it may be appropriate if the Chairman took up this matter again with the Union Minister for Communications.

## **2.6 Rationalisation of Tax Structure**

Regarding the rationalisation of the tax structure, the Chief Minister of Haryana and the Urban Development ministers of UP and Rajasthan pointed out that no

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appreciable progress has been made in the direction of bringing in uniform Tax Rates in the NCR. The Chief Secretary, Haryana suggested that it was for NCT-Delhi to take the initiative and the rates of taxes on 134 items which were still below the prescribed floor level, should be brought to the prescribed level as agreed to by the States. The Chairman felt that he will have to convene a meeting of the Chief Ministers to sort out these matters, very soon.

## 2.7 Minutes of the 43<sup>rd</sup> meeting of the Planning Committee held on 12.2.99

### 2.7.1. Cases related to change of land use and amendments to Master/Development Plans:

The Board took note of the fact that its earlier decision in the 23<sup>rd</sup> meeting held on 13.6.98 delegating these powers to the Member Secretary, NCRPB to approve the land use changes after these have been considered by the Planning Committee chaired by the Member Secretary, were non-est in law. It was therefore, decided that hereinafter the recommendations of the Planning Committee in all such cases shall be placed before the Chairman through the Ministry of UA&E for taking a final decision in the matter and the recommendations given by the Planning Committee in its 43<sup>rd</sup> meeting regarding the various land use change proposals be accordingly placed before the Chairman for his consideration. Decisions thereon shall be placed in the subsequent meetings of the Board for information. Accordingly, the recommendations of the Planning Committee in respect of Agenda Items No. 3, 4, 7 & 7(a) would be placed before the Chairman for his decision in the matter.

### 2.7.2 The Board took note of the decisions of the Planning Committee in its 43<sup>rd</sup> meeting on the following items which were placed before the Board for information:

*Agenda Item No. 2 : Review of the action taken on the decisions of the last meeting of the Planning Committee held on 15.12.97.*

*Agenda Item No.5 : Consideration of the Report of the Committee on setting up of motels and development growth centres (Mini Master Plan) constituted under the Chairmanship of the Secretary, GNCT-Delhi.*

*Agenda Item No. 6 : Development of Fruits & Vegetable market by Agriculture Produce Market Committee at Khampur Vill. NH-1 in NCT-Delhi.*

*Agenda Item No. 9 : Status of the construction of Faridabad Noida Ghaziabad Expressway on BOOT basis. It was further decided that the matter may be discussed in the meeting of the Steering Committee set up for the FNG Expressway under the Chairmanship of Secretary, MoUA&E and strategy for implementation of the project, worked out.*

*Agenda Item No. 10 : Status of the Feasibility study of construction of Kundli-Ghaziabad and Ghaziabad-Meerut Expressway being conducted by JICA.*

**2.7.3 Agenda Item No. 8 : Consideration of Redelineation of NCR, Delhi Metropolitan Area, a Zone along the major transport corridors in NCR.**

This item was discussed as a part of Agenda Item No. 2 of the Board under the Review of the actions taken on the decisions on the 23<sup>rd</sup> meeting of the NCR Planning Board held on 13.6.98.

**2.7.4 Agenda Items No. 11 & 12 - Annual Plan 1999-2000 and Facilities to the officers of NCRPB**

The Board also approved the recommendations of the Planning Committee as contained in its minutes of its 43<sup>rd</sup> meeting held on 12.2.99 against

*Agenda Item No. 11 : (Annual Plan 1999-2000); and*

*Agenda Item No. 12 : Extending facilities to the officers and staff of the NCR Planning Board.*

**Agenda Item No. 3 : Issue raised by the Chief Minister, Haryana in his Memorandum submitted to the Prime Minister and the Deputy Chairman, Planning Commission.**

**3.1 All the issues raised in the Agenda Item No.3 were taken up by the Chairman in his opening remarks vide paras 0.3, 0.4, 0.6, 0.7, 0.9, 0.10, 0.13.1 and 0.13.2.**

**Agenda Item No. 4: Consideration of the Report on Review of Regional Plan - 2001 for NCR .**

The Member Secretary stated that in compliance with the statutory requirements under NCRPB Act, 1985, the Board had completed the exercise for reviewing the present Regional Plan - 2001 for NCR, although this had delayed by over three & a half years. This work was carried out by a Steering Committee headed by Shri Sayed S. Shafi, Ex-Chief Planner, TCPO and UN Expert on Urban Planning with members drawn from the State Govt of U.P., Haryana, Rajasthan and Delhi, Govt. of India, TCPO, Census of India, DDA, Telecom Deptt., Delhi Jal Board and Experts in their respective fields with Member Secretary as the Convenor. This Steering Committee constituted seven Sub-groups as under on the following subjects:

- i. Policy Zones Demographic Profile and Settlement Patterns
- ii. Economic Profile – Fiscal Plan and Development Resources.
- iii. Regional Landuse – Environment & Eco-development and Rural development.
- iv. Physical Infrastructure.
- v. Social Infrastructure
- vi. Transport and Circulation including major policies in the inter-connected areas.
- vii. Management Structure for Plan Implementation Strategies and Development Priorities

The reports of the seven sub-groups were considered by the steering committee and a final Review Report circulated twice and comments asked for. The key findings and conclusions were presented through an Audio Visual presentation by Prof. R.C. Gupta, Chairman, Sub-Group, Landuse, Environment and Rural Development of the Review Committee in the absence of Shri Shafi who was abroad. The report was accepted by the Board.

**Agenda Items No. 5 : Preparation for Regional Plan for NCR - 2021.**

The Board directed that since the review of RP-2001 had been completed, it was necessary for the Secretariat now to bring out RP-2021. The MS pointed out that within the NCR Secretariat already a GIS base had been established in 1996 and it was on the basis of this data that the Regional Plan-2001 had been reviewed. For initiating the process of RP-2021, it was necessary that the base data be updated upto 1999 AD. For this purpose data acquisition processing and analysis jobs had already been given to Indian Space Research Organisation (ISRO), Bangalore and National Remote Sensing Agency (NRSA), Hyderabad. Further the ISRO had set up National Natural Resource Management System (NNRMS) in the NCRPB by providing a grant of Rs. 30 lakhs through which most modern computers were being imported by ISRO on behalf of NCRPB. The entire work had been entrusted to ISRO and NRSA with a core cell in the

NCRPB to interact with these agencies on day to day basis. The Member Secretary indicated that NCRPB had already data upto 1993 and that the process of preparation of Plan-2021 was underway and the data for 1999 would be collected towards the end of March. Hence, the DDA and other agencies should associate themselves closely with the NCRPB to produce their Master Plan-2021 within the parameters of NCR- Regional Plan-2021 concept.

**Agenda Item NO. 6: Approval of Revised Budget Estimates for the year 1998-99 under Non-Plan (Revenue) and Plan (Capital) and B.E. 1999-2000 under Non-Plan (Revenue).**

The budget estimates were approved.

**Agenda Items No. 7: Review of loans and advances sanctioned and received by the Board during 1997-98**

The information contained in the agenda item was noted.

**Agenda Item No. 8: Payment of Interest on application money to private individual applications who could not be allotted Tax-Free Bonds in the light of Ministry of Finance, Deptt.of Economic Affairs, Govt. of India, Guidelines of 25.5.98.**

The Board approved the proposal to give interest at the rate of 10.5% on the application money.

**Agenda Item No.9: Approval of the Annual Report of the NCR Planning Board 1997-98.**

The Annual Report of the NCR Planning Board 1997-98 was approved.

**Supplementary Agenda Item No.1: Change of landuse measuring an area of 82 acres in village of Khijuriawas and Khampur form peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.**

The Board approved the proposal.

**Vote of thanks:**

The Minister of State Urban Affairs Shri Bandaru Dattatraya appreciating the enthusiastic participation by the members in the deliberations of the Board felt that more frequent meetings of smaller group of members should be held to resolve various issues, which frequently crop-up during the implementation of the Regional Plan policies of NCR. He was of the view that the decision taken during these Board meetings should be effectively followed up and necessary steps taken to ensure their implementation; otherwise successive meetings would only be repeating for consideration the same issues time and again. He felt that whole-hearted commitment of the Member States, is absolutely necessary for the successful implementation of the Plan. He reiterated the Chairman's directions to have more frequent interaction with the Chief Ministers and the State Govts. He expressed his gratitude to the members for their positive suggestions for improving the pace of implementation of the Regional Plan.

Meeting concluded with a Vote of Thanks to the Chair.

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No.K-14011/58/99-NCRPB (24<sup>th</sup>)  
National Capital Region Planning Board  
First Floor, Core IV B, India Habitat Centre,  
Lodhi Road, New Delhi

Dated April 26, 1999

Copy of minutes forwarded to the Chairman and members of the Board and Special Invitees.

*Sarita J Das*  
*26 4 99*  
**(SARITA J. DAS)**  
**Member Secretary**



GOVERNMENT OF HARYANA

**SPEECH**

OF

**SHRI BANSI LAL**  
CHIEF MINISTER, HARYANA

**24TH MEETING**

OF

**NATIONAL CAPITAL REGION  
PLANNING BOARD**

ON

**TUESDAY, 23RD MARCH, 1999  
NEW DELHI**

**Hon'ble Sh. Ram Jethmalani Ji, Urban Development Minister,  
Government of India, my esteemed colleagues, members of  
the National Capital Region Planning Board and friends !**

I am very glad to be present here today to take part in the 24th meeting of National Capital Region Planning Board. In the last meeting of the Board held under your Chairmanship, most of the issues concerning the development of NCR were deliberated in detail. It was emphasised that until the trend of concentration of economic activities specially industries, trade and commerce etc. attracting large scale in-migration to Delhi is not reversed by deflection and dispersal, the very purpose of creation of NCR will be defeated. In fact, as emphasised by the Hon'ble Prime Minister in the 22nd meeting of the Board, Delhi should set an example by suitably adjusting its tax structure and refraining from setting up more industrial estates so as to encourage the process of deflection of activities to the neighbouring States. It has become all the more necessary as the very survival of this great city is at stake in view of the crumbling physical and social infrastructure.

My Govt. has already submitted a memorandum to the Hon'ble Prime Minister highlighting the fact that the process of development in the NCT Delhi is moving in opposite direction to the stated objectives of NCR. Large scale industrialisation is being undertaken by developing industrial estates in the rural zone; urban extension of Delhi is being proposed for 90-100 lakh persons; plans are being prepared for large scale urbanisation of the river bed Yamuna in the name of 'River front' development; rural areas are being urbanised by proposing growth centres and growth

points; more institutional areas are being added instead of shifting these to the NCR towns. In short, this will result in the creation of more jobs and employment opportunities and more in-migration. The memorandum has also emphasised that the backward areas should be identified as a separate policy zone, a time bound programme for shifting of big industrial units out of Delhi in the NCR should be drawn up, govt. offices and wholesale trade and commerce should be shifted to NCR towns and efforts should be made to develop core infrastructure there as proposed in the NCR Plan. It need not be over emphasised that large scale developments within Delhi are adversely affecting the development in the NCR beyond NCT Delhi.

I am happy to note that the issues raised in the memorandum have been incorporated in the agenda and I am sure that deliberations on these will result in early remedial action in the shape of concrete decisions.

The Haryana Sub-Region constitutes about 44% of the total area of the NCR covering 1/3rd of the Haryana's territory. It not only surrounds Delhi from three sides, but four of the five National Highways and railway main lines emanating from Delhi pass through our State. Fast growing towns like Panipat, Gurgaon, Faridabad, Rewari, Dharuhera fall in the Haryana sub-region. Therefore, accelerated development of the sub region is the most crucial factor for the survival of Delhi. Proximity to Delhi demands heavy investment in the maintenance of law and order, upgradation of social infrastructure and improvement and maintenance of the existing facilities. Since the commitments of the State Govt. in other backward areas of the State are more pressing, it is not realistic to expect the State Govt. to allocate large funds from its

meagre resources for development of NCR sub-region. It would therefore be natural to expect major share of the investment from Central Govt. agencies and Govt. of India should come forward with liberal grants for effective implementation of the Regional Plan.

Development of core infrastructure i.e. railways, roads (highways and express ways), telecommunication, power etc. is crucial for creating a conducive environment for location of economic activities. In fact, every Central Ministry dealing with these core infrastructural elements should have an NCR Sub-Component plan and it should receive high priority in the allocation of separate Budget. There is also an urgent need to involve other Central Ministries like Rural Development, Human Resource Development etc. in the overall development of the region. Special component plans should be drawn up for speedy development of the social infrastructure in the NCR.

The Regional Plan 2001 for the NCR has envisaged a Railway Bye Pass linking the Priority Towns of Khurja - Palwal - Bhiwadi - Dharuhera - Rewari - Jhajjar - Rohtak to provide a link at Panipat with Delhi-Amritsar railway main line. This rail bye-pass will not only open up the most backward areas of the Haryana Sub-Region for development but will also provide an effective bye-pass for the rail traffic (specially goods traffic) not destined for Delhi. There is an urgent need to strengthen the railway network in the region by providing an extension to this rail bye-pass by linking Jhajjar with Sonipat and further on with Meerut. I have taken up this matter recently with the Hon'ble Railway Minister also. The need for the rail link between Palwal and Alwar via Pinangwa - Ferozpur Jhirka was recognised by the

Central Govt. as announced by the then Prime Minister, Shri Deve Gowda on his visit to the region. I have, therefore, requested the Hon'ble Railway Minister to take steps for implementation of this promise made by the Govt. of India to the people of the most backward Mewat region. I would request the Board Secretariat to pursue the matter with the Railway Ministry.

The development of the Counter Magnet town of Hisar will receive impetus if the missing railway line between Rohtak and Hansi is constructed making it the shortest railway route from Hisar to Delhi. Manesar is being developed as a Model Industrial Township and a rail link from Delhi-Jaipur railway line to this township will go a long way in making it a better investment location. In the last meeting of the Board, the Chairman, Railway Board had assured to make available the techno-economic study report on investment inputs required to cater to the commuter traffic in NCR by March, 1999. I hope suitable action will be taken expeditiously on the report for integration of Regional Rapid Transport System (RRTS) in the NCR with the Mass Rapid Transit System (MRTS) of Delhi at the earliest.

Haryana Govt. fully appreciates the need for construction of expressways in the NCR. We have already cleared the proposal for land acquisition for the FNG Expressway, as specifically desired by you. I understand that the response to the notice inviting technical bids for the construction of this expressway has been very poor. We feel that the main reason for the lack of response is due to the fact that the FNG is uneconomical unless and until it is extended upto Kundli. For this, the on going feasibility study of the Ghaziabad-Kundli Expressway needs to be completed on top priority. The alignment for the same has already been approved

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by the State Govt. Haryana Govt. has also approved the alignment of the Delhi Peripheral Expressway in the portion falling within the Haryana State. The GNCTD is requested to initiate the project at the earliest.

The NCR Plan has made a provision for linkages between the Priority Towns in the form of an outer grid road. I am happy to learn that a part of this grid within Haryana Sub-Region from Panipat to Rohtak and further to Bawal has been notified recently as a National Highway. The Board should take up with the Ministry of Surface Transport, Govt. of India for upgrading this stretch to a four-lane road at the earliest. This will not only provide intra-regional link but will also provide an effective bye-pass to the traffic not intended for Delhi by linking all the national highways.

Apart from above, the National Highways emanating from Delhi need to be further strengthened through six/four-laning at the earliest. Construction of elevated highway at Panipat and Bahadurgarh is the need of the hour because of the tremendous traffic congestion there. I understand that Delhi Govt. has prepared an ambitious plan for construction of flyovers and hope that the project at "Karnal Mor" on NH-1 and "Ashram Chowk" on NH-2 will be taken up immediately to provide relief to the traffic at these junctions, as the projects have been long delayed.

Telecommunication is also another important infrastructural element while some progress has been made in its upgradation in the NCR whereby DMA towns have been linked with Delhi through local call facility, this facility needs to be extended to the Priority Towns of Panipat, Palwal, Rewari and Rohtak. The

existing infrastructure also needs to be upgraded to provide telephone connections on demand in the region.

With the accelerated pace of development, the demand for power is increasing very rapidly. In order to tide over this power deficit, the Govt. of India should come out with more power generation projects dedicated solely to the NCR. In this context, I would request that the State Govt.'s demand for construction of the second unit of 400 MW gas based power plant at Faridabad by the NTPC may be taken up immediately. I am sure that the Ministry of Power, Govt. of India will complete the exercise to workout details for additional power generation dedicated solely to NCR and creating a Sub-Grid for the NCR at the earliest as assured in the last meeting of the NCRPB.

The constituent States have identified the contiguous areas which have day to day interaction with Delhi for their inclusion in the NCR. This will provide more flexibility in framing schemes for harmonious development of the region. In this context, Haryana Govt. has sent a proposal for inclusion of Bhiwani and Karnal districts and part of Jind and Hisar districts in the NCR. In the last meeting of the Board a decision was taken to complete the study. However, I am informed that the Board Secretariat is proposing to wind up this exercise. Haryana Govt. is of the firm belief that the identification of more strategic areas will help in achieving the objectives of creation of NCRPB. Moreover, the present boundary of NCR is carved out on the basis of the studies conducted in the late fifties and early sixties. Hence in the changed scenario, there is an urgent need to conduct a study on scientific basis to identify the areas having potential for deflection of

economic activities from Delhi. I would, therefore, again request that this study be completed in a time bound manner.

The State Govt. has also been requesting to grant the status of Priority Town to Jhajjar which has now been linked through a National Highway and to Manesar, which the State Govt. is developing as a Model Industrial Township. I would request the Hon'ble Minister for Urban Development to intervene for speedy approval of the State Govt. proposals.

In the last meeting of the Board, the Chairman had emphasised on the need to treat the entire NCR as common economic zone as a first step towards integration of country's economy. The most important aspect in this direction is rationalisation of the tax structure. Haryana Govt. has taken a lead in this regard and out of 207 items agreed upon, Haryana has already brought sales tax of 148 items at par or above the agreed floor rates. In the last meeting of the Northern Zonal Council, we had suggested a taxation system to set off the losses under the Central Sales Tax for speedy adoption of VAT. Apart from the above, Delhi should evolve a taxation system which instead of attracting investments in trade and commerce, should act as a disincentive and help in their deflection to the neighbouring areas.

The process of urban development is very complex and gestation periods are long. The State Agencies like HUDA/HSIDC etc. have developed large scale infrastructure in terms of residential areas, industrial estates, institutional sectors, commercial areas etc. in the NCR towns by investing huge amounts from their own resources. The loan assistance provided through NCRPB is at a high rate of interest of about 13% and with short repayment

periods. We have been pleading for liberal grants and soft loans with nominal rates of interest and longer moratorium on the infrastructure developmental projects. I hope for favourable response in this regard to provide impetus to the process of development in the NCR.

The issues highlighted above are very important for achieving the laudable objectives of the NCRPB. There is a need to prepare a time bound action programme for their implementation instead of paying mere lip service to the objectives. In fact, the tendency of GNCTD to make efforts for attracting further investments in the form of large scale economic activities needs to be curbed, if Delhi is to be saved from further degradation. There is also an urgent need to develop the vacant areas of Delhi as green areas and prevent further urbanisation of its available hinterland. I hope that all these matters will receive the seriousness and urgency they deserve and today's meeting will result in a more decisive direction being given to the objective of NCR.

I express my sincere thanks to the Hon'ble Minister for Urban Development for giving me this opportunity to participate and share my views in this august forum.

**JAI HIND.**



उत्तर प्रदेश सरकार

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड

की २४वीं बैठक

दिनांक २३ मार्च, १९६६

में

**श्री लाल जी टण्डन,**

आवास एवं नगर विकास मंत्री, उत्तर प्रदेश

का सम्बोधन

.....



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की 24वीं बैठक 23 मार्च  
1999 के अवसर पर उत्तर प्रदेश के आवास एवं नगर विकास  
मंत्री, माननीय श्री लाल जी टंडन का सम्बोधन

एन०सी०आर० प्लानिंग बोर्ड की इस 24वीं बैठक में भाग लेने पर मुझे अपार प्रसन्नता है। बोर्ड की विगत बैठकों में राष्ट्रीय राजधानी क्षेत्र की विभिन्न समस्याओं पर उपयोगी चर्चा करने के उपरान्त उनके निदान हेतु कई समाधान सुझाये गये हैं, जिनमें यातायात, बिजली, पानी व दूरसंचार की कमी जैसे विषयों पर लिये गये कई निर्णय महत्वपूर्ण हैं। उत्तर प्रदेश की तरफ से उक्त बैठकों में भी कई सुझाव दिये गये और अन्य राज्यों ने भी समस्याओं को सुलझाने के लिए प्रस्ताव किये। एन०सी०आर० के पूरे कान्सेप्ट को कार्यान्वित करने के लिये यह आवश्यक है कि अनुमोदित प्रस्तावों को गतिपूर्वक कार्य रूप दिया जाय।

हम राष्ट्रीय राजधानी क्षेत्र योजना की मूल भावना से सहमत हैं कि दिल्ली की ओर दिनों-दिन बढ़ रहे पलायन को रोकने और दिल्ली से आर्थिक गतिविधियों को विकेन्द्रीयित करने के लिए क्षेत्रीय इन्फ्रास्ट्रक्चर एवं क्षेत्रीय/उपक्षेत्रीय नगरों का विकास किया जाना आवश्यक है जिनमें दिल्ली के समतुल्य इन्फ्रास्ट्रक्चर की उपलब्धता हो। यहाँ यह उल्लेख करना चाहूँगा कि यद्यपि क्षेत्रीय नगरों के विकास में खासा पूँजी निवेश किया गया है, परन्तु क्षेत्रीय एवं सामाजिक इन्फ्रास्ट्रक्चर के विकास पर कम ध्यान दिया गया है। इसके फलस्वरूप उपनगरों में विकास

कार्य तो हुआ है, परन्तु उनका अपेक्षित सदुपयोग नहीं हो पा रहा है और इन नवीन नगरों में जनसंख्या को समायोजित करने का उद्देश्य भी पूरा नहीं हो पा रहा है। इस असन्तुलन पर तत्काल ध्यान देते हुए आवश्यक कदम उठाये जाने की आवश्यकता है।

यहाँ यह उल्लेख करना उचित होगा कि एन०सी०आर० कान्सेप्ट अभी तक अपने उद्देश्यों को पूरा करने में सफल नहीं रहा है। इसके बहुआयामी कारण हैं, जिनमें प्रमुख यह है कि मुख्य शहर दिल्ली के आकर्षण को हतोत्साहित करने के लिये कोई प्रयास नहीं किया गया। जब तक आर्थिक नीतियाँ इसके समरूप नहीं बनायी जायेंगी, तब तक सफलता नहीं मिलेगी। वहीं दूसरी ओर, क्षेत्रीय व उपक्षेत्रीय केन्द्रों में इन्फ्रास्ट्रक्चर विकास के लिये आवश्यक है कि केन्द्रीय अनुदान उपलब्ध हो। राज्य सरकार व उसके निकाय केवल उतने विकास के लिये ही अपने वित्तीय संसाधनों का उपयोग कर सकते हैं जितना सामान्य विकास के लिये आवश्यक है। उत्प्रेरित विकास के लिये जो अतिरिक्त वित्तीय संसाधन चाहिए उनका प्राविधान केन्द्र सरकार को अनुदान के रूप में करना चाहिए। वित्त पोषण की दिशा में राज्य सरकारों से यह भी अपेक्षा की जाती है कि वह अपेक्षाकृत अधिक संसाधन इस क्षेत्र के विकास में लगायें। परन्तु राज्य सरकार के लिये अपने संसाधनों को किसी क्षेत्र विशेष के लिए अधिक देने पर अन्य क्षेत्रों के साथ असंतुलन की बात होती है। इसके लिये आवश्यक है कि इस क्षेत्र के विकास हेतु वित्त पोषण की व्यवस्था

इस प्रकार हो कि उसका विपरीत असर राज्य के शेष भाग पर न हो। अवस्थापना विकास के लिये दिया जाने वाला ऋण भी रियायती दरों, जो 5 प्रतिशत वार्षिक से अधिक न हो, पर दिया जाना चाहिए।

कामन इकोनोमिक जोन के सम्बन्ध में पिछली बैठकों में भी चर्चा हुई थी। इसके क्रियान्वयन हेतु शीघ्रता से निर्णय करवाने की आवश्यकता है। आर्थिक गतिविधियों के विकेन्द्रीयकरण को कार्यान्वित करने के लिये यह आवश्यक है कि दिल्ली राज्य सरकार द्वारा ऐसी आर्थिक एवं वित्तीय नीति अपनाई जाय जिससे थोक व्यापार एवं उद्योगों को दिल्ली की तुलना में अन्य एन०सी०आर० क्षेत्र में स्थापित करना लाभदायक हो। परन्तु हो इसके विपरीत रहा है। टैक्स स्ट्रक्चर के 'रैशनलाइजेशन' हेतु मुझाये गये 'फ्लोरिंग लेवल' की तुलना में दिल्ली में सबसे अधिक 134 वस्तुओं की कर की दरें इनसे कम हैं जो दिल्ली को आर्थिक कार्यकलापों के दृष्टिकोण से अधिक आकर्षक बनाती हैं। अतः दिल्ली में कर की दरों को तर्कसंगत बनाया जाना आवश्यक है। यह भी आश्चर्य की बात है कि जहाँ एक ओर औद्योगिक एवं आर्थिक कार्यकलापों को राष्ट्रीय राजधानी क्षेत्र में स्थानान्तरित किये जाने की चर्चा की जा रही है वहीं दिल्ली में नई औद्योगिक ईकाइयों की स्थापना, अर्बन एक्सटेंशन अथवा ग्रोथ सेन्टर के नाम पर दिल्ली के ग्रामीण क्षेत्रों में नगरीय कार्य-कलाप का विकास प्रस्तावित किया जा रहा है। एन०सी०आर० प्लानिंग बोर्ड द्वारा

इसमें तत्काल हस्तक्षेप करने की आवश्यकता है।

9वीं पंचवर्षीय योजना अवधि में उत्तर प्रदेश प्रभाग में ₹० 1441.00 करोड़ का निवेश प्रस्तावित है, जिसमें से ₹० 1060.00 करोड़ संयुक्त क्षेत्र में तथा ₹० 381.00 करोड़ राज्य सेक्टर में होंगे। राज्य सेक्टर के अन्तर्गत क्षेत्रीय मार्गों एवं विद्युत वितरण की योजनाएँ हैं और यह परिकल्पित है कि इन योजनाओं का समस्त व्यय भार राज्य सरकार वहन करेगी। राज्य सरकार के सीमित संसाधनों को दृष्टिगत रखते हुये इन योजनाओं एवं संयुक्त क्षेत्र में शामिल योजनाओं के लिये केन्द्रीय अनुदान दिया जाना चाहिए।

यह सुनिश्चित करने के लिये कि राज्य सरकार द्वारा आवश्यक धनराशि इस हेतु उपलब्ध करायी जा सके, यह आवश्यक है कि योजना आयोग द्वारा एन०सी०आर० में निवेश के लिये अतिरिक्त परिव्यय उपलब्ध करायी जाय। अन्यथा सामान्य परिव्यय में एन०सी०आर० के लिये मात्राकृत करने से प्रदेश के शेष भाग के विकास पर प्रतिकूल प्रभाव पड़ेगा।

यहाँ यह उल्लेख करना आवश्यक है कि पिछली 7वीं तथा 8वीं पंचवर्षीय योजना अवधि में एन०सी०आर० क्षेत्र के उत्तर प्रदेश प्रभाग में काफी मात्रा में भूमि विकास और विभिन्न उपयोग हेतु भवनों का निर्माण किया गया है, परन्तु क्षेत्रीय इन्फ्रास्ट्रक्चर के अभाव में उनमें से काफी सम्पत्तियाँ अनिस्तारित पड़ी हैं। मेरठ एवं गाजियाबाद विकास प्राधिकरणों द्वारा एन०सी०आर० प्लान में

परिकल्पित विकेन्द्रीकरण को ध्यान में रखते हुए काफी मात्रा में भूमि अर्जित करके विकसित की गई है तथा आवासीय एवं व्यवसायिक सम्पत्तियाँ सृजित की गई हैं, परन्तु विकेन्द्रीकरण न होने के फलस्वरूप विकसित परिसम्पत्तियों में उनके प्राधिकरणों की 400 करोड़ रुपये की धनराशि फँसी हुई है।

इस सम्बन्ध में मेरा अनुरोध है कि निम्नलिखित योजनाओं का क्रियान्वयन शीघ्र सुनिश्चित किया जाय :

- 1- कार्यालय स्थानान्तरण के सम्बन्ध में पिछली कई बैठकों में चर्चा हुई है परन्तु इस पर कोई प्रभावी कार्यवाही नहीं हो गई है। मेरा सुझाव है कि बोर्ड बैठक में इस विषय पर नियमित एजेण्डा के रूप में चर्चा की जानी चाहिये ताकि शीघ्रता सुनिश्चित हो सके।
- 2- गाजियाबाद-मेरठ एक्सप्रेस-वे हेतु फिजीविलिटी रिपोर्ट के आधार पर यथाशीघ्र एक्सप्रेस-वे बनाये जाने की कार्यवाही शुरू की जाय।
- 3- मुरादाबाद से मेरठ तक रेलवे लाइन को डबल करने एवं उसके विद्युतीकरण हेतु त्वरित कार्यवाही अपेक्षित है।
- 4- दिल्ली के समीप तुगलकाबाद से नोएडा हेतु हुए ग्रेटर नोयडा क्षेत्र में मारीपत तक रेलवे लाइन बिछाने का प्रस्ताव पूर्व में सैद्धान्तिक रूप में स्वीकृत किया गया था। ग्रेटर नोयडा में मारीपत के समीप प्रस्तावित रेल लिंक के जंक्शन पर 200 एकड़ जमीन कन्टेनर डिपो के लिये

चिन्हित कर दी गई है। जहाँ कन्टेनर डिपो बनाने तथा उक्त रेल लिंक स्थापित किये जाने के पश्चात् इस क्षेत्र से उत्पादित की गई वस्तुओं को दिल्ली तथा देश के अन्य भागों में सड़कों से ले जाने की अपेक्षा रेलवे द्वारा ले जाया जायेगा जिससे सड़क पर यातायात का दबाव कम होगा। स्पष्ट है कि इन योजनाओं के शीघ्र क्रियान्वित होने से दूरगामी लाभ होंगे। अतः अनुरोध है कि इस परियोजनाओं पर कार्य शीघ्र प्रारम्भ कराया जाय।

5- मैं यह भी कहना चाहूँगा कि गौतमबुद्ध नगर क्षेत्र अब जिले के रूप में विकसित होना है, अतः ग्रेटर नोयडा क्षेत्र में जनसंख्या एवं गतिविधियाँ बढ़ेंगी। ऐसी स्थिति में इसे उपक्षेत्रीय रूप में रखा जाना व्यवहारिक नहीं होगा। जैसा कि पूर्व में अनुरोध किया गया है कि ग्रेटर नोएडा विकास को एन०सी०आर० योजना में क्षेत्रीय केन्द्र के रूप में मान्यता प्रदान की जाय ताकि उसी के अनुसार वहाँ की विकास योजनाओं को संशोधित किया जाय।

6- जैसाकि मेरे द्वारा पिछली बोर्ड बैठक में भी उल्लेख किया गया था कि एन०सी०आर० की वर्तमान सीमाओं से सटे उत्तर प्रदेश उपक्षेत्र के मुजफ्फरनगर, अलीगढ़, मथुरा आदि जनपदों को सम्मिलित किया जाना विचारणीय होगा।

- 7- दूर संचार सेवाओं के उर्चीकरण के लिये सिद्धान्तगत निर्णय लिया जा चुका है और यह तय किया जा चुका है कि यह सुविधायें दिल्ली के समतुल्य होंगी। इसे शीघ्र कार्यान्वयन में लाया जाना आवश्यक है।
- 8- गायिजावाद में कैप्टिव विद्युत परियोजना प्रस्तावित है। इस सम्बन्ध में अनुरोध है कि इसका उपयोग दिल्ली के बाहर क्षेत्रीय नगरों द्वारा ही किया जाय।

अन्त में मैं आभार व्यक्त करता हूँ कि मुझे इस महत्वपूर्ण बैठक में उत्तर प्रदेश सरकार एवं अपने प्रदेश की कुछ मुख्य योजनाओं के बारे में कहने और अपनी समस्याओं को रखने का मौका दिया गया। मुझे विश्वास है कि दिये गये सुझाओं पर गम्भीरतापूर्वक विचार करते हुए निर्णय लिये जायेंगे।

**जयहिन्द !**



राजस्थान सरकार



सत्यमेव जयते

श्री शान्ती धारीवाल  
नगरीय विकास मंत्री, राजस्थान

का

राष्ट्रीय राजधानी क्षेत्र योजना मंडल की 24वीं बैठक

के अवसर पर

**भाषण**

नई दिल्ली, 23 मार्च, 1999



आदरणीय अध्यक्ष महोदय,

उपस्थित मुख्यमंत्रीगण, बोर्ड के अन्य सदस्यगण एवं उपस्थित महानुभाव

में अध्यक्ष महोदय का आभारी हूँ कि उन्होंने मुझे राजस्थान राज्य की ओर से इस बैठक में विचार प्रस्तुत करने का अवसर दिया।

मैं राष्ट्रीय राजधानी योजना बोर्ड का आभार व्यक्त करता हूँ कि विगत वर्षों में राजस्थान उप क्षेत्र में 28 परियोजनाओं के क्रियान्वयन हेतु वित्तीय सहायता उपलब्ध कराई, जिनमें से राज्य द्वारा 13 योजनाएँ पूर्ण कर ली गई है एवं 15 योजनाओं का क्रियान्वयन किया जा रहा है।

आपको यह अवगत कराते हुए मुझे हर्ष हो रहा है कि अलवर बहरोड राजमार्ग 14 पर जिन्दाली घाटी में सुरंग का निर्माण कार्य पूर्ण कर लिया गया है, जो कि अपने आप में एक महत्वपूर्ण उपलब्धि है। अब इसे शीघ्र ही यातायात संचालन के लिए खोल दिया जावेगा।

राज्य द्वारा राजस्थान उप-क्षेत्र में अब तक क्रियान्वित की गई आवासीय, वाणिज्यिक एवं संस्थागत योजनाओं में 13000 आवासीय भूखण्ड, 2400 वाणिज्यिक भूखण्ड एवं 1550 औद्योगिक भूखण्ड विकसित किये गये हैं। लेकिन दिल्ली से औद्योगिक इकाईयों के स्थानान्तरण नहीं होने के कारण कुल 16950 विकसित भूखण्डों में से 7,500 आवासीय भूखण्ड, 950 वाणिज्यिक भूखण्ड एवं 800 औद्योगिक भूखण्ड आज भी अनिष्पादित पड़े हुए हैं, जो कि राज्य के लिए बहुत ही चिंता का विषय है। मैं मुख्यमंत्री, राष्ट्रीय राजधानी क्षेत्र दिल्ली से अनुरोध करूंगा कि वे उद्यमियों को राजस्थान उप-क्षेत्र

के अलवर, भिवाड़ी, नीमराना एवं शाहजहांपुर में अपने उद्यम स्थापित करने के लिए प्रेरित करें। मैं विश्वास दिलाता हूँ कि राज्य में आने वाले उद्यमियों को सभी तरह की सुविधाएं उपलब्ध होगी।

राष्ट्रीय राजधानी क्षेत्रीय योजना में दिल्ली की जनसंख्या वर्ष 2001 तक 1 करोड़ 2 लाख नियत की गई थी, लेकिन जनसांख्यिकी विद्वानों के आंकलन के अनुसार अब इसके लगभग 1 करोड़ 40 लाख तक पहुंचने की संभावना है, जो एक गंभीर चिंता का विषय है। राष्ट्रीय राजधानी दिल्ली की स्थिति आज इतनी भयावह है कि यहां श्वास लने के लिए शुद्ध वायु एवं पीने के लिए पर्याप्त शुद्ध जल तक उपलब्ध नहीं है। विद्युत आपूर्ति की समस्या, वायु प्रदूषण, भीड़ भाड़ यही तो सब देखने को मिल रहा है यहां। इसके पीछे अगर हम देखें तो लगता है कि हमने योजना तो बना ली है लेकिन सहभागी राज्यों एवं केन्द्र सरकार के सम्बन्धित विभागों द्वारा शुद्ध हृदय से इसका क्रियान्वयन नहीं किया जा रहा है। दिल्ली विकास प्राधिकरण द्वारा वर्ष 2001 तक लगभग 35000 हेक्टेयर अतिरिक्त भूमि पर प्रस्तावित नगरीय विस्तार जिसमें 50 लाख जनसंख्या का समायोजित करने से एक ओर जहां दिल्ली को विद्युत, जलापूर्ति एवं पर्यावरण जैसी विकराल समस्या का सामना करना पड़ेगा वहीं दूसरी ओर राजस्थान उप क्षेत्र के अलवर एवं भिवाड़ी प्रादेशिक केन्द्रों में दिल्ली से अभिमुख होने वाली जनसंख्या के लिए आधारभूत सुविधाओं के विकास पर जो करोड़ों का व्यय किया है, वह व्यर्थ जायेगा। अतः मैं बोर्ड से आग्रह करूंगा कि अब दिल्ली में और अधिक विस्तार को प्रोत्साहित नहीं करें।

काउन्टर मेगनेट नगरों के विकास के लिए आज तक बहुत कम प्रयास हुए हैं। काउन्टर

मेगनेट विकास योजना के नाम पर कोटा में मात्र एक आवासीय योजना ही विकसित की गई है। क्षेत्रीय जनसंख्या के दिल्ली की ओर पलायन को रोकने के लिए काउन्टर मेगनेट नगरों एवं उनके पृष्ठ प्रदेशों का सर्वांगीण विकास किया जाना आवश्यक है। कोटा शहर को एक शक्तिशाली काउन्टर मेगनेट के रूप में विकसित करने की विपुल संभावनाएँ हैं। यहाँ की भावी वायु यातायात की आवश्यकताओं को देखते हुए एक नये हवाई अड्डे की आवश्यकता है। कोटा शहर को दिल्ली से सीधे सड़क मार्ग से भी जोड़ा जाना आवश्यक है। इसके अतिरिक्त प्रस्तावित बाईपास एवं चम्बल नदी पर एक अतिरिक्त पुल, जलापूर्ति एवं जल-मल निस्तारण योजना का क्रियान्वयन किया जाना आवश्यक है। मुझे आशा है कि राष्ट्रीय राजधानी योजना बोर्ड कोटा काउन्टर मेगनेट के अन्तर्गत उपरोक्त योजनाओं के विकास के लिए हर सम्भव सहायता उपलब्ध करायेगा।

विद्यमान प्रक्रिया के अन्तर्गत काउन्टर मेगनेट के विकास के लिए ऋण राशि उपलब्ध कराने के लिए 'विकास निधि खाते' का खोलना अनिवार्य है एवं योजना बोर्ड विकास कार्यों के लिए केवल नगर विकास न्यास, कोटा को ही ऋण राशि उपलब्ध कराता है। इससे विकास कार्यों के क्रियान्वयन में व्यावहारिक कठिनाईयाँ उत्पन्न होती हैं। अतः बोर्ड इस प्रक्रिया में संशोधन कर राष्ट्रीय राजधानी क्षेत्र के विकास हेतु कार्यान्वयन संस्थाओं को जिस तरह ऋण राशि उपलब्ध कराता है, ठीक वही प्रक्रिया काउन्टर मेगनेट के विकास हेतु भी अपनाई जाये तथा कोटा काउन्टर मेगनेट के अतिरिक्त अजमेर/सीकर को काउन्टर मेगनेट के रूप में विकसित करने हेतु वित्तीय सहायता उपलब्ध कराई जाय।

लघु एवं मध्यम कस्बों के विकास हेतु शहरी विकास एवं रोजगार मंत्रालय एक ओर जहाँ शत-प्रतिशत अनुदान उपलब्ध कराता है, वहीं दूसरी ओर बोर्ड राष्ट्रीय राजधानी क्षेत्र में स्थित कस्बों के विकास के लिए ऋण उपलब्ध कराता है, वह भी 13 प्रतिशत ब्याज दर पर जो एक विसंगति है। राष्ट्रीय राजधानी क्षेत्र के संतुलित एवं त्वरित विकास हेतु शहरी विकास मंत्रालय आई.डी.एस.एम.टी. योजना के अन्तर्गत राजस्थान उप क्षेत्र में स्थित सभी कस्बों के विकास के लिए प्राथमिकता पर अनुदान उपलब्ध कराये। मैं बोर्ड से आग्रह करूँगा कि इस सम्बन्ध में अपने स्तर पर भी प्रयास करें।

भिवाड़ी एक आधुनिक औद्योगिक नगर के रूप में विकसित हुआ है, लेकिन रेलमार्ग के अभाव में औद्योगिक यातायात के सुगम संचालन पर प्रतिकूल प्रभाव पड़ा है। भिवाड़ी को रेवाड़ी से ब्रॉडगेज रेल लाइन से जोड़ने का मुद्दा राजस्थान राज्य प्रायः विगत सभी बैठकों में उठाता रहा है, जिसका अभी तक कोई सार्थक परिणाम नहीं निकला है। अतः मैं बोर्ड से पुनः अनुरोध करूँगा कि भिवाड़ी को रेल लाइन से जोड़ने के लिए वह अपने स्तर पर विशेष प्रयास कर रेल मंत्रालय से योजना का आरम्भ अतिशीघ्र कराये।

राजस्थान उप-क्षेत्र के प्रादेशिक केन्द्र भिवाड़ी में जल-मल निस्तारण की समस्या अति-गम्भीर है। धारूहेडा एवं भिवाड़ी कस्बों का एकीकृत मास्टर प्लान बोर्ड के दिशा निर्देशों के अनुसार बनाया गया है। भौगोलिक बनावट के अनुसार इस क्षेत्र का ढलान हरियाणा में साहिबी नदी की ओर है। अतः धारूहेडा एवं भिवाड़ी कस्बों के जल-मल निस्तारण के लिये एक एकीकृत योजना बनाकर उसका संयुक्त रूप से क्रियान्वयन किया जाना अपेक्षित है। अतः बोर्ड जल-मल निस्तारण के लिए दोनों राज्यों में समन्वय हेतु एक

तकनीकी समिति का गठन करें ताकि सर्वमान्य हल निकाल कर इस समस्या से निजात पाई जा सके।

प्रायः राज्य सरकार द्वारा बोर्ड की सभी बैठकों में राष्ट्रीय राजधानी क्षेत्र में सम्पूर्ण अलवर जिला एवं भरतपुर जिले की सात तहसीलों को सम्मिलित करने के प्रस्ताव रखे जाते रहे हैं। लेकिन इस पर अभी तक कोई निर्णय नहीं हो पाया है। बोर्ड की 23वीं बैठक में इस मुद्दे पर शीघ्र निर्णय लेने पर सहमति हुई थी। किन्तु अभी तक इसके कोई सकारात्मक परिणाम सामने नहीं आये हैं। चूंकि इस विषय में पहले से अत्यधिक विलम्ब हो चुका है, अतः यह उचित होगा कि इस विषय में बोर्ड समुचित निर्णय शीघ्र लें।

राष्ट्रीय राजधानी क्षेत्रीय योजना में थोक व्यापार गतिविधियों को दिल्ली से बाहर स्थानान्तरित किये जाने के प्रस्ताव है। लेकिन अभी तक भी योजना बोर्ड द्वारा इस बारे में कोई ठोस पहल नहीं की गई है। राजस्थान का इमारती पत्थर जैसे कोटा स्टोन, ग्रेनाइट, संगमरमर, जोधपुर स्टोन, धौलपुर, करौली एवं जैसलमेर स्टोन का उपयोग दश एवं विदेशों में होता है। उक्त इमारती पत्थर का थोक व्यापार अभी भी काफी हद तक दिल्ली से संचालित होता है जिससे दिल्ली में भूमि, बिजली, यातायात एवं प्रदूषण की समस्या में निरन्तर वृद्धि हो रही है। यदि राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड दिल्ली से भवन निर्माण सामग्री के व्यापार के विकेन्द्रीकरण हेतु ठोस कार्यवाही करता है एवं इस व्यवसाय से संबंधित व्यापारियों को अपना व्यवसाय राजस्थान में संचालित करने के लिए प्रेरित करता है तो सम्पूर्ण उत्तरी भारत की इमारती पत्थर की आवश्यकताओं की

पूर्ति हेतु राज्य सरकार राजस्थान उप क्षेत्र में एक अति आधुनिक स्टोन मार्केट विकसित करने के लिए तैयार है।

बोर्ड राष्ट्रीय राजधानी क्षेत्र में परियोजनाओं के क्रियान्वयन हेतु 13 प्रतिशत ब्याज दर पर अल्पकालीन ऋण उपलब्ध कराता है जो नगरीय विकास परियोजनाओं के लिए अपेक्षाकृत अधिक है। अतः बोर्ड राजस्थान उप क्षेत्र में नगरीय एवं ग्रामीण क्षेत्रों के विकास हेतु क्रमशः 9 एवं 7 प्रतिशत ब्याज दर पर 20 वर्ष की अवधि के लिए ऋण उपलब्ध कराये। अभी हाल ही में बैंकों ने भी ऋण पर ब्याज दर में कमी की है।

राष्ट्रीय राजधानी क्षेत्र के सहभागी राज्यों में विक्रय कर की दरें समान रखे जाने पर बोर्ड की गत बैठक में विचार विमर्श हुआ लेकिन इसके कोई सार्थक परिणाम नहीं निकल पाये। उत्तरी राज्यों के मुख्यमंत्रियों की बैठक में भी इस पर विचार विमर्श हुआ। सभी राज्य विक्रय कर की समान दर रखने हेतु सिद्धान्ततः सहमत तो हैं लेकिन इसका क्रियान्वयन नहीं हो पा रहा है। फलस्वरूप विभिन्न आइटम्स की दरों में असमानता से उप क्षेत्र के आर्थिक विकास पर प्रतिकूल प्रभाव पड रहा है। अतः मैं बोर्ड से अनुरोध करूंगा कि वह राज्यों द्वारा समान विक्रय कर लागू किये जाने हेतु समुचित कार्यवाही करे।

यद्यपि राष्ट्रीय राजधानी क्षेत्रीय योजना में गाँवों के विकास के लिए सुझाव दिये गये हैं, लेकिन ग्रामीण विकास के नाम पर अभी तक कोई पहल नहीं की गई है। अतः ग्रामीण क्षेत्रों में प्रस्तावित सेवा केन्द्रों एवं मूल गाँवों में पर्याप्त सामुदायिक सुविधाएँ, स्वास्थ्य

सेवाएँ, विशिष्ट आधारभूत सुविधाएँ आदि उपलब्ध कराने के लिए बोर्ड ग्राण्ट या ब्याज रहित ऋण राशि उपलब्ध कराने हेतु विचार करें ताकि इन केन्द्रों में विकास कार्यों का क्रियान्वयन किया जा सके।

ग्रामीण एवं नगरीय क्षेत्रों की आवास मूलभूत आवश्यकता है। अतः राजस्थान उप-क्षेत्र में ग्रामीण एवं शहरी क्षेत्रों में आवास निर्माण के लिए बोर्ड द्वारा आसान शर्तों पर ऋण राशि उपलब्ध कराई जाये।

राज्य सरकार ने अलवर में राष्ट्रीय राजधानी विश्वविद्यालय खोलने के लिए पूर्व में मानव संसाधन एवं योजना बोर्ड को प्रस्ताव भेजे हैं, लेकिन इस संबंध में अभी कोई सकारात्मक कदम नहीं उठाया गया है। अतः मैं बोर्ड से पुनः आग्रह करूंगा कि वह मानव संसाधन विकास मंत्रालय से शीघ्र निर्णय लेने हेतु अपने स्तर पर पहल करें।

जहां तक राष्ट्रीय राजधानी क्षेत्रीय योजना 2001 की समीक्षा का प्रश्न है इसमें कोई दो राय नहीं है कि क्षेत्रीय योजना की नीतियाँ एवं प्रस्तावों में कोई कमी रही हो। योजना के उद्देश्यों की पूर्ति में अगर कोई कमी रही है तो वह क्रियान्वयन की कमी है। योजना की समीक्षा हेतु गठित समिति ने भी अपनी रिपोर्ट में इस बात को स्वीकारा है। यदि दिल्ली में जनसंख्या के आप्रवासन की आंश दृष्टि डालें तो स्पष्ट होता है कि यहां पर लगभग 50 प्रतिशत आप्रवासी उत्तर प्रदेश से, 12 प्रतिशत हरियाणा एवं 11 प्रतिशत बिहार से आते हैं। अतः दिल्ली की जनसंख्या में हो रही अप्रत्याशित वृद्धि को रोकने के लिए राष्ट्रीय राजधानी क्षेत्र में राज्यों द्वारा प्रस्तावित क्षेत्र को सम्मिलित कर उसका पुनः सीमांकन करने, चयनित काउन्टर मेगनेट शहरों के विकास को प्राथमिकता देने एवं

राष्ट्रीय राजधानी क्षेत्र से बाहर हटकर महानगरों के विकास के बारे में सोचना चाहिए ताकि क्षेत्रीय योजना के उद्देश्यों की पूर्ति की जा सके।

आशा है मेरे द्वारा दिये गये सुझावों पर बोर्ड द्वारा आशाजनक निर्णय लिए जायेंगे। मैं आश्वस्त करना चाहूंगा कि योजना के क्रियान्वयन में राज्य सरकार सदैव अपना सहयोग प्रदान करती रहेगी।

जय-हिन्द।

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3. SHRI V.K. THAKORE  
PROJECT OFFICER 'B'  
NCRPB, NEW DELHI.
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  
PROJECT OFFICER 'B'  
NCRPB, NEW DELHI.
7. SHRI HANMOHAN SINGH  
PROJECT OFFICER 'A'  
NCRPB, NEW DELHI.
8. SHRI P SISUPALAN  
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NCRPB, NEW DELHI.
9. SHRI S. SURENDRA  
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10. SHRI SURESH K. ROHILLA  
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12. SHRI ABNASH LAL  
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13. SHRI RAGHU NATH  
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**ANNEXURE - 2**

**REVIEW OF ACTION TAKEN ON THE DECISIONS  
OF THE 24<sup>th</sup> MEETING OF THE NCR PLANNING  
BOARD**

**LIST OF LANDUSE CHANGE PROPOSALS SENT TO THE  
MINISTRY/CHAIRMAN, NCR PLANNING BOARD ON 12.5.99 FOR FINAL  
DECISION ON THE BASIS OF RECOMMENDATIONS OF 43RD PLANNING  
COMMITTEE MEETING**

- i) Consideration of Urban Extension proposal received from Delhi Development Authority.
- ii) Change in landuse of an area measuring 1996 ha. from rural use/agriculture green to urban uses in Dwarka Phase-II, Delhi.
- iii) Change in landuse of an area measuring 133 ha. from 'rural' to 'commercial' (Oil storage Terminal Complex) at Holambi Kalan in Narela Project, Delhi.
- iv) Change in landuse of an area measuring of 950 ha. from 'rural use' to 'urban use' along Rohtak Road between existing urban area and Delhi-Haryana, Delhi boundary.
- v) Reconsideration of the proposal of landuse change of an area measuring 20 ha. from 'rural' to 'semi-public and public facilities' (Police Lines) at Sultanpur Dabas, Delhi.
- vi) Change in landuse of an area measuring 38.5 ha. 'from rural use' to 'public and semi-public and public facilities' (Institute of Yoga and Naturopahy, Rajkiya Ayurvedic Hospital etc.) in Khera Dabar village in Najafgarh Block, Delhi.
- vii) Change in landuse of an area measuring 27.25 ha. from 'rural use' to 'transportation' (Airport) in South of Mehrauli-Mahipalpur Road, New Delhi.
- viii) Consideration of the Draft Zonal Development Plan for River Yamuna area of Zone 'O' and Part 'P', Delhi received from Delhi Development Authority.
- ix) Change in landuse of an area measuring about 28.3 ha. from 'agriculture & water body' to 'public and semi-public facilities' (Police Firing Range) North of Wazirabad.

## Rates of Sales Tax in NCR States

(As implemented by the states on the recommendations of conferences of the Chief Ministers and Finance Ministers held on November 16, 1999).

Floor Rates of Sales Tax	Delhi	Haryana	Rajasthan	Uttar Pradesh
<b>Category-I</b>				
<b>Zero Floor Rate or exempted Goods</b>				
Unprocessed cereals, including rice & wheat	Ex	4	4	4&2
Pulses	Ex	4	4/2	4
Fresh vegetables & fruits	Ex	Ex	Ex	Ex
Fresh meat, fish and livestock	Ex	Ex	Ex/5	Ex
Salt (processed and unprocessed)	Ex	Ex	Ex	Ex
Fresh milk and Pasteurised milk	Ex	Ex	Ex	Ex
Eggs	Ex	Ex	Ex	Ex
Plain water	Ex	Ex	Ex	Ex
Books, periodicals and journals	Ex	Ex	Ex	EX
Bread (branded and unbranded)	Ex	Ex	Ex	5
Fresh flowers	8	Ex	Ex	Ex
Gur and jaggery	Ex	4	Ex	5
Handlooms	Ex	Ex	6	Ex
Betel leaves	Ex	Ex	Ex	Ex
Khandasari (Sugar)	Ex	Ex	2	2
Condoms and contraceptives	Ex	EX	Ex	Ex
Curd, Lussi and butter milk	Ex	Ex	Ex	Ex/5/Ex
Seeds	Ex	Ex	Ex	Ex
Organic manure	Ex	Ex	Ex	Ex
Electrical energy	Ex	Ex	Ex	Ex
Glass bangles	Ex	Ex	Ex	5
Kumkum	Ex	Ex	Ex	Ex
Wheel chairs and crutches used by handicapped persons	Ex	Ex	Ex	10
Artificial limbs	Ex	Ex	Ex	Ex
Rice flour, Atta, Maida and Suji	Ex	4	4	4&2
Charcoal	Ex	Ex	12	5LP
Poultry feed, cattle feed	Ex	Ex	Ex	5
Aquatic feed	Ex	Ex		5
Garlic and Ginger	Ex&4	Ex	Ex	Ex
Renewable energy devices and spare parts	4	Ex	Ex	Ex
Handmade safety matches	Ex	4	2	10
Firewood	Ex	8	Ex	5
Agricultural implements	Ex	Ex	Ex	Ex
Hand pump and spare parts	8LP	8	10	8
Aluminium utensils	-	4	2	5
Agarbatti	4	Ex	2	Ex
Educational writing instruments	Ex	Ex	Ex	10
Raw silk	4LP	4	10	4
Life saving drugs	Ex	0 & 8		8

Rubber/plastic footwear with MRP of Rs. 200 or less	4	8	8/Ex	8
Turmeric	4	10	6	5
Tamarind	4	10	4	5
Chillies	4	10	6	5
PDS kerosene	4	10		10
<b>Category-II Goods with 4% Floor Rate</b>				
Declared Goods	4FP/LP	4	4	4
Edible oils and oil cake	4	4	4	4
Vegetables, fish and meat sold in sealed containers	4	4	10	10
Bulk drugs		8	Ex	8
Cumin seed	4	10	4	5
Kerosene(excluding PDS kerosene)	12LP	10	8	10
Dry fruits	4	10	12	12.5
Bicycles	4	4	4	10
Vanaspati	4	4	4	5
Readymade garments	4	4	4	5
Utensils and kitchenware(excluding aluminium utensils)	4	4	4/8	5
Bone meal	4	4	4	4
Industrial inputs:				
- Non ferrous metal viz.				
Sulphur	8LP	4	10	5
Zinc	4	4	10	5
Aluminium	4	4	12	5
-Belting		10	10	10
- Bearing	4	10	4	8
All types of chemicals and intermediate chemicals including:				
Barytes	4	10	10	10
Hydrogen peroxide	8	10	4	10
Silicon carbide	4LP	10	10	10
Lime	4LP	10	12	8
Caustic soda	4	10	4	8
Ferro silicon	4LP	10	10	4
- Dyes		10	4	10
- Ferro-alloy and super-alloy	4	10	10	4
- Transformer	12	12	4	10
- Polystyrene	4	10	8	15
Computers	4	4	4	4
IT products (as defined by IT Policy of Government of India)	4/8	4		4
Tractors, harvesters and attachments	4	4	4	5
Kirana items	4	10	12	5
Chemical Fertilisers	4LP	0 & 2	4	6.5
Pesticides	4	0 & 2	4	5
Weedicides	4LP	0 & 2	4	5
Insecticides	4LP	0 & 2	4	5
Ores and minerals	4LP	20	12	5
Ice	4	8	4	10

All types of yarn		4	4	4
Sewing thread	4LP	4	8	2.5
Raw wool	4LP	4	4	4
Beedi leaves	4LP	4	12	15
Packing materials, including gunny bags, HDPE bags/corrugated boxes & containers	4/4LP	5	4	5/7.5/10
Hosiery goods	4	4	2	5
Gingili oil	4	4	10	4
Bran oil	4LP	4	10	4LP
Sponge iron	4LP	4	4	4
De-oiled cake	4	4	4	Ex
Vegetable oil	4	4	4	5
Solvent oils other than organic solvent oil	4LP	4	4	4
G.I. pipes	4	4	4	4
Starch	4LP	8	4	10
Maize products	4LP	10	10	10
Safety matches (excl. handmade matches)	4	4	4	10
Ship (including ship building)	8	8	10	
Water pump	4	10	2	
Oil engines	8LP	10	10	8
All kinds of bricks	4	10	12	
Refractory bricks	8	10	12	
Asphaltic roofing	8LP	10	12	12
<b>Category-III</b>				
<b>Goods with 8% Floor Rate</b>				
R.C.C. sleepers	8LP	8	12	10
Cooked food	8LP	12	8	8LP
Filters	8	10	10	10/12.5
Tiles	12	12	12	15
Electronic goods except those specified in category II and IV	8	10	10	4/8/12
Ceramics	12	10	12	15
Suitcases	8	10	10	10
Castings	4	10	8	4/10
Surgicals	8LP	10	10	10
All electrical goods including fans but excluding transformers	8	10	8/10/12	10 & 12
Diesel locomotive	8LP	8	16	10
Photographic goods	8	10	8	10
Paper	8LP	10	8	8
Napa Slabs		8	10	10
Tyres and tubes	12	12	10	10
Printing ink	8LP	10	12	8
Electrodes	8LP	10	8	10/12
Sanitaryware	12	12	12	15
Stainless steel	4	4	10	15
Milk food and milk products	8FP/LP	8	10	8
Sewing machines	8LP	10	8	10
Foam	12LP	12	12	15
Butter and ghee	8	8	8	8FP/LP
Saree falls	Ex	Ex	8	Ex
Areca nut powder	8	8	10	

Flasks	12LP	12	10	15
Earth moving machinery		8	2	8
Pulp	8LP	8	10	
Explosives	8LP	12	16	
Blades and razors	8	10	8	15
Timber	8LP	8	12	15FP/LP
Drugs and medicines (excluding life saving and bulk drugs)	8	8	8	8
Footwear (excluding those exempted)	8	8	8	8LP
Magnets	8LP	8	10	8
Electric motors	8	10	10	10
Nutrition food	8	10	10	
Hose pipes	8LP	10	8	10
Cooking gas (LPG)	8	10	12	10
Machinery of all kinds except earth moving machinery and agricultural implements	8LP	10	12	8
Tea	8LP	8	6	8LP
Coffee	8	8	12	8LP
Toffees, chocolates, biscuits and confectionery	8	8	12	8LP
Cakes, pastries etc.	8	8	8	8LP
Tooth pastes	8	10	12	15
Building materials such as:				
Wood, and plywood	8LP	8/12		
Bamboo	8LP	8/12	Ex	
Cement	8	8/12	16	
Electric Bulbs and Tube lights	8	12	12	10
Paints and colours	12	10	12	10
All types of furniture		12	12	
Batteries and parts thereof	8	10	12	12.5
All types of cables and electrical wires	8	10	12/10	12
Plastic items	12	12	8	10
Items not specified elsewhere	8LP	10	10	
<b>Category-IV</b>				
<b>Goods with 12% Floor Rate</b>				
Weather proofing compounds	12LP	12	12	12.5
Fire works	12LP	12	12	15
Furs and skins with fur	12LP	12	12	15
Lifts and elevators	12LP	12	12	12
Diesel oil	12	10	16	20
Marble and marble tiles	12LP	12	12	15
Sandalwood and oil	12	12	12	12
Telephones and parts thereof	12	12	12	12
Typewriters	12LP	12	12	12
Cutlery	12	12	12	12.5
Preserved food articles	12	12	12	12
Silk fabrics	12	12	Ex	12
Vacuum cleaner	12LP	12	12	12
TVs and VCRs	12	12	12	12
Teleprinter	12LP	12	12	12
Transmission towers	12	12	12	10
Voltage stabilizers	12	12	12	12

Washing machines	12	12	12	12
Wireless equipment	12	12	12	12
Air conditioners	12	12	16	15
Arms and ammunition	12LP	12	20	15
Articles of stainless steel	12LP	12	12	15
Carpets	12LP	12	12	12.5
Cushions and mattresses	12	12	12	15
Electronics toys	4	12	12	12
Fancy leather goods	12LP	12	12	12
Musical instruments	12LP	12	12	12
Aerated drinks	12	20	16	15
Hair oils	12	12	12	12
Synthetic gems	12	12	2	12
Calculating machines	12LP	12	12	12
Cigarette cases and lighters	12LP	12	12	15
Cinematographic equipment	12LP	12	12	15
Air circulators	12	12	12	12
Glassware, other than bangles	12LP	12	12	12
Naphtha	20	12	4	
Spark plugs	12	12	12	
Rubber goods	12	12	12	12
Cosmetics and soaps	12	12	12	15
Adhesives	8	12	12	12
PVC articles	12	12	12	10
Motor vehicles, except tractors	6	12	4	5LP
Laminated sheets	12LP	12	12	
Oxygen and gas	12LP	12	12	12
Aeronautics	12LP	12	12	12
Watches and clocks	12	12	12	12
ACSR conductors	8	12	12	12
Refrigerators	12	12	16	12
<b>Category-V (a)</b>				
<b>Floor Rate of 20%</b>				
Motor spirit including aviation turbine fuel	20	20	22	
Liquor	20	20	Ex/43	32.5
Narcotics	20	20	43	32.5
Molasses	20	20	20	20
Rectified spirit	20LP	20	20	32.5
<b>(b) Floor Rate of 1%</b>				
Bullion	1LP	1	2	1
Gold articles	1LP	10	2	2.5
Precious stones	1LP	10	2	12.5
Silver articles	1LP	10	2	2.5

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**ANNEXURE - 3**

**APPROVAL OF ITEMS RELATED TO STATUTORY  
PROVISIONS**

**FORM 'G'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1998-99**  
**{SEE RULE 47 (I)}**

Name of Person/Party Receiving the Loan/Advance	Amount of Loan Advance sanctioned	Rate of Interest	No. & Date of Orders Authorising Loan/Advance	Balance from Last Year	Amount Advance this Year	Total	Payment of Principal					Payment of Interest			
							Instalment of Repayment during the year & Arrear of Instalment due relating to earlier year, if any	Amount of Principal repaid during the year	Amount of Default in Principal (col. 9) Figures to be shown yearwise	Balance of loans/advance at the close of the year (Col.7-9)	Amount of Interest due for & upto the year under review	Amount of interest received & credited to revenue during the year	Balance of Interest unpaid		
1	2	3	4	5	6	7	8	9	10	11	12	13	14		
<b>UTTAR PRADESH</b>															
1 Govt. of U.P., Lucknow	64,62,34,000	12%	1 Improvement of drainage system in Ghaziabad No.I-1201(3) U.P. (Ghaziabad) 97-98 dt. 25.3.98 Rs.60.00 lakhs	128,92,38,235	64,62,34,000	193,54,72,235	15,43,35,957	7,28,99,675	8,14,36,282*	186,25,72,560	16,18,19,194	8,26,02,060	7,92,17,134*		
			2 Trans Hindan Area, Improvement Scheme of Drinking Water System, Ghaziabad No.I-1201(2)(8) U.P. (Ghaziabad) 97-98 dt. 25.3.98 Rs.80.00 lakhs						* Received on 20.5.99 with penal interest for delayed period				* Received on 20.5.99 with penal interest for delayed period		
			3 Improvement of existing Water Supply System, Ghaziabad No.I-1201(6) U.P. (Ghaziabad) 97-98 dt. 25.3.98 Rs.75.00 Lakhs												
			4 Improvement of drinking water supply system in Sis Hindan Area Ghaziabad No.I-1201(7) U.P. (Ghaziabad) dated 25.3.98 Rs.114.00 Lakhs												
		14%	5 Anand Vihar Resdt. Scheme, Hapur No.I-1201(4) U.P. (Hapur) 97-98 dated 30.3.98 Rs.4614.54 lakhs												

2	Uttar Pradesh State Indl. Dev. Corpn.	10,00,00,000	13%	1	Development of Integrated Industrial Township, Loni, Ghaziabad	25,50,00,000	10,00,00,000	35,50,00,000	35,50,00,000	3,16,00,000	3,16,00,000	3,16,00,000							
6	Harish Chandra Dev. Centre, Commercial Scheme, Bulandshahr		14%	6	Harish Chandra Dev. Centre, Commercial Scheme, Bulandshahr No.I-12012(6) U.P. (Bulandshahr) 95-96 dated 25.3.98 Rs.40.80 lakhs														
7	Bus Stand Scheme, Hapur		13%	7	Bus Stand Scheme, Hapur No.I-12012(5) U.P. (Hapur) 97-98 dated 30.3.98 Rs.222.00 Lakhs														
8	Transport Scheme, Hapur		15%	8	Transport Scheme, Hapur No.I-12012(15) U.P. (Hapur) 95-96 dated 30.3.98 Rs.856.00 Lakhs														
9	Improvement of Road Network, Ghaziabad		12%	9	Improvement of Road Network, Ghaziabad No.I-12012(1) U.P. (Ghaziabad) 97-98 dated 23.6.98 Rs.400.00 Lakhs														

**FORM 'G'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1998-99**  
**{SEE RULE 47 (D)}**

Name of Person/Party Receiving the Loan/Advance	Amount of Loan Advance sanctioned	Rate of Interest	No. & Date of Orders Authorising Loan/Advance	Balance from Last Year	Amount Advance this Year	Total	Payment of Principal					Payment of Interest			
							Instalment of Repayment during the year & Arrear 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 yearwise	Balance of loans/advance at the close of the year (Col.7-9)	Amount of Interest due for & upto the year under review	Amount of Interest received & credited to revenue during the year	Balance of Interest unpaid		
1	2	3	4	5	6	7	8	9	10	11	12	13	14		
<b>HARYANA</b>															
1 Haryana Urban Dev. Authority	104,93,44,000	13%	1 Sector 4, Residl. Scheme, Rewari No.1-12013(3)HNA (Rewari) 97-98 dated 28.3.98 Rs.506.59 Lakhs	48,19,02,144	104,93,44,000	153,12,46,144	8,45,09,331	8,45,09,331	-	144,67,36,813	584,67,996	584,67,996	-		
		13%	2 Residl. Scheme Sector 18, Panipat No.1-12013(4)HNA (Panipat) 97-98 dated 28.3.98 Rs.1500.00 Lakhs												
		13%	3 Sector 58, Industrial Scheme, Faridabad No.1-12013(7)HNA (Faridabad) 97-98 dated 28.3.98 Rs.1587.00 Lakhs												
		13%	4 Residl. Scheme Sector 2, Palwal No.1-12013(6)HNA (Palwal) 97-98 dated 28.3.98 Rs.673.55 Lakhs												
		13%	5 Residl. Scheme Sector 2, Faridabad No.1-12013(5)HNA (Faridabad) 97-98 dated 28.3.98 Rs.1872.00 Lakhs												
		12%	6 Sector 39, Residential Scheme, Gurgaon No.1-12013(3)HNA (Gurgaon) 94-95 dated 16.2.99 Rs.715.65 Lakhs												





**FORM 'G'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1998-99**  
**{SEE RULE 47 (D)}**  
**(Amount in Rs.)**

Name of Person/Party Receiving the Loan/Advance	Amount of Loan Advance sanctioned	Rate of Interest	No. & Date of Orders Authorising Loan/Advance	Balance from Last Year	Amount Advance this Year	Total	Payment of Principal				Payment of Interest			
							Instalment of Repayment during the year & Arrear 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 yearwise	Balance of loans/advance at the close of the year (Col.7-9)	Amount of Interest due for & upto the year under review	Amount of interest received & credited to revenue during the year	Balance of Interest unpaid	
	2	3	4	5	6	7	8	9	10	11	12	13	14	
<b>RAJASTHAN</b>														
1	Urban Improvement Trust, Alwar	13%	Commercial Complex Kadal Ganj, Alwar No.1-12014(6)Raj. (Alwar) 97-98 dated 24.3.98 Rs.75.00 Lakhs	15,26,41,696	7,25,00,000	22,51,41,696	2,57,50,615	2,57,50,615	-	19,93,91,081	1,96,84,153	1,96,84,153	-	
		13%	Rao Tula Ram Nagar Residential Scheme, Behrod No.1-12014(4)Raj. (Behrod) 97-98 dated 27.3.98 Rs.150.00 Lakhs											
		13%	Arawali Vihar Resid. Scheme, Alwar No.1-12014(5)Raj. (Alwar) 97-98 dated 27.3.98 Rs.500.00 Lakhs	79,25,00,000		79,25,00,000	5,37,50,000	5,37,50,000	-	73,87,50,000	10,23,05,685	10,23,05,685	-	
2	Rajasthan State Indl. Dev. & Investment Corp. Ltd.			3,95,00,000		3,95,00,000	7,33,333	7,33,333		3,87,66,667	47,40,000	47,40,000		
3	Raj. State Bridge & Construction Corp. Ltd.			1,20,00,000		1,20,00,000	40,00,000	40,00,000		80,00,000	15,60,000	15,60,000		
4	Urban Improvement Trust, Kota													

FORM 'G'

NATIONAL CAPITAL REGION PLANNING BOARD

STATEMENT OF LOANS/ADVANCES SANCTIONED BY THE BOARD DURING THE FINANCIAL YEAR 1998-99  
 {SEE RULE 47 (D)}

Name of Person/Party Receiving the Loan/Advance	Amount of Loan Advance sanctioned	Rate of Interest	No. & Date of Orders Authorising Loan/Advance	Balance from Last Year	Amount Advance this Year	Total	Payment of Interest							Balance of Interest unpaid
							Instalment of Repayment during the year & Arrear 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 yearwise	Balance of loans/advance at the close of the year (Col.7-9)	Amount of Interest due for & upto the year under review	Amount of interest received & credited to revenue during the year	13	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
MADHYA PRADESH														
Govt. of M.P. Bhopal				37,50,050		37,50,050	12,50,000		12,50,000*	37,50,050	4,01,150		- 05,150*	
									* Received on 28.4.99 with penal interest for delayed period				* Received on 28.4.99 with penal interest for delayed period	
PUNJAB														
Patiala City Planning & Dev. Board, Patiala				69,23,080		69,23,080	7,69,230	7,69,230		61,53,850	7,44,231	7,44,231		



**FORM 'H'**  
**NATIONAL CAPITAL REGION PLANNING BOARD**  
**STATEMENT OF LOANS/ADVANCES RECEIVED BY THE BOARD DURING THE FINANCIAL YEAR 1998-99**  
**{SEE RULE 47 (D)}**

(Amount in Rs.)

Name of Person/Party Receiving the Loan/Advance	Amount of Loan Advance received	Rate of Interest	No. & Date of Orders Authorising Loan/Advance	Balance from Last Year	Amount received during the Year	Total	Payment of Principal				Payment of Interest		
							Instalment of Repayment during the year & Arrear 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 yearwise	Balance of loans/advance at the close of the year (Col.7-9)	Amount of Interest due for & upto the year under review	Amount of Interest paid & credited to revenue during the year	Balance of Interest unpaid
I	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>NCRPB</b>													
Taxable Bonds	158,65,00,000	14%	Series (2005) 58,05,00,000	25,25,00,000	58,05,00,000	83,30,00,000	-	-	-	83,30,00,000	19,13,74,254	19,13,74,254	Nil
		13.5%	58,60,00,000	-	58,60,00,000	58,60,00,000	-	-	-	58,60,00,000			-
		13.5%	Series (2006) 42,00,00,000	-	42,00,00,000	42,00,00,000	-	-	-	42,00,00,000	Nil		-
<b>NCRPB</b>													
Tax free Bonds	144,50,00,000	10.50%	Series (2005) 84,50,00,000	-	84,50,00,000	84,50,00,000	-	-	-	84,50,00,000	8,10,81,047	8,10,81,047	Nil
		9.70%	Series (2006) 60,00,00,000	-	60,00,00,000	60,00,00,000	-	-	-	60,00,00,000	Nil		-

Amount UAF 3/11



STATEMENT SHOWING THE REVISED ESTIMATES 1999-2000 AND BUDGET ESTIMATES 2000-2001  
VIS-A-VIS THE ACTUAL EXPENDITURE

Object of expenditure like Salaries, Travel Expenses, Office Expenses etc.	Actuals for the Year			Sanctioned Budget Grant 1999-2000	Actuals for the last 7 months 1998-99	Actuals for the first five months 1999-2000	PLAN	
	1996-97	1997-98	1998-99				Anticipated Expenditure for the remaining 7 months 1999-2000	Revised Estimates 1999-2000
	2	3	4				5	6
Loans to State Govts./Implementing Agency	146.85	84.26	206.81	45*	68.55	155.74	418.26	574.00
Study & Survey	0.16	0.03	0.05	-	0.05	0.90	1.10	2.00
Long Term advances to the employees of the Board (HBA/Scooter)	-	0.004	0.12	-	0.11	-	0.50	0.50
Repayment of Loan to HUDCO	-	60.00	-	-	-	-	-	-
Interest on market borrowing	-	9.99	27.24	-	25.88	1.85	68.15	70.00
Bonds Redemption Reserve	-	-	40.00	-	40.00	80.00	40.00	120.00
Other expenses	0.36	-	-	-	-	-	-	-
Expenditure on market borrowing	-	0.11	1.77	-	1.12	0.75	1.25	2.00
Payment of stamp duty on Bonds	-	-	-	-	-	5.11	0.89	6.00
Accommodation at IHC (maintenance / repair of office furniture office building & tax payments etc.)	-	0.20	0.08	-	0.08	0.06	0.44	0.50
NCR Planning & Monitoring Cells	-	0.15	0.49	-	0.49	-	2.00	2.00
<b>Total</b>	<b>147.37</b>	<b>154.74</b>	<b>276.56</b>	<b>-</b>	<b>136.28</b>	<b>244.41</b>	<b>532.59</b>	<b>777.00</b>
<b>Financing of Expenditure</b>								
Grant-in-aid from M/o Urban Development	40.00	42.00	45.00	160.00	-	-	60.00	60.00
Contribution of GNCT Delhi	3.75	15.00	20.00	30.00	-	-	30.00	30.00
Internal accruals & unspent balance of previous year	54.87	72.99	82.56	59.50	-	210.00	10.00	220.00
Market borrowing	60.00	25.25	102.00	564.00	-	-	284.00	284.00
Bond amount pertaining to 1997-98 & 1998-99	-	-	200.19	-	-	183.00	-	183.00
<b>Total</b>	<b>158.62</b>	<b>155.24</b>	<b>450.05</b>	<b>813.50</b>	<b>-</b>	<b>393.00</b>	<b>384.00</b>	<b>777.00</b>

\* The sanctioned budget estimate (under plan head) by the Ministry of Urban Development for the financial year 1999-2000 conveyed vide Ministry's letter No.325-DDR/99-USIB dated 24.3.99

STATEMENT SHOWING THE REVISED ESTIMATES 1999-2000 AND BUDGET ESTIMATES 2000-2001  
VIS-A-VIS THE ACTUAL EXPENDITURE

(Rs in lakhs)

NON-PLAN

Object of expenditure like Salaries, Travel Expenses, Office Expenses etc.	Actuals for the Year			Sanctioned Budget Grant 1999-2000	Actuals for the last 7 months 1998-99	Actuals for the first five months 1999-2000	Anticipated Expenditure for the remaining 7 months 1999-2000	Revised Estimates 1999-2000	Proposed Budget Estimates 2000-2001	Reasons for variations between	
	1996-97	1997-98	1998-99							Col.5&9	Col.9 & 10
	2	3	4	5	6	7	8	9	10	11	12
Salaries	32.15	55.26	67.04	85.00	33.42	31.29	58.71	90.00	100.00	Reasons for variations between column 5 & 9 & 10 are as under:	
FSC	.60	.61	.16	1.50	.06	1.55	1.45	3.00	3.00	BE 99-2000 sanctioned	
Fee & Honorarium	4.16	6.07	4.65	6.00	1.72	5.69	1.31	7.00	7.00	Rs. 100.00 lakhs. It is enhanced to Rs. 174.00 lakhs because provision	
Travel	1.90	2.96	1.01	5.00	.69	1.59	4.41	6.00	8.00	has been made for new posts likely to be created	
Office Expenses	20.54	14.93	20.40	30.00	9.69	19.86	15.14	35.00	35.00	while strengthening the NCRPB provision has	
Hospitality Expenses	1.83	2.18	3.86	5.00	2.68	3.65	4.41	6.00	7.00	also been made for	
Licence Fee	.17	.19	.39	2.00	.31	.20	2.30	2.50	3.00	general hike in prices	
Adv. & Pub.	.34	.62	.66	1.50	.60	.05	2.45	2.50	3.00	of materials & services &	
GIS Liability	-	-	-	4.00	-	15	5.85	6.00	8.00	payment of DA arrears &	
Audit Fee	.41	-	.38	.80	-	-	.80	0.80	1.00	Bonus for the year 1999-2000	
Exhibition	-	-	-	1.00	-	-	2.00	2.00	2.00		
Rent Rates & Taxes	5.10	4.34	1.65	5.00	1.65	2.63	2.37	5.00	5.00		
Legal charges	.47	3.72	.67	4.00	-	.94	4.06	5.00	6.00		
Intt. on GPF/CPF/Boards contribution	3.08	3.94	4.64	7.00	4.64	-	8.00	8.00	10.00		
Electricity bill of Boards office of IHC	1.06	.81	.17	1.50	.01	.21	1.29	1.50	2.00		
Write off assets	-	1.19	-	-	-	-	-	-	-		
<b>Total</b>	<b>71.81</b>	<b>96.82</b>	<b>105.68</b>	<b>159.30</b>	<b>55.47</b>	<b>67.81</b>	<b>112.49</b>	<b>180.30</b>	<b>200.00</b>		
<b>Financing of Expenditure</b>											
Contribution of M/o Urban Affairs	70.00	82.00	89.00	100.00	-	68.00	106.00	174.00	191.00		
Internal accruals & unspent including of previous year	5.17	14.84	16.68	-	-	.48	5.82	6.30	9.00		
<b>Total</b>	<b>75.17</b>	<b>96.84</b>	<b>105.68</b>	<b>100.00</b>	<b>-</b>	<b>68.48</b>	<b>111.82</b>	<b>180.30</b>	<b>200.00</b>		

### Revised Estimates 1999-2000 (Non-Plan)

The Budgetary support approved by the Ministry in Budget Estimates 1999-2000 for non-plan expenditure was Rs.100 lacs. This is proposed to be enhanced to Rs.174.00 lacs on account of the following reasons.

1. Provision has been made for new posts i.e. one Director, two Joint Directors & supporting staff created in the NCR Planning Board amounting to Rs.6.72 lakhs for 6 months.
2. Provision has been made for general hike in prices of materials & services.
3. Provision has been made for payment of DA Arrears & Bonus for the year 1999-2000 amounting to Rs.3.10 lakhs.

### Budget Estimates 2000-2001 (Non-Plan)

The Budgetary support proposed for the year 2000-2001 has been estimated to be Rs.191 lakhs Necessary provision amounting to Rs.13.44 lakhs has been made for filling up the vacant post and for the new posts likely to be sanctioned in the near future as also general hike in prices of materials and services.

(NB) ohw  
29/11/99  
(Finance & Accounts Officer)

**ANNEXURE - 4**

**CONSIDERATION OF ISSUES RAISED BY STATE  
GOVERNMENTS**

Government of Rajasthan  
Urban Development Department

No. TPR 222. NCR

Date: 27 MAR 2000

Member Secretary  
National Capital Region Planning Board,  
1st Floor, Zone IV,  
India Habitat Centre,  
Lodhi Road,  
NEW DELHI.

Sub: Follow up action on the decision of the 24<sup>th</sup> NCRPB meeting held on 23.3.99 and proposed items of Agenda for the forth coming meeting of the NCRPB.

Ref: NCRPB D.O. letter No.K-14011/58/99-NCRPB(25<sup>th</sup>) dated 10.3.2000.

Madam,

Kindly find enclosed herewith an action taken note on the decisions taken in the 24<sup>th</sup> meeting of NCRPB held on 23/3/99 along with proposed items of agenda for the forth coming 25<sup>th</sup> meeting of the NCRPB for inclusion in agenda and appropriate decision please.

Sincerely yours,

(G. S. Sandhu)  
Secretary to the Govt.  
Urban Development Deptt.  
Govt. of Rajasthan  
Jaipur.

Encl: As above.

**Action -Taken Note on decision taken in 24<sup>th</sup> meeting of NCRPB held on 23.3.99**

Agenda Item No.	Agenda		Action-Taken/Comments/Vigys on Agenda note
1		Confirmation of the minutes of the 23 <sup>rd</sup> meeting of the NCR Planning Board held on 13.6.98	No comments
2		Review of action taken on the decisions of the 23 <sup>rd</sup> meeting of the NCR Planning Board held on 13.6.98	
2.1		Common Economic Zone (CEZ)	A meeting of the Chief Ministers of participating States and Union Ministers was to be convened to discuss the issues of common economic zone. The action regarding convening this meeting was to be taken at the level of NCRPB.
2.2		Inclusion of additional areas in the NCR	The proposal to include additional areas in the NCR was approved by The Board and the details of the new areas to be included were to be sent by the participating State Governments. Govt. of Rajasthan has already sent proposals in this regard to the NCRPB vide letter No.F.10 (136) UDI/3/90 PT. II dated 14.9.99 & 21.12.99.
2.3		Power Sector Separate plans for Delhi as well as for the NCR	Action is to be taken by Ministry of Power.

2.4	2.4.1	Railways Sharing of the cost of the urban rail transport project for Delhi.	Action is to be taken of the Ministry of Railways, Ministry of Urban Affairs & Employment and Govt. of NCT Delhi.
	2.4.2.	Presentation of RITES on NIRTS.	Action is to be taken by the Govt. of Haryana and Govt. of NCT Delhi.
	2.4.3.	Uni-Gauge (BG) for Delhi NIRTS.	Action is to be taken by Ministry of Rlys. & Ministry of UA & E.
	2.4.4.	Consideration of Schemes identified by RITES costing Rs.5000/- plus crores for implementation.	Action is to be taken by Ministry of Rlys. & Ministry of UA & E.
	2.4.5.	Linking of Bhiwadi with Rewari Gurgaon Rly. Line.	Action is to be taken by Ministry of Rlys. & Ministry of UA & E.
2.5		Telecom facilities in NCR Region	Action is to be taken by the Ministry of communications.
2.6		Rationalisation of Tax Structure in NCR.	Action is to be taken by Ministry of UA & E and Govt. of India & NCT Delhi.
2.7	2.7.1.	Dealing of Cases related to change of land use and amendments to Master/Development Plans in NCRPB	Action is to be taken by NCRPB.
	2.7.2.	Decisions taken by the planning committee in its 43 <sup>rd</sup> meeting	No Action.
	2.7.3.	Consideration of Redelineation of NCR, Delhi Metropolitan Area, a Zone along the major transport corridors in NCR.	As per Agenda Item No. 2.
	2.7.4.	Annual Plan 1999-2000 and Facilities to the officers of NCRPB.	Action is to be taken by NCRPB.

3		Issue raised by the Chief Minister, Haryana in his Memorandum submitted to the Prime Minister and the Deputy Chairman, Planning Commission.	No Comments
4		Consideration of the Report on Review of Regional Plan -2001 for NCR.	No Comments as the report was accepted by the Board.
5		Preparation for Regional Plan for NCR-2021.	Action is to be taken by NCRPB
6		Approval of Revised Budget Estimates for the Year 1998-99 under Non-Plan (Revenue) and Plan (Capital) and B.E. 1999-2000 under Non-Plan (Revenue).	Action is to be taken by NCRPB
7		Review of loans and advances sanctioned and received by the Board during 1997-98.	Action is to be taken by NCRPB
8		Payment of Interest on application money to private individual applications who could not be allotted Tax-Free Bonds in the light of Ministry of Finance, Deptt. Of Economic Affairs, Govt. of India, Guidelines of 25.5.98.	Action is to be taken by NCRPB
9		Approval of the Annual Report of the NCR Planning Board 1997-98.	Action is to be taken by NCRPB
		<b>Supplementary Agenda Item No.1</b> Change of land use measuring an area of 82 acres in village of Khijuriawas and Khampur from peripheral Control Belt to public utility in the Bhivadi Master Plan, Rajasthan.	Decision of the Board has been communicated by Govt. of Rajasthan to the implementing Agencies vide letter No. F.10(2)UDII/3/96 dated 22.7.99.

Agenda Items for the 25<sup>th</sup> meeting of the NCRPB

**Agenda Item No. 1 : Effective Decentralization of certain activities in Delhi.**

NCT Delhi with an area of 1483 sq. km (4.90% of NCR) is the prime constituent of NCR. The development works within the area of NCT Delhi are taken up by DDA, which is directly under the control of Ministry of Urban Affairs Govt. of India. New Delhi. Delhi has been growing by more than 50% in every decade. If this trend continues, the population of Delhi is likely to reach over 23 million by 2011 and about 30 million by 2021. To accommodate this population, DDA is contemplating re-ensification of existing developed areas and new urban expansions in the peripheral areas engulfing almost all the remaining vacant areas of NCT Delhi.

In the first Master Plan of Delhi, Metropolitan Regional Planning approach was stipulated to be adopted and it was felt that to check the unprecedented growth of Delhi, there should be balanced development in its region. Though NCR Planning Board was constituted, Delhi continued to grow in an uncontrolled manner. The main reasons for this rapid growth have been identified as under: -

- Continuance of Delhi as wholesale trade centre for entire North India.
- Concentration of comparatively better public and semi public facilities, specially in terms of education and health.
- Development of modern small and medium and processing industries.
- Comparatively low tax structure than the surrounding areas.

For development of NCR, National Capital Regional Plan was prepared in which it was envisaged to decongest Delhi by deflecting the population to the region by shifting of economic activities from Delhi to the DMA towns and Regional centres.

In Rajasthan Sub-Region, Alwar and Bhiwadi are identified as Regional centres for priority development. In both the centres, Govt. of Rajasthan has developed industrial areas, various residential and commercial schemes and sites for social infrastructure through RIICO and UIT Alwar as per the National Capital Regional Plan, but due to non-shifting of economic activities from Delhi, the infrastructure facilities developed in Rajasthan Sub-Region are lying unutilized. For development of these areas, an expenditure of Rs. 15232.89 lacs been incurred. The position of developed plots in various schemes is as below: -

S. No.	Agency	Area Developed (in acres)	No. of Developed Plots	Plots lying Vacant
1.	UIT Alwar			
	a) Completed Schemes	1270	8510	2837
	b) Ongoing Schemes	1180	6510	4833
	Sub Total	2450	15020	7670
2.	RIICO	3660	1522	1276
	Grand Total	6110	16542	8946

The policy of decentralizing activities with Regional context need to be adopted rigorously

5.

The de-concentration and decentralization of wholesale trade and commerce, shifting and relocation of number of Central Govt. offices and Public Sector offices; shifting/relocation of non-confirming industries from NCT Delhi to the Regional Centres need to be taken up at the top priority then only the stock of infrastructures already developed by Rajasthan Govt. can be optimally used.

**Agenda Item No. 2 : Development of rural settlements.**

There are a large number of rural settlements within the Rajasthan Sub-Region of NCR. Some of these areas are potential locations for development where industry, trade and commerce and other activities can be promoted. These rural areas also need to be developed to avoid sharp imbalances within the NCR zone. So far NCR Planning Board is financing the projects for development of Regional Urban Centres only and has not extended any assistance for the development of rural settlements. The rural areas and settlements, which are under acute pressure of socio-economic and physical changes, are also required to be taken for priority development. It is suggested that some of the selected rural settlements should be taken up for development of key infrastructure facilities.

**Agenda Item No. 3 : Reduction in interest rates for Development of Normal Infrastructure Projects:**

The NCR Planning Board provides loan assistance to the participant States at the rate of 13% for residential, 14% for commercial and 12% for infrastructure projects for five years period with a 2 years moratorium. The urban development projects have a long gestation period. Such high interest rates and other conditions make these projects non-viable.

As an illustration in implementing the project for infrastructure development at Industrial Area Chopanki and Kushkhera, Phase-III, RIICO have incurred an expenditure of Rs. 3334.78 lacs and Rs. 1940.99 lacs so far. RIICO have also paid in the head of interest alone to NCRPB, a sum of Rs. 845 lacs for industrial area Chopanki and Rs. 520 lacs for industrial area Khushkhera so far. Despite the fact that off take of land is far below the expected level, RIICO has so far paid a sum of Rs. 2398.54 lacs as interest to NCRPB for the eight infrastructure development project taken up with their loan assistance.

The NCR PB should, therefore, consider reduction in interest rates and extension of repayment period up to 15 years as in case of other financial institutions lending for infrastructure projects. Moreover, the area of Rajasthan Sub-Region falls in third policy zone, that is the rest of NCR area beyond Delhi Metropolitan Area. For the development of this area, which is, comparatively less developed than other areas of NCR, the rate of interest needs to be re-examined to be lowered down to less than 10%.

**Agenda Item No. 4: Grants for Detailed Feasibility Reports for Infrastructure Projects.**

In the case of infrastructure development projects involving several complex issues, detailed feasibility reports (DFR) are required to be prepared through experts/consultants in the field. It is based on such DFR that the project could be structured for appropriate financial assistance from various concerned agencies. Few such projects are developing

alternate water source for Bhiwadi from Yamuna River. Rail Link Project between Bhiwadi and Rewari, wastewater disposal from Bhiwadi, etc. Since, such detailed feasibility and investment banking reports through expert consultants cost considerable amount, it is appropriate that grant for the same is considered by the NCRPB. This will encourage preparation of specific projects on commercial format which can eventually be financed by NCRPB for development of various growth-centres targeted in the NCR Plan.

#### **Agenda Item No. 5 : Relaxation from furnishing State Guarantee:**

At present the NCR Planning Board is insisting on the State Government guarantee before release of loan to the executing agencies like RIICO, UIT Alwar, UIT Kota and RSBCC. This is costing an additional financial burden of 1% on these executing agencies. Since, these infrastructure development projects have long gestation period and are required to be marketed at a rate which could be inviting for industries to migrate from the National Capital, it is necessary that such avoidable expenditure is reduced.

The NCRPB is, therefore, requested to waive off the requirement for State guarantee while disbursing loan to the executing agencies who have always been repaying the loan in time.

#### **Agenda Item No. 6 : Under utilized Infrastructure**

RIICO and UIT, Alwar have made substantial investments in the Rajasthan Sub-Region of NCR in anticipation of rise in demand for industrial, residential and institutional land, specially from those seeking relocation of their industries/ offices from Delhi. Unfortunately, there is very slow off take of industrial and other land in the various areas taken up for development by RIICO and UIT, Alwar in this Sub-Region. Demand has slackened even in areas like Bhiwadi and Alwar, whereas further investment has been made in areas like Chopanki, Khushkhera and Neemrana. The prime reason for this slackness in demand is that a large number of industrial plots are being developed by Delhi Govt. for setting up of industries within the Delhi State. NCR PB should consider persuading the Delhi Govt. to review and so regulate further development of plots in the State of Delhi, that relocation of industries as well as new industries are facilitated to come to the surrounding States like Rajasthan. Unless this matter is taken up earnestly, the very objective with which heavy investments are being made for infrastructure development in Rajasthan Sub Region of NCR would be defeated.

#### **Agenda Item No.7 : Grant Supplemented with Soft Loan for Non Remunerative Projects:**

For over all development of a region, several development works are required to be carried out which are not remunerative from commercial considerations. Some of these projects are Waste Water Disposal for Bhiwadi Complex, Important Road Linkages, Social Infrastructure Facilities by Low Cost Housing, Educational and Medical Facilities. These facilities are required to be provided in various sub-regions of National Capital Region Plan so that the people could be motivated to settle in the targeted regions like Bhiwadi. Since, the prime objective of NCRPB is to deflect the growth of population from National Capital to such targeted growth centres, it is appropriate that commercially non remunerative projects should be favourably considered by NCRPB. In such projects, NCRPB should consider grant to the extent of 25% of the project cost and the balance

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cost should be funded through a soft loan at an interest rate of 4 to 6% repayable in 30 to 40 years. This will encourage an integrated development of the targeted regions which will eventually serve the objective of the NCRPB.

**Agenda Item No. 8 : SPECIFIC PROJECTS WHICH NEED TO BE TAKEN UP ON PRIORITY IN BHIWADI**

**1. Direct Dialing from Bhiwadi to Delhi**

In and around Bhiwadi, several industrial areas have been developed by RIICO where entrepreneurs, mostly hailing from Delhi have made considerable investment. One of the prime requirements of these entrepreneurs is to have a direct dialing facility from Bhiwadi to Delhi as in the case of Noida, Gurgaon and Faridabad. Matter may be taken up with the Ministry of Telecommunications so that the required facility is made available to Bhiwadi and the surrounding areas.

**2. Rail linkage to Bhiwadi**

Considering the heavy investment made in Bhiwadi and for further development of the zone, it is necessary to have a rail link to the area. While the Khurja-Palwal-Bhiwadi-Rewari rail link will take some time, a request has been made to the Ministry of Railways to meanwhile link Bhiwadi with Rewari involving construction of about 25 km of rail link. The Chief Minister, Rajasthan, has also accordingly requested the Railway Minister, Govt. of India. The Railway Board has directed the General Manager, Northern Railway to conduct a techno-economic-feasibility study of the Bhiwadi-Rewari rail links. This vital project needs to be taken up with the Ministry of Railways for expeditious execution.

It has also been considered necessary that the Bhiwadi Rail Project should be developed on a commercial format for suitable structuring of the project. In this connection, a meeting was held by the Secretary (Industries) and the Managing Director, RIICO with NCRPB when officers from ILFS and PDCOR were also present. The NCRPB should consider providing grant for the detailed feasibility and investment banking report to be prepared in this project through RITES and PDCOR, as the rail link will also serve the state of Haryana.

**3. Waste management plant for Industrial & domestic waste in Bhiwadi**

Industrial development and the associated residential developments have witnessed a marked growth in Bhiwadi. The treatment and disposal from industrial area in Bhiwadi and in surrounding areas has been a matter of great concern. The natural drainage of the area being towards Sahibi river in Haryana, the industrial and domestic effluent has to go without any treatment through natural drains into Sahibi river. A common effluent treatment plant is required to treat the industrial and domestic effluent and make it up to safe dischargeable standards before being let off in the natural drainage of Sahibi river. RIICO has got a detailed project report prepared from NEERI. The cost of the total project is estimated to be approximately Rs.40 crores.. It is requested that NCRPB should make available at least 50% of the cost of project as grant. The balance 50% may be a matching contribution from the State Govt. and various executing agencies.

#### 4. Grant for DFR for alternate water source for Bhiwadi from Yamuna River:

To meet the objective of decongesting the National Capital, Bhiwadi is being developed as a priority town. NCR PB has also provided assistance for few projects in this Sub-Region. Industrial and other activities have increased manifolds resulting in substantial increase in population. Keeping in view the population forecast and increase in industrial activities it is necessary to have a dependable source of water supply.

The present ground water situation in the area is fast deteriorating as the water table is depleting very fast due to ground water mining in absence of any viable alternative source. The depleted ground water may not be able to sustain minimum economical yield of tube-wells in future due to prevalent over pumping.

A detailed study needs to be conducted for drawing of water from the River Yamuna for Bhiwadi and surrounding areas. It is requested that the NCR PB may provide an interest free loan for this vital project.

#### 5. Gas Linkages up to Bhiwadi:

The basic raw materials used for the manufacture of ceramic and glass industries like Ball Clay from Kolayat, Felspar from Beawar and Ajmer, Silica Sand from Bundi, limestone from many places are available of international standards. Such as L.P.G., L.D.O. and H.S.D. are available, but ceramic and glass industries, as a whole, are fuel based industries and by using natural gas, the quality of glass/end product improves.

A large ceramic and glass industries complex is proposed in Bhiwadi where products like vitreous China Sanitary-wares, Ceramic Glazed tiles, Tableware Crockery, Refractories, Glass containers, Sheet Glass, Ophthalmic Glass Blanks and other medium and large scale projects. are proposed to be set up. These projects shall offer tremendous potential for development of SSI and ancillary units related to Glass and Ceramics. This will boost up the development of Bhiwadi Sub Region of NCR.

For promoting such complex, there is a need to provide 0.75 MMCMD natural gas on a continuous basis. It is therefore, necessary that Govt. of India should allocate natural gas for developing a ceramic complex at Bhiwadi and the NCRPB is requested to take up the matter appropriately.

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GOVERNMENT OF RAJASTHAN  
URBAN DEVELOPMENT DEPARTMENT

No. ( ) / 99 Jaipur, dated the 27th Dec., 1999

To PRB 223/NCR/99/Part II

The Member Secretary,  
NCR Planning Board,  
1st Floor Zone IV,  
India Habitat Centre,  
LODI ROAD, NEW DELHI

28 DEC 1999

Sub: Proposal for inclusion of Supplementary Agenda  
Items No.1(A) & 1(B) in the 44th Planning Committee  
meeting of NCR Planning Board to be held on 29.12.1999.

Sir,

Please refer to your agenda for the said meeting to be held on 29.12.1999. I am enclosing herewith supplementary agenda item No.1(A) regarding change of land use from rural lands to urbanisable use for industrial purpose at Chopanki, Kushkhera and Tapukara in Tijara Tehsil of Rajasthan Sub-region, and supplementary agenda item No.1(B) for change of land use from rural lands to Industrial use in villages, Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil, duplicate. It may please be considered in the next meeting of the NCR Planning Board.

Yours faithfully,

(G.S. SANDHU)  
Secretary to Government.

Encl: as above.

Proposed agenda for 44th Planning Committee meeting of NCRPB to be held on 29.12.99.

Supplementary Agenda Item No. 1 (A)

Change of Land Use from Rural Lands to Urbanisable Use for Industrial Purpose at Chopanki, Kushkhera and Tapukara in Tijara Tehsil of Rajasthan Sub-Region

In the Rajasthan Sub-Region of NCR, with the objective to provide infrastructure for industrial development to accommodate the industrial units which were to be shifted from NCT- Delhi, RIICO took up the initiative to develop the industrial areas in Rajasthan Sub-Region.

As per NCR Regional Plan, the entire area of Rajasthan Sub-Region is situated beyond Delhi Metropolitan Area (DMA) i.e. 3<sup>rd</sup> policy zone and the NCR Plan also provides for the incentives for industrial development outside the DMA but within the NCR.

The Industrial Policy of Government of Rajasthan also aims to provide infrastructure facilities to the entrepreneurs who are interested in establishing their industrial units in Rajasthan.

RIICO had developed Industrial Area at Bhiwadi and it emerged as a successful industrial centre in Rajasthan Sub-Region. As per Regional Plan 2001 of NCR, Rewari, Dharuhera, Bhiwadi are identified as Regional complex where large-scale industrial development can be proposed.

With the result entrepreneurs had started to purchasing agriculture land in and around Bhiwadi and stated applying for conversion from Agriculture to Industrial use under the provisions of Land Revenue Act of Rajasthan.

To check the haphazard development of industries and other allied activities, RIICO took the initiative to develop new industrial areas at Kushkhera, Chopanki and Tapukara. These projects were submitted to NCR Planning Board for obtaining financial assistance.

The projects of development of industrial areas at Kushkhera and Chopanki were approved by the PSMG in its 24<sup>th</sup> meeting held on 20.03.96 and EPIP Tapookara was sanctioned by PSMG in its 25<sup>th</sup> meeting held on 26.03.98.

As per NCR Regional Plan and Sub-Regional Plan of Rajasthan Sub-Region the lands under these industrial areas falls under rural land. The brief of these areas is as below: -

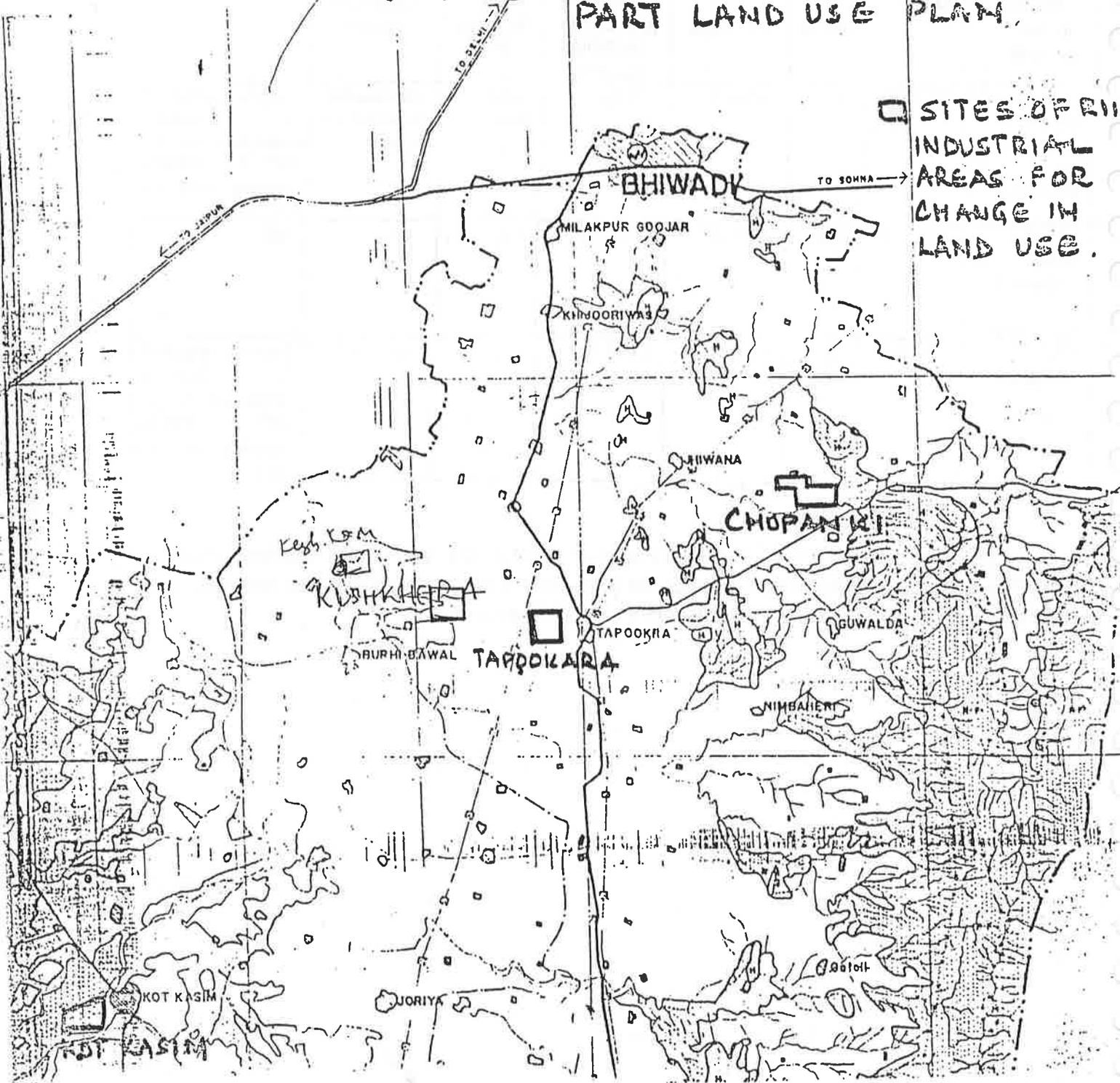
No.	Name of Project/ Industrial Area	Year of sanction	Area in Acres	Estimated cost (in lakhs)	Financial Assistance provided by NCRPB (in lakhs)	Use as per Regional Plan	Change of Land Use sought	Remarks
1.	Development of industrial area Chopanki	1995-96	820	4410.00	550.00	Rural land	Urbanisable for industrial purpose	Project approved for financial assistance in the 24 <sup>th</sup> PSMG meeting held on 20.03.96
2.	Development of Industrial Area Kushkhera	1995-96	656	3,632.87	1,700.00	- do -	- do -	- do -
3.	EPIP Tapukara	1997-98	292	5,827.51	1,000.00	- do -	- do -	Projects approved for financial assistance in the 25 <sup>th</sup> PSMG meeting held on 26.03.98

Since these projects are financed by NCR Planning Board and are under implementation, therefore, Planning Committee may consider the proposal to accord ex-post-facto sanction for change of land use from rural land to urbanisable use i.e. industrial use.

2001.21-

# RAJ. SUB REGION OF NCR PART LAND USE PLAN.

□ SITES OF RII  
INDUSTRIAL  
AREAS FOR  
CHANGE IN  
LAND USE.



Supplementary Agenda Item No. 1 (B)

Change of land use from Rural Lands to Industrial use in villages – Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil.

Some Industrial entrepreneurs opt to set up their industrial units on agricultural lands owned by them. This has been provided under the provisions of the Rajasthan Land Revenue Act, 1959. Therefore, some of these entrepreneurs having agricultural lands in rural areas of Tijara Tehsil applied for conversion of agriculture land for non-agricultural use i.e. industrial purposes. The same are pending with the Collector, Alwar who is the competent authority to convert these lands for want of change in land use in the Sub Regional Plan of Rajasthan Sub Region of NCR.

In order to promote the industrial development in Rajasthan Sub-Region, it is essential that all possible options and incentives are open to the entrepreneurs in Rajasthan Sub-Region. This is as per the Industrial Promotion Policy of the State.

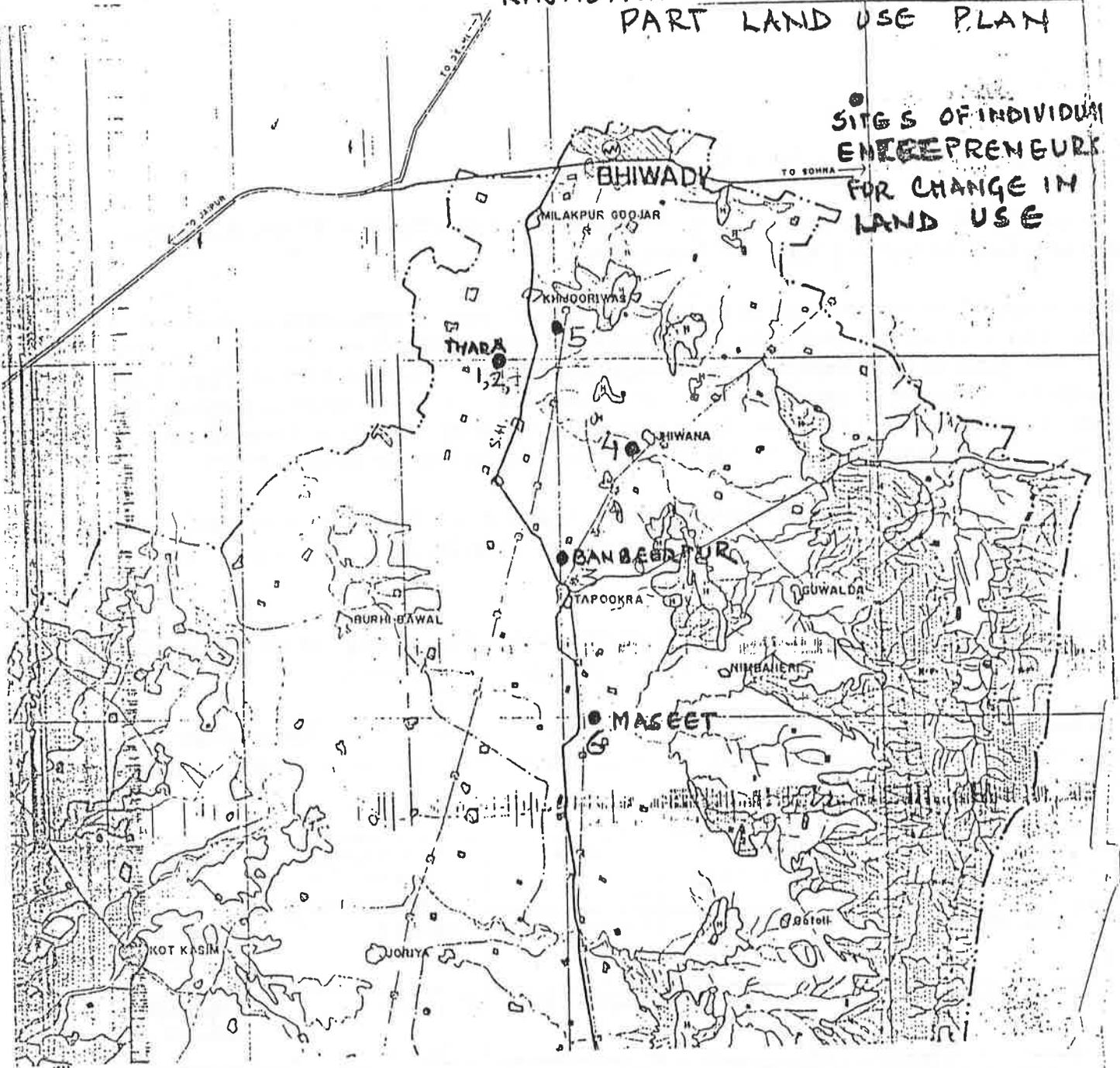
Collector, Alwar has referred the following cases for consideration as they can not be decided by his office for want of a change in land use in the Sub-Region Plan following.

The matter is placed before the Planning Committee to consider the cases for change of land use from rural land to industrial use in respect of the lands of entrepreneurs details of which is given in the Table.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari ✓	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari ✓	K. Nos. 318,320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd. ✓	K. Nos.60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd. ✓	K. Nos.1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd. ✓	K. Nos. 988-991 & 1000-1002 Village Khajooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd. ✓	K. Nos. 576,586-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

# RAJASTHAN SUB REGION OF NCR PART LAND USE PLAN

SITES OF INDIVIDUAL  
ENTREPRENEURS  
FOR CHANGE IN  
LAND USE



Government of Rajasthan  
Urban Development Department

ANSWERS 4/II 5

No. TPR-0223/NCR/99/14 II

Dated: 21 MAR 2000

Member Secretary,  
National Capital Region Planning Board,  
New Delhi

Sub :- Supplementary Agenda Item No. 2(B) of 44<sup>th</sup> Planning Committee meeting held on 14.01.2000 initiated by Govt. of Rajasthan and decision thereon of the Planning Committee.

Madam,

Kindly refer to the cases submitted under the above mentioned Agenda Item by Government of Rajasthan for a decision in the matter.

The cases were moved for a request for Land Use Change after a proper consideration by the Urban Development Department in light of the Industrial promotion policy and the prevailing rules and regulations of Revenue Department and Industries Department of the State.

The decision of not approving these cases would adversely affect the interest of the Government.

It is therefore requested that the merits of the cases as explained in the agenda may kindly be appreciated in the interest of the State Government and reconsider the decision.

Yours faithfully,

  
Secretary to Government,  
Government of Rajasthan,  
Jaipur

Encl. As above

Supplementary Agenda Item No. 1 (B)

Change of land use from Rural Lands to Industrial use in villages – Thara, Banbeerpur, Jeewana, Khajooriwas and Maseet of Tijara Tehsil.

Some Industrial entrepreneurs opt to set up their industrial units on agricultural lands owned by them. This has been provided under the provisions of the Rajasthan Land Revenue Act, 1959. Therefore, some of these entrepreneurs having agricultural lands in rural areas of Tijara Tehsil applied for conversion of agriculture land for non-agricultural use i.e. industrial purposes. The same are pending with the Collector, Alwar who is the competent authority to convert these lands for want of change in land use in the Sub Regional Plan of Rajasthan Sub Region of NCR.

In order to promote the industrial development in Rajasthan Sub-Region, it is essential that all possible options and incentives are open to the entrepreneurs in Rajasthan Sub-Region. This is as per the Industrial Promotion Policy of the State.

Collector, Alwar has referred the following cases for consideration as they can not be decided by his office for want of a change in land use in the Sub-Region Plan following.

The matter is placed before the Planning Committee to consider the cases for change of land use from rural land to industrial use in respect of the lands of entrepreneurs details of which is given in the Table.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari	K. Nos. 318,320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd.	K. Nos.60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer, along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd.	K. Nos. 1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd.	K. Nos. 988-991 & 1000-1002 Village Khajooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd.	K. Nos. 576,586-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

Government of Rajasthan  
Urban Development Department

No. TPR 0420-1 NCR/SS A II

Jaipur, Dated: 21 MAR 200

Member Secretary,  
National Capital Region Planning Board,  
1<sup>st</sup> Floor, Zone-IV,  
India Habitat Centre, Lodi Road,  
New Delhi-110003

**Sub :- Declaration of Bhiwadi-Tapookara and Kushkhera as Regional Complex in NCR Regional Plan 2001.**

Madam,

In the NCR Regional Plan 2001 Rewari Dharuhera-Bhiwadi are proposed to be developed as Regional Complex with strong industrial base. To relieve the NCT Delhi from additional pressure and to accommodate the Delhi bound migration it becomes necessary to encourage and accelerate the industrial development in Rajasthan sub-region. With this consideration RIICO took the initiative to develop Bhiwadi as industrial centre on priority basis.

For integrated and balanced development of Bhiwadi town the Master Plan was prepared and approved by the Government for the horizon year 2011. In this Master Plan the total Urbanisable area was 6300 acres of which 2840 acres of land was allocated for industrial development and remaining 3460 acres of land was proposed under other uses. Out of 2840 acres of land 2000 acres of land has already been developed by RIICO for industrial purposes and about 4000 acres is in process of acquisition. Similarly the land earmarked for housing and other uses has also been utilised to a large extent. Thus as far as Master Plan proposals are concerned about 80% of the land proposed under various uses has already been developed by the implementing agencies by the year 1998.

To cope with the increasing demand for industrial, housing and social infrastructure land, RIICO is developing industrial areas at Chopanki, Kushkhera and Tapookara with the financial assistance from NCRPB. Besides this a large number of industrial units have also come up along Bhiwadi-Alwar road. Thus in order to avoid haphazard development and ensure planning in Bhiwadi Region, Greater Bhiwadi Draft Master Plan has been prepared by RIICO for the horizon year 2021. A copy of the Draft Master Plan was also sent to NCRPB for approval. In this Master Plan additional 16197 acres of land has been proposed under urbanisable use.

The total urbanisable area under the proposed Draft Master Plan is proposed to be developed in following six planning zones/ complexes i.e.,

- Bhiwadi Complex,
- Chopandi-Sarekhurd Complex,
- Tapookara-Kushkhera Complex,
- Tatarpur-Banbeerpur Complex,
- Marchooni-Meetawas Complex,

- Bhudhi Bawal-Kotkasim Complex.

To maintain the relationship between environment and development, special consideration has been given to preserve the natural features and to have sufficient rural belt around these industrial complexes so as the same may act as buffer zone.

To give impetus to the development of regional complex through provision of adequate infrastructure and services, it is envisaged that Greater Bhiwadi would be able to attract and absorb the Delhi bound migrants and also help the shifting of industries from the metropolis. With this strategies it is expected that Greater Bhiwadi area would accommodate about 11,00,000 persons by the year 2021 on 24,982 acres of urbanisable area. The list of villages which are to be included in the development control area of proposed regional complex is given in the document of Greater Bhiwadi Master Plan.

Thus on the basis of above mentioned facts, following proposals may kindly be examined by NCRPB for considering the same in the forthcoming meeting of the Board.

1. Declaration of Bhiwadi-Tapookara and Kushkhera as Regional Complex in NCR Regional Plan 2001.
2. Inclusion of the revenue area of 94 villages in Development Control area of proposed Complex.
3. To earmark 24,982 acres of land under urbanisable use for the assigned population of 11 lakh by the year 2021.

Sincerely yours,



(G.S. Sandhu)  
Secretary to Govt.  
Urban Development Deptt.  
Rajasthan, Jaipur



273/ms/NCR/D

19.5.2000

ANNEXURE IV / II

Tel. Nos.

(O) 0141-380254

(R) 0141-561324

FAX :0141-380114

**INDERJIT KHANNA**

CHIEF SECRETARY

GOVT. OF RAJASTHAN

JAIPUR-302 005

D.O. No. F10(18)Navivi/3/91

Jaipur, Date: 10.5.2000

Dear Mrs Das

The NCRPB has been extending financial assistance to RIICO for its projects in and around Bhiwadi in the Rajasthan Sub-Region of NCR. Under the NCR Plan and the Rajasthan Sub-Regional Plan, Bhiwadi has been identified as a Regional Centre and the development proposals for the same under the above plans are in the form of Bhiwadi-Dharuhera-Rewari Industrial Complex.

The policy of NCR to contain the growth of Delhi and also shift some of the economic activities outside Delhi in the NCR, and a decision of the Hon'ble Supreme Court ordering the shifting of industries out of Delhi a few years back, a demand was projected by RIICO as an impact of this decision and expansion of Bhiwadi was envisaged. It is for this reason that RIICO approached NCRPB for financial assistance for 6 of their industrial areas in and around Bhiwadi namely:

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| 1. Bhiwadi Complex.               | 2. Chopanki - Sarekhurd Complex.   |
| 3. Tapookara - Kushkhera Complex. | 4. Tatarpur - Banbirpur Complex.   |
| 5. Marchooni - Meethawas Complex. | 6. Budhi Bawal - Kotkasim Complex. |

A total area of approximately 14585 acres is to be developed for industrial use. Once the industries come up in these areas, a commensurating infrastructural set up will be required in terms of residential, commercial offices and other services & facilities for an assigned population of 11 lacs by the year 2020.

The concept of Greater Bhiwadi has therefore been mooted by RIICO and after a discussion at the level of Secretary, Urban Development and the same has been forwarded to NCRPB vide their letter No. 0420/NCR/99/PT.II/1222 dated 21.3.2000 for declaring Bhiwadi, Tapukara, Kushkhera areas as a Regional Industrial Complex in NCR Regional Plan. The proposals of RIICO encompasses 94 villages in the development control area of this proposed complex. (Drawing enclosed). It is requested that the proposal of RIICO may please be got processed and dovetailed in the NCR Plan and the Rajasthan Sub-Regional Plan at an early date as it would facilitate proper development of the area.

Collector Alwar had referred six cases of conversion of land from Agriculture to Industrial as they could not be decided by his office for want of the change in land use in Rajasthan Sub-Regional Plan of NCR (A list of these cases is being enclosed herewith). I have been given to understand that these cases when referred to NCRPB office have not been agreed to. It is a State Govt. policy that in order to promote industrial development, an option is open to entrepreneurs to get agricultural land converted for industrial purposes under the State Revenue Rules. It appears that this situation has not been appraised properly while taking this decision. The Urban Development Department has referred these cases once again vide their letter No. TPR 223/NCR/99/PT.II/1209 dated 21.3.2000.

I request you to please look into both the above important issues and have these expedited.

With best wishes,

Yours sincerely,

*(Inderjit Khanna)*

Smt. Sarita J Das,  
Member Secretary,  
National Capital Regional Planning Board,  
1st Floor, Zone-IV, India Habitat Centre,  
Lodhi Road, New Delhi - 110 003

145.

List of cases referred to MCRPB for change in land use from Agriculture to Industrial.

S.No	Name of Applicant	Khasra No. & Revenue Village	Area	Land use as per Regional/ Sub Regional Plan	Change of Land Use sought
1.	Vijay Bhandari	K. Nos. 318-320 & 232-325 Village Thara	7 bigha 17 biswa	Rural Land	Urbanisable for industrial purpose
2.	Neera Bhandari	K. Nos. 318, 320, 234, 325 Village Thara	5 bigha 12 biswa	Rural Land	Urbanisable for industrial purpose
3.	Hindustan Fiber Ltd.	K. Nos. 60, 61 Village Banbeerpur	9 bigha 14 biswa (additional land)	Rural Land & Green Buffer along the major transport corridor.	Urbanisable for industrial purpose
4.	Shri Ram Fiber Ltd.	K. Nos. 1 to 5 Village Jhiwana	26 bigha 14 biswa (additional land)	Rural Land	Urbanisable for industrial purpose
5.	M/s Tor Jan Technical Ltd.	K. Nos. 988-991 & 1000-1002 Village Khujooriwas	13 bigha 18 biswa	Green Belt of Bhiwadi Master Plan.	Urbanisable for industrial purpose
6.	Balaji Mushroom Ltd.	K. Nos. 576, 536-590 Village Maseet	11 bigha 6 biswa	Rural Land	Urbanisable for industrial purpose

Government of Rajasthan  
Urban Development Department

No. TPR 0420/NCR/99/Pt.II

Jaipur, dated : 18.05.2000

The Member Secretary,  
NCR Planning Board,  
1<sup>st</sup> Floor, Zone IV,  
India Habitat Centre,  
Lodhi Road, New Delhi-110 003

Sub :- Declaration of Bhiwadi – Tapookara and Kushkhèra as Regional Complex in NCR Regional Plan 2001 and change of land use from Rural land to Urbanisable area.

Ref :- Discussions of the undersigned with Member Secretary, NCRPB on 17.05.2000.

Madam,

Kindly refer to my discussion on the above mentioned subject in your chamber with reference to this office letter No. TPR 0420/NCR/99/Pt.II/1220 dated 21.03.2000. As can be seen with the fast development of Bhiwadi in an industrial location in the past 20 years Bhiwadi has been a preferred location for setting industries by the entrepreneurs in the NCR Region around Delhi. The industrial areas proposed under the Master Plan for Bhiwadi are almost saturated and to cope with the increasing demand of industrial development RIICO had developed industrial areas at Chopanki, Kushkhèra and Tapookara for financial assistance from NCRPB.

With the decision of shifting of industries and to cater to the needs of those entrepreneurs who want to set up their industries in this area the role of Bhiwadi industrial centre becomes very significant. RIICO has already undertaken the development of EPIP area with the support of Govt. of India in this area besides identifying a site for dry-port for which land for its development has already been identified and finalised. With the fast development of Bhiwadi a need to provide Rewadi – Bhiwadi rail link has always been impressed upon by Govt. of Rajasthan.

It is for the above reasons that the concept of greater Bhiwadi incorporating therein Chopanki, Kushkhèra and Tapookara industrial areas and areas for supporting urban use such as residential, commercial, Govt. offices and other service facilities was developed by RIICO.

Under the above plan the RIICO has proposed six industrial complexes as under :-

1. Khajuriawas village part of Bhiwadi Complex.
2. Chopanki – Sarekhurd Complex
3. Tatarpur – Banbirpur Complex
4. Marchooni – Meethawas Complex
5. Tapookara – Kushkhèra Complex
6. Budhi Bawal – Kotkasim Complex

A plan is being attached indicated therein the contiguity of these industrial complexes into one urbanisable area.

It is therefore requested that NCR Planning Board may consider the proposal of the State Govt. to declare Bhiwadi, Tapookara and Kushkhera as Regional Complexes and also consider the proposal of change of land use of the areas as indicated in the plan attached from rural area to urbanisable area.

Yours sincerely,



(G. S. Sandhu)  
Secretary to Govt.  
Rajasthan, Jaipur



**SALIENT FEATURES OF THE "MASTER PLAN FOR GREATER BHIWADI INTEGRATED DEVELOPMENT PLAN 1997-2021" PREPARED BY BUILDING AND ENVIRONMENTAL CONSULTANTS.**

The salient features of the "Master Plan for Greater Bhiwadi Integrated Development Area 1997-2021" prepared by the "Building and Environmental Consultants" engaged by RIICO, are as under:

- 1) The proposed Development Control Area of the Regional Complex includes 94 revenue villages and Bhiwadi town covering a total area of 64,200 acres (22,992 ha.). The total urbanisable area proposed for the Regional complex is 24,982 acres (10,114 ha.). The complex is proposed to accommodate 11 lakhs population by 2021. The total urbanisable area - 2021 is proposed to be developed in six Planning Zones as under:

	Planning Zones	Area (in acres)
a)	Bhiwadi Complex	8785.00
b)	Chopanki-Sarekhurd Complex	1275.00
c)	Tapookara-Kushkhera Complex	2832.00
d)	Tatarpur-Banbeerpur Complex	1975.00
e)	Marchooni-Meetwas Complex	3605.00
f)	Bhudhi Bawal-Kotkasim Complex	6510.00
	<b>Total</b>	<b>24,982.00</b>

2. **Land Use:**

The total proposed urbanisable area of the Greater Bhiwadi Complex is 24982.0 acres. The break-up of the various land uses is as under:

(Areas in Acres)

Uses	Total	Percentage of Total Urbanisable Area
Residential	5,215.00	20.88
Commercial	588.85	2.36
Industrial	11,816.15	47.30
Governmental	275.00	1.10
Recreational	1,773.90	7.10
Public & Semi Public	1,350.25	5.40
Circulation	3,962.85	15.86
<b>Total</b>	<b>24,982.00</b>	<b>100.00</b>

The land use pattern of the complex has been defined in three categories as under:

- a) Land use in Bhiwadi Urban Complex.
- b) Land use in Industrial Node Centres.
- c) Land use in Rural Areas.

a) **Land use in Bhiwadi Urban Complex.**

In the Bhiwadi Urban Complex total urbanisable area proposed is 8,785 acres. It will accommodate city level facilities like City Centre Specialised markets, Govt. offices, Stadium, Hospital, Colleges and Professional Institutions. Out of the total urbanisable area 4,350 acres (49.52%) has been proposed for industrial use and 1,900 acres (21.63%) for residential use.

b) **Land use in Industrial Nodes.**

The total urbanisable area is 16,197.0 acres of which industrial area proposed to be 7,466.15 acres (46.10%), residential area 3,315.0 acres (20.47%) and recreational area 1318 acres (8.14%). The industrial areas in these Nodes have been proposed to be developed for non-polluting small and medium sized units which will need small treatment plant for effluent treatment. The industrial nodes proposed to provide lower level facilities like secondary schools, health centre, dispensary, community centres, labour housing etc.

c) **Land use in Rural Areas:**

The land in the rural areas proposed to be used for agricultural related use, such as cultivation, dairy farming, orchards, nurseries, poultries, forestries and plantation etc. It has been proposed that no industrial land conversion should be allowed in the rural belt, which may be notified as periphery control area. The scattered hillocks in this area are proposed to be thickly planted and beautified. The hill range running in north-west, south-east direction has been reserved for afforestation.

### 3. Physical Infrastructure

#### Road :-

a) Bhiwadi is located at the junction of Bhiwadi-Sohna-Palwal State Highway No.28 and Gangapur-Alwar-Bhiwadi State Highway No.23.

A by-pass road from N.H. No. 8 as proposed in the Bhiwadi Master Plan has been included in the proposal of the Bhiwadi complex.

b) Two East- West roads have been proposed of Highway standard with 60 meter ROW so that the traffic from industrial use is diverted towards NH-8 in the West and Sohna, Palwal and Bharatpur in the east. The proposed roads are;

i) Sangwari (on NH-8)-Jorthal-Nandrampur (all in Haryana)-Tatarpur-Jiwana-Chaupanki-Sere-Khurd-Nsipur.

ii) Rewari-Kasaula-Bolni-Ujauli-Budhibawal-Tapookhra-Sare-khurd (Kharkhari)-Bhogipur-Taoru.

c) In addition to above, three North-South roads have also been proposed with 45 mts. to 60 mt. width; as under:

i) Dungarwa (On NH-8)-Jarthal-Ujauli-Kotqasim

ii) Daruhera-Nandrampur-Kushkheda-Budhibawal

iii) Harchandpur-Jodiya-Gandola.

d) Undertaking of feasibility study for introduction of Railway Tram System. connecting the industrial areas and other use areas has also been suggested.

### 4. Rail:

A Broad Gauge railway line is proposed to be constructed linking Bhiwadi with Rewari and Palwal on the outskirts of the Bhiwadi town parallel to by pass road.

5. **Air:**

An Air-strip on the South of Tapookara town and West of Bhiwadi - Alwar road has been proposed. This will cater to the needs of the people of the area. The terminal building is proposed towards Bhiwadi-Alwar road.

6. **Inland Container Depot / Dry Port:**

An Inland Container Depot under construction at Bhiwadi will cater to the needs of whole of the Integrated Development Area.

7. **Water :**

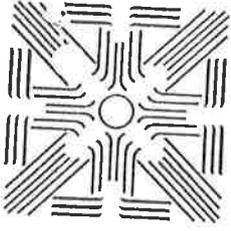
It is estimated that the water requirements of the Integrated Development Area will be about 1,000 gallon per acre per day. This shall be met from the available under-ground water in the region. Wells can also be bored in the Sahibi River Basin and the water reservoir near Sare-Kalan can be further strengthened to enable collection of larger quantity of water. Smaller check dams can be built to augment water supply.

8. **Other Facilities:**

It is expected that town level facilities proposed in the Bhiwad; Master Plan-2011 shall adequately serve the need of the area upto 2021. The hilly area in the west of industrial area have been proposed as green buffer zone for plantation and passive recreation. The area west and south of railway station has been earmarked for college and professional institutions. Provision of effluent Treatment Plant has also been made.

9. **Plan Implementation**

It has been suggested that Greater Bhiwadi Development Authority should be constituted to regulate, enforce and to carry out the development works for the entire area.



ADMIN/2000/4/IV

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

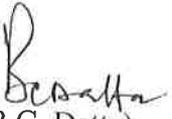
No.K-14011/41/AP/2000-NCRPB

Date: 23.5.2000

**Sub: Minutes of the 45th meeting of the Planning Committee held on 22-5.2000 in the office of the NCR Planning Board, India Habitat Centre, 1st Floor, Core-IV- B, Lodhi Road, New Delhi-110003.**

Enclosed please find the minutes of the 45th meeting of the Planning Committee for information and necessary action.

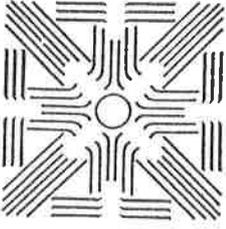
Encl : As above.

  
(B.C. Datta)

Chief Regional Planner

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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD

1st Floor, Zone-IV  
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Ministry of Urban Affairs & Employment  
Fax No.: 4642163

सं० के०-14011/41/ए०पी०/2000-रा०रा०क्षे०यो०बोर्ड

दिनांक : 24.5.2000

विषय : दिनांक 22.5.2000 को रा०रा०क्षे०यो०बोर्ड, भारत पर्यावास केन्द्र, प्रथम तल, कोर-IV बी, लोधी रोड, नई दिल्ली-110003 के कार्यालय में आयोजित योजना समिति की 45वीं बैठक का कार्यवृत्त।

योजना समिति की 45वीं बैठक का कार्यवृत्त सूचना एवं आवश्यक कार्रवाई हेतु प्रेषित है।

बी०सी० दत्ता  
(बी०सी० दत्ता)  
मुख्य क्षेत्रीय नियोजक

संलग्नक : उपरोक्तानुसार

**MINUTES OF THE 45TH PLANNING COMMITTEE MEETING HELD AT 4.00 P.M. ON 22.5..2000 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.**

List of the participants is enclosed.

The Chairperson welcomed all the members and mentioned that this meeting has been called at a short notice as per requests made by the Member States who sent their landuse change proposals to the Board which was now meeting on 20.6.2000.

The following proposals were discussed :

**i) Govt. of Haryana**

- a) Consideration of Draft Development Plan of Rewari-2021 prepared by the Govt. of Haryana in the light of the observations made in the 44th meeting of the Planning Committee held on 14.1.2000 with reference to Govt. of Haryana's request vide Memo No. CCP(NCR)-2000/829 dated 17.5.2000.

**ii) Govt. of Rajasthan's New Proposal**

- b) Re-consideration of change of landuse from "rural use/green belt/green buffer" with regard to six sites in five villages viz. Thara, Maseet, Jhiwana, Banbeerpr and Khajooriwas submitted by Govt. of Rajasthan which were not recommended by the 44th meeting of the Planning Committee held on 14.1.2000. The Govt. of Rajasthan had now come up with a proposal for the integrated development of "Bhiwadi-Tapookra-Kushkhera" as a Regional Complex, vide Govt. of Rajasthan's letter No. TPR/0233/NCR/99/Pt.II dated 21.3.2000, letter No. TPR/0420/NCR/99/Pt.II dated 18.5.2000 and letter No.F.19.(18)/Navivi/3/91 dated 10.5.2000 of the Chief Secretary, Govt. of Rajasthan.

**iii) Govt. of Uttar Pradesh's modified proposal for Greater Noida**

- c) Consideration of modified proposal of Govt. of U.P. for change of landuse from "rural use" to "industrial, commercial & institutional use" along the G.T. Road within the Greater Noida Notified Area as per the decisions taken in the 44th meeting of the Planning Committee held on 14.1.2000.

2.(i) Chairperson initiated the discussions on all the three . Regarding the proposal of the Govt. of U.P., this had been tentatively approved in the 44th meeting of the Planning Committee and Member Secretary had been authorised to take a final view after incorporating all the amendments. This had been done. Approval had been given, still then the proposal was being placed for final ratification.

ii) Regarding the propopsal of Govt. of Haryana she indicated that Haryana had still not submitted its Sub-Regional Plan and had instead gone ahead with presentation of a Plan for Rewari-2021 and this would be discussed in view of the importance attached by the Govt. of Haryana.

iii) Regarding the proposal of the Rajasthan Govt., she indicated that earlier as per Regional Plan-2021, the Rewari-Dharuhera-Bhiwadi Complex had been earmarked, however, whereas there was progress in the development of areas nearer to Delhi, the area of Rewari-Dharuhera-Bhiwadi Complex needed to come up faster and with the development of the new complex Bhiwadi-Tapookra-Kurshkhera proposed by the Govt. of Rajasthan, this would have the effect of a "Counter Magnet" and would help in checking migration at the Rajasthan and Haryana borders. Further the Govt. of Rajasthan was now going ahead with a massive drive for industrialisation and was attaching great importance to the development of this area as had been indicated by the Chief Secretary in his telecom and subsequent correspondence on the subject. She also indicated that the Govt. of Rajasthan already had an Inland Container Depot in the vicinity, they were going ahead with an SPV for a rail link and an Export Promotion Industrial Park was already in existence. All the above fitted in extremely well with the objectives of NCR.

### **AGENDA ITEM NO: 1 CONSIDERATION OF DRAFT DEVELOPMENT PLAN FOR REWARI-2021**

The modified Draft Development Plan for Rewari-2021 was presented by the representative of Govt. of Haryana. While presenting the Draft Development Plan it was indicated that the Plan covers a total area of 4,822ha and proposed to accommodate 5 lakhs population by 2021.

2. After detailed deliberation the Draft Development Plan for Rewari-2021 was recommended for approval of the Board with the following conditions:

- i) A total area of 4,822 ha.. is proposed to be developed for Rewari town upto the year 2021, instead of 4539 ha. as mentioned in the Plan earlier submitted by the State Govt. and approved by the State level Committee. Similarly, the area under open spaces will be 525 ha. instead of 242 ha. Accordingly, the landuses proposed in the Draft Development Plan-Rewari and the population density may have to be modified.
- (ii) As Rewari - Kot-Quasim Road is an important artery in view of the integrated development of Bhiwadi - Tapookra - Kushkhera complex with Rewari-Dharuhera-Bawal Complex, the same should be strengthened . Hence a Grade-separated Junction is required at the intersection of NH-8 and this road. This is required to be taken up by the Govt of Haryana in consultation with MOST to ensure free flow of the Regional traffic and better interaction between the emerging industrial complexes.
- (iii) Govt. of Haryana would declare areas between Rewari & Bawal towns and areas on South of NH-8 as controlled areas for checking/preventing the unauthorised development.
- (iv) Govt. of Haryana will incorporate the conditions given above in para (i) to (iii) while publishing the Development Plan of Rewari-2021.

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**AGENDA ITEM NO: 2 CONSIDERATION OF THE PROPOSAL FOR DECLARATION OF "BHIWADI-TAPOOKRA-KUSHKHERA" AS REGIONAL COMPLEX IN REGIONAL PLAN-2001-NCR.**

Shri Y.K. Bhatt, Chief Town Planner (NCR), Rajasthan, while giving background of the proposal mentioned that out of the three nodes viz. Bhiwadi, Dharuhera and Rewari forming the complex, as recommended in the Regional Plan-2001, Bhiwadi had been developing at a much faster pace. Of the 2,840 acres earmarked in the Master Plan under industrial use, about 2,000 acres have already been developed by RIICO. About 80% of the land proposed in the Master Plan under various uses have been developed by the various implementing agencies. Keeping in view the demand in this region, and the industrial land already exhausted in Bhiwadi township, RIICO was developing Chopanki, Kushkhera and Export Promotion Industrial Park (EPIP) at Tapookara in an area of about 2,000 acres. These industrial areas are being developed with the financial assistance of the NCR Planning Board. Besides the development of these industrial areas, a number of entrepreneurs have also sought conversion of rural land to industrial use along the Bhiwadi-Alwar Road. Govt. of Rajasthan, therefore, felt the need for integrated development of the entire area to give fillip to industrial development alongwith supporting facilities and also to prevent the unplanned development.

2. In this context, Shri Bhatt, mentioned that the Govt. of Rajasthan had earlier submitted a proposal for change of landuse in 5 revenue villages namely, Thara, Maseet, Jhiwan, Banbeerpur and Khajooriwas. These proposals were deliberated in the 44th meeting of the Planning Committee held on 14.1.2000 and the Planning Committee did not agree to these proposals, mainly in view of the fact they are scattered and fall in the rural/green areas. Since these villages now form part and parcel of the Regional Complex, the earlier objections would not hold good.

3. During discussion, Shri N.C. Wadhwa, Director, Town and Country Planning Deptt., Govt. of Haryana expressed his fear that such large development of a complex in the close vicinity of Bawal industrial area being developed with huge investment by Haryana Govt with the assistance NCRPB and Govt. of India, would create unhealthy competition and affect the development of Bawal Growth Centre . The representative of HSIDC was of the view that this might also affect repayment of loans to the Board. Chief Co-ordinator Planner (NCR), Haryana mentioned that as the area of the complex fell was a part of the catchment area of Sahibi river and since the slope was towards Haryana side, it was to be ensured by Govt. of Rajasthan that no untreated industrial effluents were discharged within the catchment area of Sahibi river as it was there only source of water supply. He further emphasised that the industrial effluents before discharge needed to be atleast at 20 BOD level for avoiding danger of contamination of surface and ground water. The representatives of the State of Haryana also indicated that the cost of land was much more in Haryana compared to Rajasthan and nobody would want their plots.

4. Shri G.S. Sandhu, Secretary, Govt. of Rajasthan while clarifying the observations made by the representatives of Haryana Govt. mentioned that in Rajasthan side the nearest point from Delhi on NH-8 is at Shahajampur, and that was their nearest National Highway at a distance of about 100 Kms.. The developments at Bhiwadi, at a distance of 75 Km. South-West of Delhi has taken place in areas about 4 Kms. away from NH-8, whereas, Haryana being located adjacent to Delhi on three sides has ample advantages to develop

industrial areas all around Delhi and also along the NH-8 from Gurgaon to Dharuhera and onwards upto Bawal. Hence, fear of unhealthy competition between the two States is unfounded. As in Bhiwadi there were no industrial land available for allotment, it would not be justifiable to deny industrial development in this area. He further mentioned that keeping in view the demand, the Govt. of Rajasthan had been actively pursuing the proposal of providing a rail link from Rewari to Bhiwadi, linking Palwal in phases. Besides this, in order to provide an access to the complex, RIICO has already strengthened the existing link from Dharuhera to Bhiwadi, in a stretch of 9 Kms., out of which about 4.4 Kms. of (1.1 Km cement concrete and 3.25 Km bitumen) road has been constructed in the Haryana portion by RIICO, without apportioning any cost to the Haryana State. In fact an amount of Rs. 4.50 crores were spent by the Govt. of Rajasthan in Haryana portion. As such, Haryana Govt. should not have any fear of competition. He also mentioned that industrial waste was now not discharged on Haryana side and that the river Sahibi was also their source of water supply. He agreed that all precautions would be taken by planning and constructing Effluent Treatment Plants before the industrial wastes would finally be discharged.

5. Shri Atul Kumar Gupta, Secretary (Housing) Govt. of Uttar Pradesh was of the view that if the proposal of the Rajasthan Govt. met the requirements of the Regional Plan-2021 there should not be any objection in permitting this development.

6. After detailed deliberation, the Planning Committee recommended the proposal for an approval in principle of the Board with the following conditions/observations:

- a) The Bhiwadi-Kushkhera -Tapookara (Greater Bhiwadi Complex) may be declared as Regional Complex (Regional Centre) in RP 2001 and also be incorporated as such in the proposed RP-2021. The total area will be 29,342 acres only.
- b) Govt. of Rajasthan may declare the revenue areas of 94 villages under the Development Control Area of the Bhiwadi-Tapookara-Kushkhera Regional complex.
- c) The Integrated Bhiwadi Complex may be planned for a urbanisable area of about 29,342 acres for a population of 11 lakhs with associated facilities and amenities. The change of landuse of the five villages as indicated in para 1 of the Agenda notes is approved and to be incorporated in the Master Plan for Bhiwadi-Tapookra-Kushkhera as a Regional Complex. This shall stand incorporated in the Master Plan-2021.
- d) The above decision consequently modified the decision taken in the 44th Planning Committee vis-a-vis the 5 villages of Thara, Maseet, Jhiwana, Banbeerpur and Khajooriwas which would now form part and parcel of the Bhiwadi-Tapookra-Kushkhera Complex and no further piecemeal conversion of private holding being used for industries will be allowed.
- e) The Master Plan for Bhiwadi-Tapookra-Kushkhera Complex-2021 should be undertaken immediately under the provisions of Rajasthan Urban Improvement Act, 1959 taking into consideration not only the development proposals on the Rajasthan side but suitable linkages in the Haryana side was necessary. The areas which are separated by agricultural areas could be planned in an integrated and compact way without disturbing the rural settlements, otherwise, such agricultural areas will be under tremendous pressure and will attract unauthorised change of landuse. An exercise for investment requirements and funding possibility in the overall State

scenario, as a part of the integrated development studies, will further help in concretising the programmes for implementation.

- f) An appropriate area needs to be defined along Alwar- Bhiwadi road, upto 100 meter depth, leaving aside 60 meter mandatory provision of green buffer being a State Highway road so that development can follow in planned manner along both sides. The open /rural areas are to be protected through development controls.
- g) While developing the Regional Complex, Govt. of Rajasthan is to follow the conditions as under:
  - i) The industrial effluent shall have to be fully treated, as per standard and norms of pollution control, before it is finally discharged. Adequate provision of Effluent Treatment Plants in the Regional Complex is to be ensured by the Govt.
  - ii) All the land use changes for industrial purposes are to be taken in the framework of integrated development and it will be ensured that no cases of landuse change is taken up outside the complex.

**SUPPLEMENTARY AGENDA ITEM NO.1 CONSIDERATION OF THE PROPOSAL FOR CHANGE OF LANDUSE OF AN AREA MEASURING 510 HA. FOR DEVELOPMENT OF INDUSTRIAL / COMMERCIAL AND INSTITUTIONAL AREA ALONG G.T. ROAD IN THE GREATER NOIDA NOTIFIED AREA, U.P. SUB-REGION.**

The proposal was earlier placed before the 44th meeting of the Planning Committee held on 14.1.2000. After detailed deliberation, the Planning Committee cleared the proposal and observed that the comprehensive modified proposal be prepared in consultation with the Planning and Monitoring Cell, U.P., and be re-submitted to the Board's Secretariat. The Planning Committee authorised Member Secretary to take a decision on the above. The Board's Secretariat had received the modified proposal from Greater Noida Authority through the Planning Cell. This was again examined and placed before the Member Secretary who approved with the following conditions:

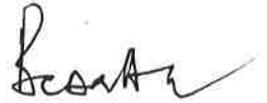
- i) A 60 meters wide "green buffer" on both sides of the State Highway/G.T. road as per the provision Regional Plan-2001 is to be kept wherever possible. However, "abadis" and existing structures falling within the "green buffer" are to be "spot zoned" and it is to be ensured that no new construction or extension in this green buffer is allowed.
- ii) Service roads are to be planned as a part of the comprehensive plan within the ROW of G.T. road.
- iii) An area of 180 ha. proposed for industrial use and 59.36 ha. for institutional use to be deleted from the earmarked 'industrial use' and institutional use in the Outline Development Plan for Surajpur and Kasna Sub-Regional Centres (Greater Noida) respectively for maintaining overall balance of landuse allocation.
- iv) Provision for Common Treatment Plants/ETPs to be incorporated in the layout plan and the same should be installed to ensure that the industrial effluents do not pollute the neighbouring settlements and agricultural lands.

2. The Planning Committee approved the above and ratified the decision taken as per delegation of power given to her in the 44th Planning Committee meeting.

3. The members of the Planning Committee expressed their gratitude to the Secretariat of the Board for clearing all the proposals in such a short time and hoped that the same would be placed before the Board on 20.6.2000.

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

**No.K-14011/45(AP)/2000-NCRPB  
NCR Planning Board  
India Habitat Centre  
1st Floor, Zone-IV,  
Lodhi Road, New Delhi-110 003**



**(B.C. DATTA)**

**Chief Regional Planner**

**Date: 23.5.2000**

- Copy to :**
- 1. Chairperson, Planning Committee.**
  - 2. Members of the Planning Committee.**
  - 3. All officers of the Board.**

## LIST OF THE PARTICIPANTS

1. Mrs. Sarita J. Das  
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3. Shri G.S. Sandhu  
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Govt. of Rajasthan  
Secretariat, Jaipur,  
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11. Shri B.C. Datta  
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NCR Planning Board
12. Shri D.S. Bains  
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21. Shri Jaswant Singh  
Distt. Town Planner  
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23. Shri K.K. Yadav  
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24. Shri Sudhir Kshyap  
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## **OFFICERS OF THE NCR PLANNING BOARD**

25. Dr. N.B. Johri,  
Project Officer 'C'
26. Shri Rajeev Malhotra,  
Project Officer 'C'
27. Shri V.K. Thakore  
Project Officer 'B'
28. Shri J.N. Barman,  
Project Officer 'B'
29. Shri N.K. Aneja,  
Dy. Director (I)
30. Shri N.K. Bhardwaj,  
Dy. Director (PMC)
31. Shri Manmohan Singh,  
Project Officer 'A'
32. Shri P. Sisupalan  
Project Officer 'A'
33. Shri S. Surendra  
Project Officer 'A'
34. Shri Suresh Rohilla  
Project Officer 'A'
35. Shri Utpal Deka  
Project Officer 'A'
36. Shri P.K. Jain  
Asstt. Accounts Officer

सुमिता काण्डपाल  
SUMITA KANDPAL

आयुक्त

COMMISSIONER

राष्ट्रीय राजधानी क्षेत्र (उ.प्र. प्रभाग)

National Capital Region (U.P. Sub-region)



जवालय : 0575-791529 (गा. 1)  
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अख्त शा0 पत्रांक : 14011/58/99-एन.सी.आर.पी.बी.

/बोर्ड बैठक/एन.सी.आर./99-2000

दिनांक :

प्रिय

एन.सी.आर. प्लानिंग बोर्ड की 25वीं बैठक के एजेन्डा बिन्दुओं पर विस्तृत आख्या के सम्बन्ध में आपके पत्रांक के-14011/58/99-एन.सी.आर.पी.बी. (25वीं) दिनांक 25.1.2000 के अनुक्रम में एजेन्डा नोट निम्नवत् प्रेषित किया जा रहा है :-

एन.सी.आर. क्षेत्रीय योजना के लक्ष्यों के अनुसार उपक्षेत्रों में उच्च स्तरीय आधारभूत संरचना एवं सुविधाओं का विकास किया जाना प्रस्तावित है, परन्तु अधोसंरचना से सम्बन्धित प्रस्ताव/परियोजनाओं के क्रियान्वयन से परोक्ष वित्त सृजन नहीं होता जिससे उनकी वित्त जीव्यता प्रभावित होती है। प्रदेश के समुचित विकास हेतु आधारभूत सुविधाओं का विकास अत्यन्त महत्वपूर्ण है, जिस हेतु उपरोक्त वर्णित परिस्थितियों में निम्न दो विकल्पों पर विचार किया जा सकता है।

- अ. प्रदेश सरकार द्वारा अब तक उपलब्ध कराये गये वित्तीय संसाधनों के अतिरिक्त और वित्तीय संसाधन उपलब्ध कराये जायें।
- ब. एन.सी.आर. प्लानिंग बोर्ड द्वारा आसान शर्तों (5 से 7 प्रतिशत व्याज) पर ऋण तथा अनुदान उपलब्ध कराया जाय।

प्रदेश सरकार की वित्तीय स्थिति को दृष्टिगत रखते हुए अतिरिक्त संसाधन उपलब्ध हो पाना सम्भव नहीं है। अतः दूसरे प्रस्तावित विकल्प के अनुसार बोर्ड द्वारा अधोसंरचना (इन्फ्रास्ट्रक्चर) के विकास हेतु अनुदान तथा आसान शर्तों पर ऋण उपलब्ध कराया जाना उपक्षेत्र के विकास हेतु अत्यन्त आवश्यक है।

कामन इकोनॉमिक जोन के सम्बन्ध में 24वीं बोर्ड बैठक में भी त्वरित क्रियान्वयन पर बल दिया गया था और इस दिशा में व्यापार कर की दरों में समानता लाने के निर्णय के दूरगामी परिणाम होंगे, परन्तु दिल्ली नगर निगम द्वारा एन्ट्री टैक्स लगाये जाने का कॉमन

....3.... पर

इकोनोमिक जोन की मूल भावना के विपरीत है। व्यापार एवं वाणिज्य की दृष्टि से पूरे एन.सी.आर. क्षेत्र में बैंकों द्वारा चैक्स की क्लियरेंस को लोकल क्लियरेंस माना जाना, अन्य उच्च स्तरीय बैंकिंग सुविधायें, राष्ट्रीय स्तर के फ्रेट काम्पलेक्स, कन्टेनर डिपो आदि का विकास को उपक्षेत्रों में बढ़ावा दिया जाना आवश्यक है।

3. उपरोक्त बिन्दु संख्या-1 में उल्लेखित वित्तीय संसाधनों के सम्बन्ध में योजना आयोग से प्रदेश सरकार को अतिरिक्त परिष्कृत वित्तीय सहायता उपलब्ध कराये जाने पर विचार किया जाना आवश्यक है। इस अतिरिक्त सहायता से उपक्षेत्र में त्वरित विकास सम्भव हो सकेगा जो एन.सी.आर. क्षेत्रीय योजना के लक्ष्यों की पूर्ति की दशा में एक महत्वपूर्ण कदम होगा। इस दिशा में योजना आयोग से एन.सी.आर. प्लानिंग बोर्ड के माध्यम से अनुरोध किये जाने का प्रस्ताव है।
4. क्षेत्रीय योजना में प्रस्तावित उद्योग, व्यापार एवं वाणिज्य तथा अधिचिन्हित कार्यालयों के स्थानान्तरण आदि प्रस्तावों के परिपेक्ष्य में उपक्षेत्र में बड़े पैमाने पर आवासीय एवं औद्योगिक क्षेत्रों का विकास किया गया है (जैसे मेरठ में लगभग 4000 एकड़ आवासीय भूमि विकसित की गयी)। परन्तु उपरोक्त वर्णित आर्थिक क्रिया-कलापों के स्थानान्तरण न हो पाने के कारण प्राधिकरणों की काफी सम्पत्ति अनिस्तारित पड़ी है तथा सम्पत्ति निस्तारण से आशातीत आय प्राप्त न होने के कारण प्राधिकरण ऋण कुचक्र में फँस गये हैं। उपक्षेत्र के विकास के लिए जिम्मेदार इन प्राधिकरणों को इस ऋण कुचक्र (डैट ट्रेप) से निकाला जाना अत्यन्त आवश्यक है जिस हेतु निम्नलिखित बिन्दुओं के त्वरित क्रियान्वयन पर विचार किया जाना आवश्यक है।

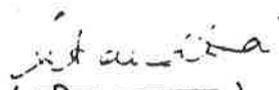
- अ. दिल्ली में कार्यरत एवं अधिचिन्हित कार्यालयों को दिल्ली से बाहर स्थानान्तरित कराया जाना। डी.एम.ए. नगर गाजियाबाद में केन्द्र सरकार द्वारा कार्यालयों हेतु अधिग्रहीत की गई 900 एकड़ भूमि का एक बड़ा भाग आज भी खाली पड़ा है। दिल्ली से कार्यालयों के स्थानान्तरण से उपक्षेत्र में विकास को गति मिलेगी।
- ब. मेरठ-गाजियाबाद एक्सप्रेस-वे का शीघ्र क्रियान्वयन कराये जाने से मेरठ नगर में अनिस्तारित पड़ी सम्पत्ति का निस्तारण सम्भव हो सकेगा।

स. दिल्ली-हापुड़-मुरादाबाद तथा गाजियाबाद-मेरठ रेल लाइनों के दोहरीकरण एवं विद्युतीकरण कराये जाने के प्रस्ताव को प्राथमिकता दिये जाने हेतु अनुरोध रेल मंत्रालय से एन.सी.आर. प्लानिंग बोर्ड के माध्यम से किया जाना अपेक्षित है । रेल लाइनों के विद्युतीकरण से उपक्षेत्र के विकास को गति मिल सकेगी । इसी प्रकार तुगलकाबाद से मारीपत (नोएडा, ग्रेटर नोएडा) तक रेल लाइन बिछाये जाने के प्रस्ताव को भी शीघ्र क्रियान्वित किये जाने का अनुरोध रेल मंत्रालय से किया जाना है, क्योंकि नोएडा के उपरान्त ग्रेटर नोएडा दिल्ली के ऊपर जनसंख्या दबाव को कम करने की दिशा में महत्वपूर्ण भूमिका अदा कर रहा है । रेल लिंक ग्रेटर नोएडा की इस भूमिका को और भी सशक्त बना देगा ।

5. ~~एन.सी.आर. प्लानिंग बोर्ड द्वारा~~ क्षेत्रीय योजना-2021 के निर्माण का कार्य आरम्भ किया गया है। इस दिशा में सहभागी प्रान्तों की भागीदारी अत्यन्त महत्वपूर्ण है ।

वर्तमान क्षेत्रीय योजना से जुड़े विभिन्न पहलुओं पर विभिन्न कन्सल्टेंट द्वारा अध्ययन किए गये हैं । उन अध्ययनों से निकाले गये निष्कर्षों के आधार पर ही नई क्षेत्रीय योजना की दिशा निर्धारित की जानी चाहिये, जिस हेतु प्रदेश सरकारों के प्राथमिक प्रतिनिधियों तथा कुछ अन्य एक्सपर्ट की एक समिति गठित किया जाना प्रस्तावित है जो समयबद्ध कार्यक्रम के अनुसार प्रत्येक क्षेत्र में नीति विषयक परिवर्तन एवं मार्गदर्शन प्रदान कर सके ।

24/10/2021

भवदीया,  
  
 ( सुमिता काण्डपाल )  
 आयुक्त

श्रीमती सरिता जे. दास  
 सदस्य सचिव,  
 एन.सी.आर. प्लानिंग बोर्ड,  
 इन्डिया हेवी टाट सेन्टर, लोधी रोड,  
 नई दिल्ली ।

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

Furthermore, it is noted that the records should be kept for a minimum of five years. This is a legal requirement in many jurisdictions and helps in the event of an audit or a dispute. The document also mentions that the records should be stored in a secure and accessible location.

In addition, the document outlines the procedures for handling discrepancies. If there is a difference between the recorded amount and the actual amount, it is crucial to investigate the cause immediately. This could be due to a clerical error, a missing receipt, or a change in the terms of the agreement.

The document also discusses the role of the accounting department in ensuring that all transactions are properly recorded and classified. It highlights the need for regular reconciliations and the use of standardized accounting codes to facilitate the process.

Finally, the document concludes by stating that maintaining accurate records is not only a legal obligation but also a key to the success of any business. It provides a clear and concise summary of the requirements and procedures for record-keeping.

The document is intended to serve as a guide for all employees involved in the accounting process. It is subject to periodic review and updates to reflect changes in regulations and best practices.



(10)

ANSWERED 4/VI  
by hand

No - Planning/M-31/98/1250  
Date - 28-12-98

From: Brijesh Kumar  
Chairman

To,

Ms. Sarita Dass  
Member Secretary  
N.C.R. Planning Board  
1<sup>st</sup> Floor, Zone-iv,  
Indian Habitat Centre  
Lodhi Road  
New Delhi.

1739/crf/98  
31-12-98

ms/567/D  
31/12/98

Subject : Industrial land use along G.T. Road in Greater Noida Notified Area.

Madam.

You are aware that Greater Noida Industrial Development Area is located in the U.P. sub-region of N.C.R. and the Outline Development Plan-2001 for the area was approved by the N.C.R. Planning Board in the year 1996. However the land use of the area along G.T. Road which was earlier earmarked for industrial use in the Master Plan of Ghaziabad Development area, was shown as agriculture in the approved plan of Greater Noida which in an anomaly. A number of industries located in this industrial area cannot be considered for permitting expansion due to this anomaly.

Further, G.T. Road being a main transportation corridor there is a lot of pressure for development along the road and a number of industries are already functioning in this area. Hence there is an urgent need to plan the area on both sides of the G.T. Road. The proposal in this regard has been prepared on the basis of relocation of industrial land use within the notified area. A proposal is enclosed for your kind consideration and in principle approval. Thereafter a detailed proposal shall be submitted for approval.

Encl : As above

Yours sincerely,

( Brijesh Kumar )

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(11)

The ODP-2001 of Greater Noida Industrial development area was approved by the NCR Planning Board in the 1996. The notified area of Greater Noida comprised of 110 villages in the year 1993. In the year 1994, 16 villages of Ghaziabad district were included in the notified area. The plans showing the notified area in 1993 and 1994 is enclosed at serial no. 1. A part of the 16 villages falling on either side of GT road and comprising an area of about 250 hectare was earmarked for industrial use in the Master Plan of Ghaziabad. After transfer of this area to the notified area of Greater Noida, the land use of the said area was shown as agriculture in the approved ODP-2001 plan of Greater Noida, although it should have been incorporated as industrial use. A number of industries have already been located on both sides of GT Road and there is tremendous pressure of unauthorised growth along the GT Road. Therefore, there is an urgent need to prepare the plan for the area on both sides of GT Road.

As per Master plan of GDA an area of about 250 hectare in between National Highway-24 Byepass and Dasna drain is earmarked for industrial use as shown in the enclosed plan at serial no. 2. To control the developments coming along the GT Road in an unauthorised manner, it is proposed to extend the 200.0 m wide industrial belt on east of GT Road up to the notified area boundry of the Authority. Also on the west of GT Road a 200.0 m wide belt is proposed to be earmarked for industrial use and its supporting commercial/Institutional uses.

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Similarly along Bisrakh Road, on both sides of the road, industrial land use is proposed to be earmarked to ensure planned development. The area to be planned/controlled for development is shown the enclosed plan at serial no. 3. the total area of which is about 510 hectare. A stretch of about 700.0 m falling in village Badalpur is outside the notified area of the Authority.

In order to restrict the extent of industrial landuse within the provisions of the approved plan 2001 of the notified area, the following readjustment of land uses is proposed:-

- (1) An area of about 100 Ha along the railway line is being used by the Railways for their EMU car shed, staff quarter etc. This area can not be put to Industrial use). This area is proposed to be relocated along the Bisrakh road and GT Road.
- (2) An area of about 180.0 ha at Kasna is not envisaged to be developed upto 2001 . This area is proposed to be relocated along the GT Road.

The industrial area transferred from the Master plan of GDA would require supporting commercial/ facilities(institutional) area. In the present approved ODP 2001. the ratio of Industrial Area to Commercial/Institutional area is 3:1. The same ratio has been maintained and accordingly for in 250 ha. of industrial area about 80 ha of land is proposed for commercial/Institutional use. The tentative location of the same are earmarked on the enclosed plan

at serial no. 4 which is subject to relocation depending on the detailed survey of the area.

Thus the proposed land use of the area is as follows:-

- 1) Industrial area -430 ha(250 ha transfer from GDA + 180 ha relocated from Kasna )
- 2) Commercial/Institutional- 80 ha.

Total 510 ha.

- RECREATIONAL**
- RECREATIONAL & BZP
  - GOLF COURSE & SPORTS COMPLEX
  - AMBIATURE
  - FOREST PARK
- TRANSPORTATION**
- TRUCK TERMINAL
  - BUS TERMINAL/STATION/TERMINUS
  - ROAD CIRCULATION
- MISCELLANEOUS**
- VILLAGE ADAB
  - WATER BODY
  - RIVER BED
- BOUNDARIES**
- GREATER NOIDA BOUNDARY
  - G.T. ROAD AREA

LANDUSE CHANGE PROPOSAL  
OF G.T. ROAD.

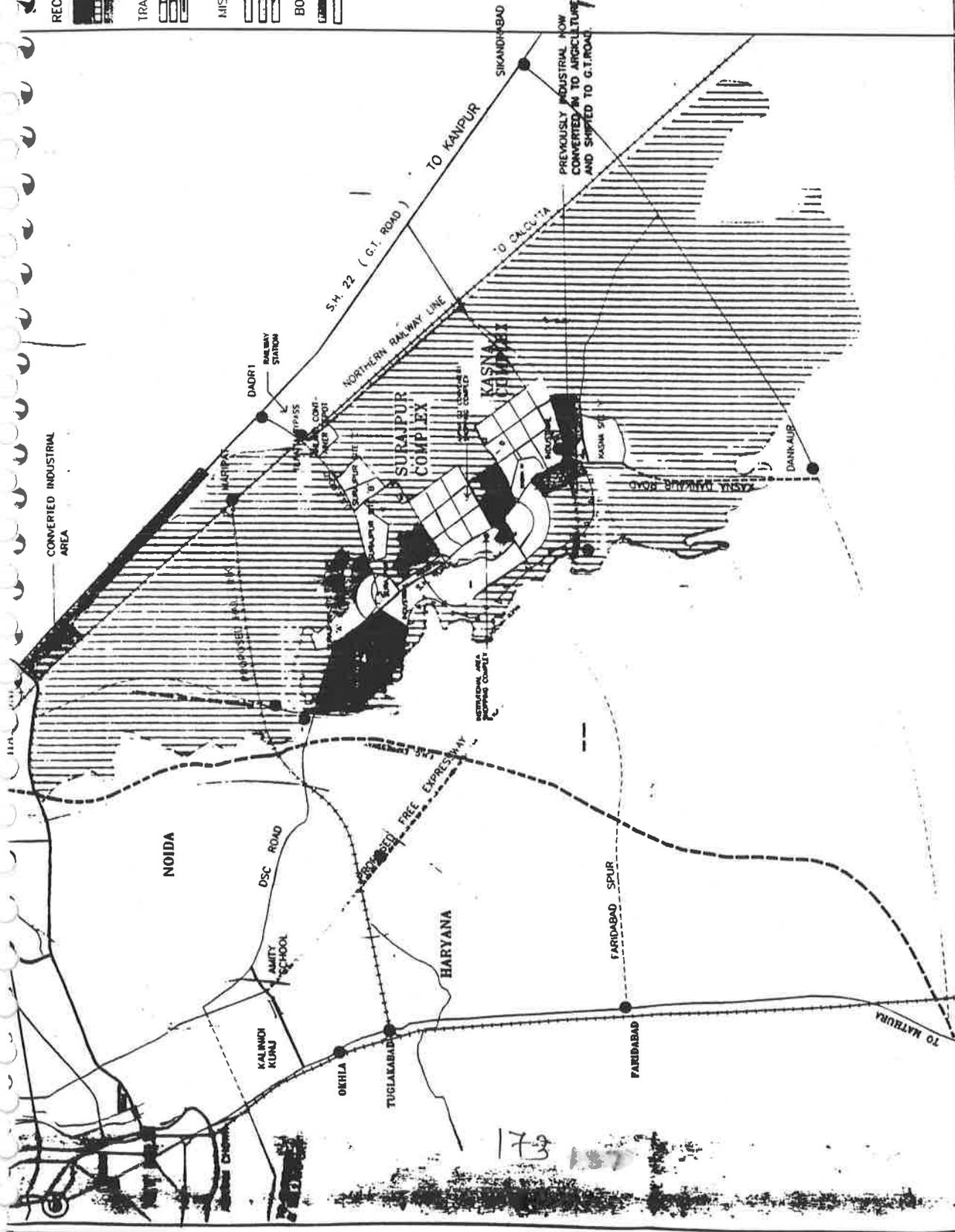
DATE: 19th Aug 1997  
DRC NO 3

SCALE:

MEMO PREPARED BY: S. KISHAN  
MANAGER (P.L.C.) S.M. (P.L.C. & ARCH.) A.C.E.O.

APPROVED BY: ARY SHANKAR  
C.E.O.

**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**



SUBREGIONAL CENTRES - SURAJPUR & KASNA

LINKAGES

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सुमिता काण्डपाल  
SUMITA KANDPAL

आयुक्त

COMMISSIONER

राष्ट्रीय राजधानी क्षेत्र (उ.प्र. प्रभाग)

National Capital Region (U.P. Sub-region)



Answers 4/VI a

कार्यालय : 0575-791529 (गा०)

0118-532151 (नोएडा)

फैक्स : 0575-791529 (गा०)

0118-527536 (नोएडा)

अर्द्ध शा0 पत्रांक : 3009. /ग्र0नो0भू0प्र0/एनसीआर/99-2000  
प्रिय स्थािता )

दिनांक : 18.2.2000

1/18/17/100

2/11/17/100

MS/866/1

23.2.2000

594/CRP/17

23/2

एन.सी.आर. प्लानिंग बोर्ड की नियोजन समिति की दिनांक 14.1.2000 को सम्पन्न हुई बैठक में ग्रेटर नोएडा क्षेत्र में बुलन्दशहर रोड पर मार्ग के दोनों ओर औद्योगिक एवं संस्थागत/वाणिज्यिक भू-प्रयोग परिवर्तन के प्रस्ताव पर हुए विचार विमर्श के अनुक्रम में ग्रेटर-नोएडा विकास प्राधिकरण द्वारा संशोधित प्रस्ताव उपलब्ध कराया गया है, जिसमें क्षेत्रीय योजना के प्रस्तावों के अनुरूप प्रान्तीय राज्य मार्ग 22 के दोनों ओर 60 मी0 चौड़ी हरित पट्टी का प्राविधान कर दिया गया है।

पूर्व में प्रेषित प्रस्ताव में मार्ग के दोनों ओर ग्राम धूम मानिकपुर की सीमा तक 200 मी0 गहराई तक भू-प्रयोग परिवर्तन प्रस्तावित था, अब संशोधित प्रस्ताव में उक्त गहराई 250 मी0 तक बढ़ायी गयी है। ग्रेटर नोएडा क्षेत्र से बाहर पड़ रहे क्षेत्र को प्रस्ताव से निकाल दिया गया है।

दिनांक 18.1.2000 को मुख्य कार्यपालक अधिकारी श्री बृजेश कुमार से हुई बैठक में उनके द्वारा आश्वस्त किया गया कि प्रस्तावित क्षेत्र के ले आउट प्लान में खुले स्थल/पार्क तथा औद्योगिक भू-प्रयोग हेतु वांछित सामुदायिक सुविधाओं एवं उपयोगिताओं का व्यापक प्राविधान किया जायेगा। यह भी अवगत कराया गया कि प्रस्तावित हरित पट्टी में आ रहे निर्माणों को स्पॉट जोन किया जायेगा तथा हरित पट्टी क्षेत्र में नये निर्माण की अनुमति नहीं दी जायेगी।

उपरोक्त प्रस्ताव ग्रेटर नोएडा द्वारा उपलब्ध कराये गये मानचित्र पर अंकित किया गया है, जो पत्र के साथ आपके अनुमोदनार्थ संलग्न कर प्रेषित किया जा रहा है।

स्तिमा 2000

संलग्नक : उपरोक्तानुसार मानचित्र

भवनिष्ठ,

(सुमिता काण्डपाल)

श्रीमती सरिता जे. दास,  
सदस्य-सचिव  
एन.सी.आर. प्लानिंग बोर्ड,  
इण्डिया हेवीटाट सेन्टर,  
लोधी रोड, दिल्ली।

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क्रमश...2... पर

Version

// 2 //

प्रिय

उपरोक्त पत्र की प्रतिलिपि आपके पत्रांक 2000/एम-31/1659 दिनांक 19.1.2000 के अनुक्रम में सूचनार्थ प्रेषित कर रही हूँ ।

/  
( सुमिता काण्डपाल )

श्री बृजेश कुमार,  
मुख्य कार्यपालक अधिकारी  
बृहत्तर नोयडा विकास प्राधिकरण,  
ग्रेटर नोयडा ।

प्रिय

उपरोक्त पत्र की प्रतिलिपि एवं ग्रेटर नोयडा के पत्रांक 2000/एम-31/1659 दिनांक 19.1.2000 की प्रतिलिपि अवलोकनार्थ प्रेषित कर रही हूँ ।

/  
( सुमिता काण्डपाल )

श्री अतुल कुमार गुप्ता  
सचिव, आवास विभाग  
उ०प्र० शासन,  
बापू भवन, लखनऊ ।

175

881

ANSWURE - 4/VIL b

by hand

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY



Rekha Deywani  
General Manager  
(Planning & Arch.)

Office : H-169, Sector Gamma,  
Greater Noida City-201 306

Phone : 011-91-4566137  
Fax : 011-91-4566334

No. : Planning/2000/M-31/1  
Dated : April 15<sup>th</sup>, 2000

To

Chief Regional Planner,  
NCR Planning Board,  
India Habitat Centre, Lodhi Road,  
New Delhi - 110003

Sub : Change of landuse on G.T. Road.

Sir,

With reference to the discussions held in your office on the above said proposal, the following corrections have been made/details incorporated.

- 1) The area of 60.0 m. wide green belt has been calculated after deducting the built up structures/industries in the green belt. These structures will be spot zoned as existing and no further expression on green belt will be permitted.
- 2) The 250.0 m. wide strip of land earmarked for industrial use has been worked out in detail. The abadi already existing have been retained as such and are not forming the part of industrial land use. The same shall be retained as such. The industries (existing) which are partly falling in this zone have been included fully. The industrial area has been recalculated on this basis.
- 3) The areas not falling under Greater Noida's notified area, have been earmarked as Agricultural.
- 4) Out of the 250 Ha. Of Industrial area which was transferred from Ghaziabad Development Authority, only 150 Ha. Is available for industrial use. The remaining 100 acres under transportation use is now not proposed to be adjusted. Accordingly proposed industrial land area has been reduced.

The revised drawings with above changes are enclosed for kind reference please. The change of landuse proposal may now be processed in light of the above changes. The detail area calculations are earmarked on the plan enclosed. Modified proposal is enclosed in annex 1.

Yours faithfully,

Rekha Deywani  
15/4/2000

(Mrs. Rekha Deywani)  
General Manager (Planning & Arch.)

## MODIFIED PROPOSAL FOR CHANGE OF LANDUSE ON G.T. ROAD

Uses	Area in ha.	Remarks
1) Industrial Use	328.54	430 ha. - 4.8 (abadi)-11.42 (built instt. + commercial)+14.76 (Ind. in green belt)
2) Institutional Use	59.36	80 ha. -20.64 (built up area)
3) Green Belt (60.0m wide along both sides of GT Road)	72.20	106.8 ha. - 14.76 (Industries) - 4.2 (abadi)- 16.04 (other built up)
Total	460.10	

*Rekha Dey*  
15/1/2000  
(GM (Planning & Arch)  
Greater Noida.

निदेशक,  
नगर तथा ग्राम आधोजना विभाग,  
हरियाणा, हुडा कम्पलेक्स सेक्टर-6  
पंचकुला ।

में,

सदस्य सचिव,  
राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड,  
प्रथम तल, खंड-4, भारतीय पर्यावास केन्द्र,  
लोधी रोड नई दिल्ली ।

यादि क्रमांक-सा.सा.पो/एन.सी आर 151-2000/12  
दिनांक- 6-1-2000

विषय:-

प्रारूप विकास प्लैन, रिवाड़ी 2021 ई0 का राष्ट्रीय राजधानी क्षेत्र  
योजना बोर्ड से अनुमोदन ।

जैसा कि आपको विदित ही है कि हरियाणा में प्रत्येक नियंत्रित क्षेत्र के लिए विकास प्लैन को वर्ष 2021 ई0 तक को समयावधि के लिए संशोधित किया जा रहा है इसी कड़ी में विभाग द्वारा नियंत्रित क्षेत्र, रिवाड़ी के लिए संशोधित प्रारूप विकास प्लैन 2021 ई0 को अंतिम रूप दिया है । इस विकास प्लैन प्रस्तावना के अनुमोदन हेतु दिनांक 25.11.99 को राष्ट्रीय राजधानी क्षेत्र में पड़ने वाले नगरों के विकास प्लैन को अंतिम रूप देने हेतु गठित राज्य स्तरीय समिति की बैठक का आयोजन किया गया था इस बैठक में बोर्ड कार्यालय से भी प्रतिनिधि को आमंत्रित किया गया था परन्तु कोई भी अधिकारी इस बैठक में उपस्थित नहीं हो सके थे ।

उपरोक्त राज्य स्तरीय समिति की बैठक में कुछ सुझावों के साथ उपरोक्त विकास प्लैन प्रस्तावना को अंतिम रूप देने का फैसला किया गया था । बैठक को कार्यवृत्ति को प्रति साथ संलग्न की जा रही है । बैठक में दिये गये सुझावों अनुसार प्रारूप विकास प्लैन के मसौदे एवं ड्राइंग में आवश्यक संशोधन कर दिये गये हैं ।

क्योंकि रिवाड़ी राष्ट्रीय राजधानी क्षेत्र के तहत एक क्षेत्रीय केन्द्र प्रायोरिटा टाऊन है अतः इस प्लैन का अनुमोदन बोर्ड से भी करवाया जाना है । अनुरोध किया जाता है कि बोर्ड के अनुमोदन से पूर्व इस विकास प्लैन प्रस्तावना को आगामी होने वाले 44वाँ योजना समिति की बैठक में रखने का कष्ट करें । ताकि

योजना समिति को सिफारिशों पर बोर्ड की आगामी होने वाली बैठक में इसका अनुमोदन होना संभव हो सके। विकास प्लान के मसौदे को प्रति <sup>डाटा सेंटर</sup> साथ संलग्न की जा रही है।

संलग्न/उपरोक्त

37.   
मुख्य संयोजक योजनाकार। एन. सी. आर  
कृते: निदेशक, नगर तथा ग्राम आयोजना  
विभाग, हरियाणा, पंचकुला।

**REVISED**  
**DRAFT DEVELOPMENT PLAN**  
**PROPOSED LAND USE FOR 2021 A.D.**  
**(UNDER SECTION 14(1) OF ACT 110 OF 1963)**

LEGEND:-  
 EXISTING FEATURES

- CONTROLLED AREA BOUNDARY
- MUNICIPAL LIMIT/EXISTING MUNICIPAL LIMIT
- REVENUE BOUNDARY
- ARAB MUR NISHA
- CANAL/DRAIN/DRAINAGE
- WALL/CLIFF
- WATER LOG/RAIN WATER STORAGE/PROPOSED BOUNDARY
- SECTION AND
- SECTION ORIGIN
- LEGEND CODE

- PROPOSALS**
- 100 RESIDENTIAL
  - 100 COMMERCIAL

- 200 INDUSTRIAL
- 300 PUBLIC UTILITIES
- 400 TRANSPORT & COMMUNICATION
- 500 PUBLIC SPACES
- 600 OPEN SPACES

- 700 AGE CULTURAL ZONE

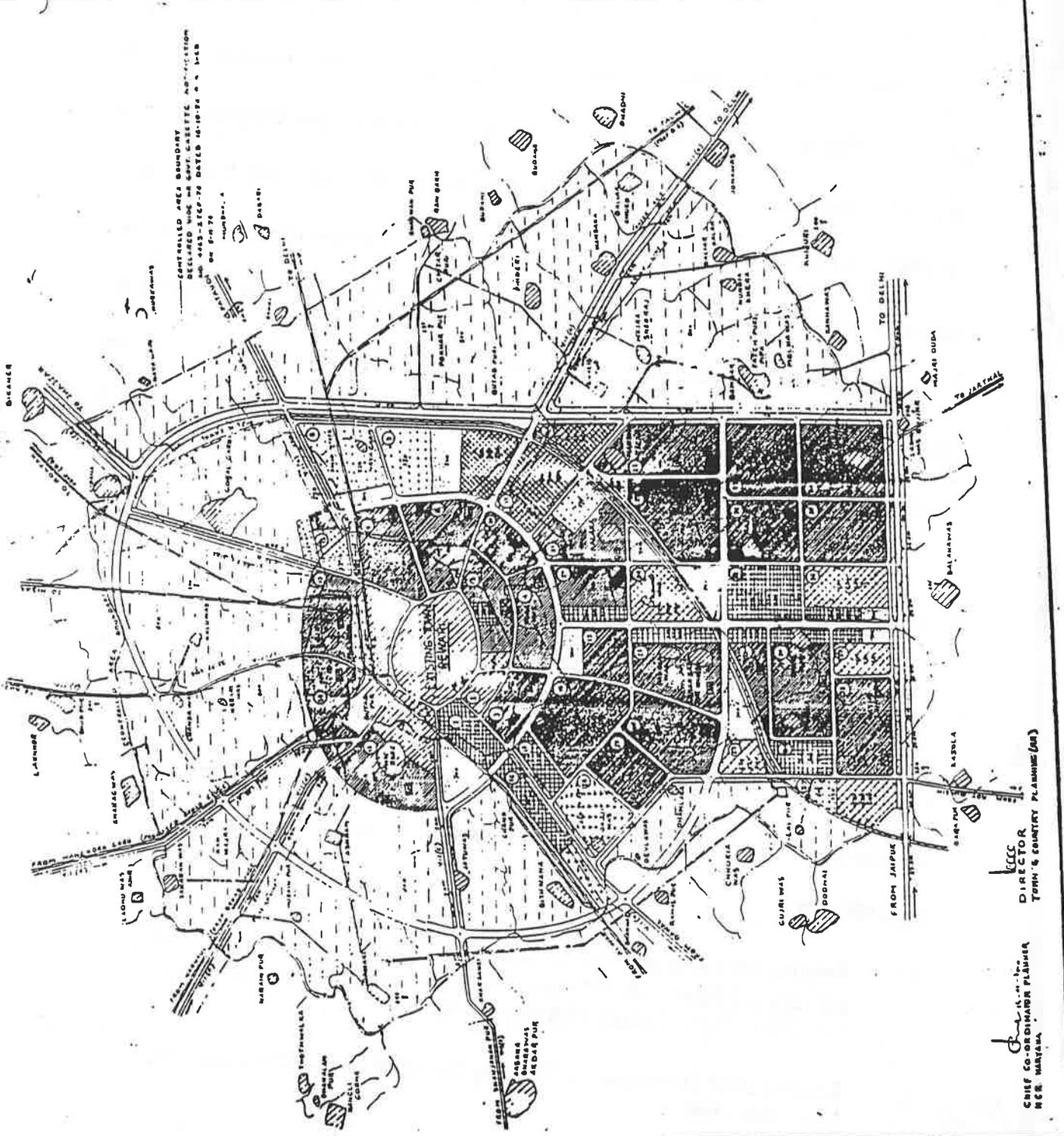
Scale: 1:10,000  
 (For Reference Only)

DATE: 23.01.1999 (REV) 362/99 DT. 17.12.99

CHIEF ENGINEER  
 DIRECTOR  
 TOWN & COUNTRY PLANNING (M)

CHIEF CONSULTANT PLANNER  
 M.C.R. MARRA

DEPT. OF T. & C. PLG. (HR)



CONTROLLED AREA BOUNDARY  
 DECLARED UNDER THE CONTROLLED AREAS ACT, 1963  
 DATE: 10.10.74 & 10.10.75  
 (REVISED)

TO DELHI  
 TO JAIPUR  
 FROM JAIPUR  
 TO BIKANER

TO JAIPUR  
 TO BIKANER

dt 18/12/99  
②

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

No. CCP(NCR)/Re.C.A.-1/99 \_\_\_\_\_ In exercise of the powers conferred by sub section (4) of the Section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Punjab Act 4 of 1963), the Governor of Haryana publishes following Revised Draft Development plan in supercession of Final Development Plan published vide Haryana Government Town and Country Planning Department notification No. 2389-2TCP-78 dated 18th July, 1978 alongwith restrictions and conditions as given in Annexures A and B proposed to be made applicable to the Controlled Area at Rewari.

Notice is hereby given that the Revised Draft Development Plan shall be taken into consideration by the government on or after expiry of a period of thirty days from the date of publication of this notification in the official gazette together with objections and suggestions, if any, which may be received by the Director, Town and 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 No. RTP/NCR/678/76 dated 7th August, 1976 (already published vide Hr. Govt. Town & Country Planning Notification No.2389-2TCP-78 dated 18th July, 1978.
2. Revised Draft Development Plan Drg.No. DTP(Re)362/99 dated 17th December, 1999.

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## ANNEXURE-A

Explanatory note on the revised Draft Development Plan of Rewari.

### INTRODUCTION

As far as Delhi (Capital City) and its environs are concerned, the National Capital Region Planning Board, Government of India in conjunction with the Town Planning Department of the adjoining states, namely U.P., Rajasthan and Haryana have brought out a National Capital Regional Plan in order to balance the Development of the Region vis-a-vis the Delhi metropolis.

Rewari town is the priority town, proposed in the Regional plan. The regional plan had anticipated a population of 1.10 lacs by 2001 A.D. The Development Plan published vide Haryana Government Notification No. 2389-2TCP-78 dated 18th July, 1978 had a provision of accommodating 75000 population by 1991 and 1.10 lacs by 2001 A.D. The population of Rewari will soon touch a figure of 1 lac which necessitated to revise the draft development plan of Rewari controlled area upto 2021 AD.

Rewari town lies in the extreme south of the state and is situated at a distance of 93 Kms from Delhi towards its south-west. Its distance ranges between 6 - 10 kms. from Delhi-Jaipur National Highway No.8. It is an important town on account of the following factors:-

- (i) Besides being a district headquarter it is the leading town of the region and caters to a large rural hinterland of Haryana & Rajasthan.
- (ii) It remained the biggest railway junction of the metre gauge in India connected with Delhi, Alwar, Narnaul, Mahendragarh and Hisar. It is very well connected by rail and road network with different important towns of the state as well as with Delhi and the important places of Rajasthan. Now most of the railway lines converging at Rewari have been converted in board gauge.

(iii) It is traditionally an industrial town and industrial activities are increasing day by day.

(iv) In the field of education, it excels many parallel towns having one Post Graduate Regional Centre. (Maharshi Dayanand University, Rohtak), 3 Degree Colleges, 13 High/Higher Secondary Schools, 2 B.Ed. colleges, one Industrial Training Institute and one footwear institute.

### PHYSICAL FEATURES

The existing town can be divided into two components. One is bounded by the circular road and the other is outside the circular road. The town is very well connected by rail and road network, as five railway lines emerge out from here in different directions and a number of roads radiate to different points on the Circular road to the different places, namely Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mahendragarh. Like many other towns, it too presents a picture of mixed land uses, grain market near Bharawas chowk, vegetable market near Narnaul chowk, timber and stone market on Jhajjar road are all in residential areas. Religious buildings cover a sizeable area in the form of worship places like Ghanteshwar Temple at Moti Chowk and Hanuman Temple at Teja Singh tank.

The entire city is enclosed by a circular road, in fact this circular road is the dominating feature and is serving as a guideline for development. The total area of the town is 645 hectares.

There is an acute shortage of water supply at Rewari. The sub soil water in the town within the periphery of 8 Kms is mostly brackish, but there are certain confirmed areas along the bank of river Sahibi, where adequate potable water is available. The suburbs on the other side of the railway line comprising of railway colony, Rampura

and Qutubpur village due to close physical setting, large population and unique infrastructure have become a part and parcel of the town.

### PROPOSALS

Rewari town which was earlier a Tehsil head-quarter of District Mahendragarh was upgraded to the level of District Headquarter in the year 1989. Moreover, the Government of India has approved the development of an industrial growth centre at Bawal which is located on the National Highway No. 8 at a distance of 90 Kms from Delhi. For Bawal Growth centre, Approximately 1200 acres of land has been acquired and being developed rapidly and it is situated mainly in a linear belt along National Highway. The site of Industrial Growth Centre at Bawal is located at a distance of approximately 10 Kms from Rewari town.

In the recent past, Delhi-Jaipur railway line passing through Rewari and Bawal has been upgraded from Metre gauge to Broad gauge. The four oil companies have acquired land on Rewari-Bawal Road for setting up their oil depots and construction work has been completed. Haryana Warehousing Corporation has also been allotted a piece of land measuring 31.5 acres between Rewari-Bawal road and Rewari-Jaipur railway line for setting up of warehousing complex of regional level at Rewari.

The development plan has been prepared in such a way so as to integrate the Rewari town with the National Highway at the shortest distance by providing the linkage of the existing town with the National Highway through a new proposed 60 metre wide central arterial road apart from other new major roads.

In order to avoid congested location of railway station and to provide smooth flow of passenger and goods traffic using railways, another city railway station has

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been proposed on Rewari-Bawal Road which will also cater to the needs of warehousing, oil companies and growth centre, Bawal. The population of Rewari town in various decades is as shown below:-

Census Year	Population	Growth Rate
1951	34082	--
1961	36994	8.54
1971	43885	18.63
1981	51562	17.5
1991	75342	46.20

Average decadal growth 22.71%

If the decadal growth rate of 22.71% for projection of population by 2021 AD is taken, it will not be realistic. Keeping in view the various consideration i.e. induced industrial growth, induced economic activities and a town density of 110 persons per hectare, the population has been projected to 5 lacs by 2021 A.D.

Year	Projected Population
2001	1.50 lacs
2011	3.00 lacs
2021	5.00 lacs

#### AREA DETAILS OF VARIOUS LAND USES

Land Use	Area within M.C. Limit (Hect.)	Area outside M.C. Limit (Hect.)	Total Area (Hectares)	%
Residential	350	2220	2570	56.6
Commercial	52	353	405	8.9
Industrial	68	130	198	4.4
Transport & Communication	92	127	502	11.1
Public & Semi Public	44	311	355	7.8
Public Utilities	21	246	267	5.9
Open Spaces	18	507	242	5.3
	645	3894	4539	100.0

Total Proposed Area = 4539 Hectares  
 Town Density 110 persons per Hectare (As per NCR norms)  
 Proposed population = 4539 x 110 = 499290 Say 5 Lacs

## DEVELOPMENT PROPOSALS

The revised draft development plan has been prepared for the projected population of 5 lacs by 2021 A.D. which will be implemented in a phased manner viz. Sectors 1,3 to 8,10,11 Part and 12 to 14, 14 A, 15, 20 and 21 in Phase I upto 2005 A.D. Sectors 9 and 11A, 16 to 21, 24 to 27 and 31 in phase - II upto 2015 AD. Sector 28, 29, 29A, 29B, 30 and 32 to 39 in phase - III upto 2021 AD.

In this revised draft development plan care has been taken on one side to maintain the existing character of the town, which is developed on a radial pattern & not the grid iron pattern & on the other side the existing town is linked, through the newly proposed 60 metres wide central arterial road with the National Highway by providing commercial areas and beautiful vista/street picture on both sides of this central arterial road as well as by providing beautiful land scaped garden at the entry point of this central arterial road on National Highway no.8. The future town is planned on grid iron pattern.

### ROAD AND RAIL SYSTEM

The existing radial pattern of the town has been maintained upto the sector road of 60 metre wide passing over residential sector 3.4 and sector-1 which is commercial sector. Outer peripheral road of 60 metres width from Rewari - Jhajjar Road near Lisana village upto Rewari - Delhi Road at 3 km stone has been planned along the Jawahar Lal Nehru Canal for better circulation of heavy traffic. From this point this road has been extended upto National Highway No.8 near 82 km stone. Since a new National Highway No.71 has been notified passing through Rohtak, Jhajjar and Rewari upto National Highway No.8 near Bawal, this 60M wide road will be a part of National Highway No.71. This will cater to the needs of traffic coming from Western India leading to Haryana, Punjab, Jammu and Kashmir and other part of

North India. This new proposed National Highway will take lead of the traffic passing through the congested town of Rewari. The new city railway station is on the Rewari-Bawal line which connects Rewari with Delhi-Jaipur National Highway via Bawal Growth centre.

Rail proposals in the revised draft development plan are based on NCR proposals i.e. proposed linkage of Rohtak and Palwal with Rewari which are shown diagrammatically in the plan. Delhi-Rewari, Rewari-Jaipur and Rewari-Hisar railway lines have already been converted from metre gauge to broad-gauge; while their doubling and electrification is yet to be taken up. With the conversion of Delhi-Jaipur railway line to broad gauge, development of Bawal Growth Centre and installation of oil depots, the rail traffic on this line is likely to increase manifold. Hence in order to cope up the goods & passenger traffic and in view of limitation of existing railway station, a new city railway station is proposed on Bawal line.

For providing free flow of traffic on 60 metre wide outer ring road six overhead bridges i.e. on Rewari-Mahendragarh, Rewari-Narnaul, Rewari-Alwar, Rewari-Hisar and Rewari-Delhi. Rewari-Rohtak railway lines are proposed for functioning of outer grid road and rail network.

In order to provide grand entrance to Rewari town from Delhi-Jaipur National Highway and to provide proper cloverleaf junction of N.H.8 and central arterial road, two large pockets have been reserved as green spaces so that the traffic of N.H.8 do not get effected by linking of Rewari town with National Highway.

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## RESIDENTIAL

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It is estimated that the population of Rewari town by 2021 A.D. will rise upto 5 lacs persons.

The provision to accommodate Central Government employees housing at Rewari has also been taken care of considering the town density of 110 persons per hectare as per NCR norms. To provide for the projected population an area of 2570 hectares has been proposed in sectors 3, 4, 5, 6, 7, 10, 13, 14, 15, 18, 19, 20, 21, 22, 23, 25, 26, 27, 29A, 30, 32, 33, 34, 35 and 38. The average density of the residential sectors works out to be about 200 persons per hectare.

## COMMERCIAL

An area of about 405 hectares has been provided in sector-1, 16, 17, 29B, 31 and partly in other sectors such as 20, 25, 29A, 30, 36 and 37 under commercial use viz total trade, warehousing and storage restaurants, hotels, offices & banks etc. Sector 31 is proposed to be developed as city centre and the provision of main bus stand has been made in this sector.

## INDUSTRIAL

Keeping in view the existence of Dharuhera Industrial Area in closed proximity to Rewari and upcoming industrial growth centre at Bawal only 3 sectors 9, part 11, & 11A of an area of 198 hectares have been proposed.

## TRANSPORT & COMMUNICATION

In order to provide smooth flow of road and rail traffic an area of 502 hectares has been reserved under Transport and Communication zone.

## PUBLIC & SEMI PUBLIC

An area of 355 hectares has been reserved for public & Semi Public Zone. The major portion of this area has been planned on Delhi-Jaipur National Highway No. 8 to

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communication  
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accommodate international, national & state level institutions and Central Government Union Ministry offices. Sector 24, 29, 36, 37 and 39 all in parts & partly in other residential sector's. As per NCR norms 5 Colleges & 5 Hospitals are required for the proposed population of Rewari town by 2021 A.D.

### PUBLIC UTILITIES

For providing good quality infrastructure facilities 267 hectares of land is reserved under Public utility zone in different sectors viz. 8, 9, 12, 21, 23 and 39. This area will provide for water supply installation and treatment plants, electric power plants, sub-stations drainage and sanitary installation including sewerage treatment plants, solid waste and disposal work and gas installation and gas depot. Land for solid waste has been proposed in the west of Rewari-Delhi railway line in Sector-8

### OPEN SPACES

An area of 242 hectares has been reserved for the open spaces including green belt along National Highway No.8, Jawahar Lal Nehru Canal and other roads.

### ZONING REGULATION

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

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(16)

## ANNEXURE -B ZONING REGULATIONS

Governing uses and development of land in the controlled area around Rewari town as shown in Drawing No DTP(Re)362/99 dated 17th December, 1999.

### GENERAL

These Zoning regulations forming part of the Revised Draft Development Plan for the controlled area around Rewari town shall be called zoning regulations of the Revised Draft Development Plan for Controlled Area. Rewari 2021 A.D

The requirements of these regulations, shall extend to the whole of the area covered by the Revised Draft Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Area 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 Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.
- c) 'Drawing' means Drawing No 362/99 dated 17.12.99
- d) 'Floor Area Ratio' (FAR) 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 flatted development for residential purposes or any ancillary or apartment buildings including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

(F) 'Light industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, 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 chakkies with power laundry, dry cleaning and dyeing, repair and service of auto mobile, scooters and cycle 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 (The cost of plant machinery etc. As defined in industry policy of Government)..

(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 date of publication of notification of various controlled areas mentioned below:-

<u>Sr.No.</u>	<u>Name of Controlled Area and notification no.</u>	<u>Material Date</u>
1.	Controlled area around municipal town, Rewari declared vide notification no. 4463-2 TCP-74 dated 16.10.1974 and published in Haryana Govt. Gazette dated 05.11.1974	05.11.1974

- (M) 'Non Conforming Use' in respect of any land or building in a Controlled Area means the existing use of 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 Service Building' means any building required for running of public utility services such as water supply, drainage, electricity, post and telegraph & transport and for any municipal service including a fire station.
- (O) 'Rule' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 as amended upto date
- (P) 'Sector Density and Colony Density' shall mean the number of persons per hectare.
- (Q) 'Sector area' and 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on drawing.

EXPLANATION

1. 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 road 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 percent 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 the shop-cum-residential plot, however, only one dwelling unit shall be assumed.
- (r) 'Site Coverage' means ratio expressed in percentage between the area covered by the ground floor of building and the area of the site.
  - (S) The term 'Act' 'Colony', Coloniser, 'Development Plan' Sector

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Plan, shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Cotnrolled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965.

(T) 'Farm House' shall mean a house constructed by the owner of a farm at his own 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 house 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

(U) '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.

(V) 'Loft' an intermediary floor on a residential 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 purpose.

W) '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.

X) '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 platform, fencing and boundary walls, water hydrants etc.

'Rural industries' means industrial units which are registered under Rural Industries Scheme by the Industries department.

'Small Scale industries' means industrial unit whcih is registered as Small Scale Industry by the Industries Department.

'Agro based industries' means an industrial unit which uses foodgrains, fruits or waste as a raw material.

(Zb) Any other term 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

- i) Residential zone
- ii) Commercial zone
- iii) Industrial zone
- iv) Public and semi public uses (Institutional zone)
- v) Public Utility zone
- vi) Transport and Communication zone
- vii) Public Open spaces and
- viii) Agricultural zone

2. Classification of major land uses is according to annexure 'A'.

IV. Division into sectors:

Major land uses mentioned at serial nos. I Part (1) to (vii) in regulations-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 regulations and of the rules, may be permitted in the respective major land use zone as listed in Annexure B sub jointed 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 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 sector which are reserved for the commercial zone and the institutional zone shall be taken only and exclusively through

the Government or a Government undertaking 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(1) above the Government may reserve, at any time any other sector for development exclusively by it or by any of the agencies mentioned above.

#### VIII. Land Reservation for Major roads

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

(I) Major road indicated as:-

V-1(a) Rewari-Delhi Road	Outer Grid
V-1(b) Rewari-Bawal	State Highway Width
V-1(c) Rewari-Shahjahanpur	State Highway Width
V-1(d) Rewari Narnaul	State Highway Width
V-1(e) Rewari-Mahendergarh	State Highway Width
V-1(f) Rewari-Kosli	State Highway Width
V-1(g) Rewari-Jhajjar	National Highway width
V-1(h) Rewari-Pataudi	State Highway Width

V-2 Central Arterial road & outer peripheral road and National Highway indicated as V2 on the drawing (width 60 meters).

V-3 Major roads indicated on the drawing  
(roads along the boundaries of Sectors) 30 M width

(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 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 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. Discountinuanace 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 reused or re-developed only accordingly 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 for a conforming use.

(3) After a lapse of period fixed under clause IX the land shall be allowed to be re-developed or used only for conforming use.

XI. The development to conform to sector plan and zoning plan

Except as provided in regulations 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 relaxatioin has been granted as provided in regulation XVII and

ii) 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

ii) Residential plot in subsidized industrial housing or slum dwellers housing scheme approved by the government

50 Sq.Meters

35 Sq.Meters.

- (iii) Shop-cum-residential plot : 100 Sq.Mtrs.
- (iv) Shopping booths including covered corridor or payment in front. : 20 Sq.Mtrs.
- (V) Local service industry plot : 100 Sq.Mtrs.
- (vi) Light Industry plot : 250 Sq.Mtrs.
- (vii) Medium Industry Plot : 8000 Sq. Mtrs.

(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 the independent residential and industrial plot, shall be according to the provisions contained in Chapter VII of the rule 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 Ground Floor Coverage	Maximum FAR	Remarks
1.	Group Housing	35%	175	
2.	Government Offices	25%	150	
3.	Commercial			
	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	Only 35% of the total area of commercial pocket in which those sites have been planned may be accounted for a plotted area for working out the plottable 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 only used for storage purposes.			

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XV. Building lines in front side and rear of buildings

These shall be provided in accordance with rule 51, 52 & 53 of the Punjab Scheduled Roads and Controlled Area 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 laying 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 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 an 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 and
  - 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.
- Explanations: The word 'purchase' in this regulations 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 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 acres	100 Sq. Mtrs.	1 per cent of the farm land (not more than 10 per cent shall be used for labour/servant quarter)

For every additional 0.25 acres, 10 square metres in main building subject to maximum of 200 square metres.

MAXIMUM HEIGHT

	Main Dwelling Unit	Ancillary buildings
(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 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 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(15 feet)

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

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(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 the 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 animal 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 Area Rules, 1965.

Government may however, 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 or impose.

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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		Wholesale trade
	230		Warehousing and storage
	240		Office and banks including government offices.
	250		Restaurants, Hotels and Transit Boardings Houses including public Assistance institutions, providing residential accommodation like Dharamshalas Tourist houses etc.
	260		Cinema and other places of public assembly on a commercial basis.
	270		Professional establishments.
300		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.
	430		Dock yards, Jettys
	440		Airport/Air Stations
	450		Telegraph Offices, Telephone Exchange etc.
	460		Broadcasting station.
	470		Television Station.

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500	Public Utilities	
	510	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	Public and Semi Public	
	610	Government, Administrative, Central Secretariate, Distt. Offices, Law Courts, Jails, Police Stations Governor's and President's residence.
	620	Education, Cultural and religious institutions.
	630	Medical and Health institutions.
	640	Cultural institution like theatres, Opera House 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 Station and bus queue shelters.
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.
900	Non-Conforming Use	
	910	Existing industry/buildings within agriculture zone.
	920	Existing industries, public and semi-public within residential commercial and industrial zone.

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APPENDIX 'B'

I. Residential Zone

- i) Residence
- ii) Boarding houses
- iii) Social Community, religious and recreational buildings.
- iv) Public Utility building.
- 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 service Industries
- xi) Petrol filling stations.
- xii) Bus Stops, Tonga, Taxi, Scooter and Rickshaw stand.
- xiii) Nurseries and green houses.
- xiv) Any other minor need ancillary to residential use.

As required for the local needs of major uses and needs of the town; at sites approved by the Director in the sector/ Colony Plan.

II. Commercial Zones

- i) Retail Trade
- ii) Wholesale trade
- iii) Warehouses and storages
- iv) Commercial offices and banks
- v) Restaurant and Transit Boarding Houses including public assistance institutions providing residential accommodation like Dharamshala, Tourist Houses etc.
- vi) Professional establishments.
- vii) Residence on the first and higher floors.
- viii) Cinemas, Hotels, Motels and other places of public assembly like theatres, club, dramatic club etc. Run on commercial basis.
- ix) Local Service Industry
- x) Public utility buildings.
- xi) Petrol filling stations and service garages
- xii) Loading and unloading yards.

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.

(2)

- 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) Warehouses 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 permitte by the Director.
- xii) 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.

IV. Transport and Communication Zone

- i) Railway yards, railway station and sidings.
- ii) Transport Nagar, Roads and Transport depots and parking areas.
- iii) Airports and Air station
- iv) Telegraph Offices and Telephone exchange
- v) Broadcasting stations.
- vi) Television station
- vii) Agricultural, horticulture and nuseries at approved sites and places
- viii) Petrol filling stations and service garages.
- ix) Parking spaces, bus stops shelter taxi, tonga and rickshaw stand

At sites earmarked in the sector plan.

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- V. Public Utilities Zone
- I) Water supply installations including treatment plants At sites earmarked in the sector plan.
  - ii) Drainage and sanitary installations including disposal works
  - iii) Electric powers plants, sub station etc.
  - iv) Gas installations and gas works.
- VI. Public and Semi Public Uses Zone
- I) Government Offices, Govt. Administration centre, Secretariates and Police station. At sites earmarked in the sector plan.
  - ii) Educational, Cultural and Religious institutions.
  - iii) Medical Health Institutions.
  - iv) Civil, 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 Space
- I) Sports ground, stadium and play grounds At sites approved by the Director, Town and Country Planning Department
  - ii) Park and green belts
  - iii) Cemeteries, crematories etc.
  - iv) Motor fuel filling station, bus queue shelter along road with the permission of Director.
  - v) Any other recreational with the permission of Director.
- 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) Villages houses with abadi-deh.
  - iii) Farm houses outside abadi-deh subject to restrictions 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 as project approved or sponsored by the Central Government or State Government.

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- vi) Milk Chilling station and Pasterisation plant
- vii) Bus stand and railway station
- viii) Airports with necessary buildings
- ix) Wireless 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 stones, quarries and crushing subject to the rules and at approved sites.
- xv) Cremation and burial grounds.
- xvi) Petrol filling station and service garrages.
- xvii) Hydro electric thermal power plant, sub station.
- xviii) L.P.G. gas storage godowns with the approval of Director.
- xix) 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 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 ft. Wide (other than scheduled roads national highway and state highway) outside the half kilometre zone referred to in (i) above, upto a depth of 100 metres along the approach road

As approved by the Director, Town & Country Planning Department.

- b) Non polluting medium and large scale agro based industries on public road/revenue kasta not less than 30 ft. Wide other than scheduled roads, National Highway and State Highway.
- c) The site should not fall within 900 metres restricted belt around Defence Installations.
- (xx) Any other use which government may in public interest decide.

*[Handwritten signature]*

Commissioner & Secretary to Govt. Haryana  
Town & Country Planning Department.

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PROCEEDINGS OF THE MEETING OF STATE LEVEL COMMITTEE FOR THE APPROVAL OF DEVELOPMENT PLANS FOR THE CONTROLLED AREAS KARNAL, REWARI & SIRSA HELD UNDER THE CHAIRMANSHIP OF SH. S. C. GLODHARI, I AS SPECIAL PRINCIPAL SECRETARY, TO CM HARYANA AND COMMISSIONER AND SECRETARY TO GOVT. HARYANA, TOWN AND COUNTRY PLANNING DEPARTMENT ON 25.11.1999 AT CHANDIGARH.

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The list of the members/officers present in the meeting is available at Annexure-'A'. The Chief Coordinator Planner, NCR, Haryana welcomed the members and informed that the Development Plans for <sup>all</sup> the controlled areas are being prepared/ revised for the perspective year 2021 A.D. The department has already published the plans for Rohtak, Bhiwani, Palwal and Draft Plans for Sonapat, Kundli, Naraingarh, Charkhi-Dadri Hansi & Mayyar. The notification for Tohana has been finalised. The Development Plans of Karnal, Rewari and Sirsa <sup>which</sup> <sup>duly</sup> ~~are~~ <sup>being</sup> discussed in this meeting, have been approved by the District Level Committees of the respective Districts. These plans have been cleared by the Govt. for placement in the State Level Committee before their publication.

The Chairman directed to present each of the plan for discussion.

Karnal:

The District Town Planner informed that the Development plan for the Controlled area declared in the year 1971 was published in the year 1978 for the perspective year of 1991 for the population of two lakhs. The development plan for controlled area around the 'Badshahi Pul' near Madhuban declared in the year 1973 was published in 1976. Subsequently, additional controlled areas III, IV and V were also declared in the year 1984 to check the unplanned and haphazard construction <sup>development</sup>. Number of times plans were prepared for these areas, but were not published.

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The present plan has been prepared for all the controlled areas in an integrated manner. The Deputy Commissioner, Karnal and District Town Planner, Karnal explained the salient features of the plan proposals. The Chairman asked about the present status of planned development undertaken by different development agencies. The District Town Planner, Karnal explained that Sector 3, 4, 5, 6, 7, 8, 9, 12 Part I, Part II, 13, 14 Part I, Part II and sector 15 have already been developed as per plan proposals of earlier development plan. OSD - State Land use Board was of the view that the institutional areas which have been concentrated between the existing town and Madhuban complex needs to be spread. District Town Planner apprised that sufficient institutional area is available in Sector-30 i.e. towards Chandigarh side also. For commercial purposes, District Centres have been provided in Sector-28, 33 and 35 to accommodate the corporate offices. District Town Planner, Karnal also explained that for future needs of water supply; a canal based water works have been planned along the SYL canal. The availability of ground water in the areas east of Railway line is sufficient as these areas are adequately recharged due to their proximity to river Yamuna, hence these areas will be fed through tubewell based water supply.

The plan was approved by the committee for publication.

Rewari:

District Town Planner, Rewari apprised that controlled area around Rewari town was declared in <sup>the</sup> year 1974 for which development plan was published in 1978 for the perspective year 2001 A.D. The plan was published for <sup>a</sup> population of 1.90 lakh persons.

D. C. Rewari informed that the town has already touched a population of 1 lakh persons as per information gathered from the Municipal Committee.

The DTP Rewari, explained the salient features of the Development plan. The house was apprised that the plan has been finalised for an estimated population of 5 lakhs for year 2021 A.D. The town density has been kept at 110 persons per hectare. The total urbanisable area of the proposed plan is 4522 hectares. The OSD, State Land Use Board, Haryana apprehended that in view of the slow growth of the town, the population figures does not seem to be achievable.

District Town Planner, NCR explained that the town has been designated as a priority town (Regional Centre) in the Regional Plan-2001 for NCR, hence the accelerated/induced growth is expected with the shift of Govt./Semi Govt. offices and industries in near future. Moreover, this town will also cater to the residential requirements of (Growth Centres), Bawal being developed adjacent to the Town.

The Chairman was of the view that the planning proposals of Rewari controlled area needs to be integrated with the plan for (Growth Centre, Bawal. It was informed that the plan for Growth Centre Bawal is being finalised. The area lying in between <sup>the two towns which is uncontrolled</sup> shall be declared controlled area to achieve the above objectives. The DTP was also directed to prepare the proposal in this regard and after taking consent from D. C. Rewari should forward to the Directorate for notification immediately.

The OSD State Land Use Board apprehended that the present urbanisation proposals may face drainage problem. The Chief engineer, HUDA <sup>explained from</sup> placed a drainage plan and assured that the drainage can be taken care of in view of the available natural gradient and can be disposed of through an existing khalla to Sahibi river. The Drainage for growth centre Bawal can be brought along the NH-8 and then disposed <sup>of</sup> in the Sahibi river directly.

The Chairman was apprised that the Rohtak-Jhajjan-Rewari road terminating at NH-8 near Bawal has been upgraded as National Highway. The Chairman directed that CCP, NCR, DTP Rewari and DTP H.SIDC should sit together and finalise the alignment of the National Highway in view of the plan of growth centre Bawal and after discussing it with the Deputy Commissioner and the local PWD ( B & R) officers, should forward the alignment to LIC, PWD ( B & R) for adoption of MOST. Govt. of India.

On the recommendation of Deputy Commissioner, Rewari it was decided to provide more open spaces in Sector 34, 35 and 36.

It was also decided that the industrial Sector-9 may be partly merged with sector-8 to reduce the industrial area as the industrial area is already being developed in Bawal.

It was also decided to provide institutional area in Sector 31 and 32.

With these amendments the plan was approved for publication.

Sirsa:

The Senior Town Planner, Hisar apprised the Chairman that Controlled area around Sirsa town was declared in year 1976 and development plan was published for year 1984 for a population of 1.70 lakh persons. The present proposals are an estimated population of 3.90 lakhs with a town density of 100 persons. After discussion, decision was taken to approve the plan for publication.

The meeting ended with a vote of thanks to Chair.

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Annexure-A.

Subject: State Level Meeting for approval of draft development plans of Karnal, Rewari & Sirsa under the Chairmanship of Sh. S.C.Choudhary, IAS, Special Principal Secretary to Chief Minister Haryana and Commissioner and Secretary to Government Haryana, Town and Country Planning Department, held on 25.11.99 at 11:30 A.M.

List of the Members present for the meeting:

Sr.No.	Name	Designation
1-	Sh. Y.S.Malik	O.S.D., Land Use Board.
2-	Sh.N.C.Wadhwa	Director, Town & Country Planning, Haryana.
3-	Sh.Devender Singh	Deputy Commissioner, Karnal.
4-	Smt. Sumita Singh	Deputy Commissioner, Rewari.
5-	Sh.O.P.Thakral	Chief Co-ordinator Planner, NCR
6-	Sh.K.K.Bhugra	Chief Engineer, HUDA.
7-	Sh.S.S.Doon	Chief Engineer, ( Yamuna) Irrigation Department.
8-	Sh.P.S.Dahia	Chief Engineer (Lift Canal), Irrigation Department.
9-	Sh.C.L.Garg	Chief Engineer, PWD(B&R).
10-	Sh.J.L.Gambhir	Chief Engineer (Beas) Irrigation Department.
11-	Sh.H.M.L.Miglani	Additional Excise and Taxation Commissioner.
12-	Smt. Asha Jairath	Joint Director, Industries.
13-	Sh.C.P.Taneja	Superintending Engineer(Urban) O/o Engineer-in-Chief PWD(B&R).
14-	Sh.C.L.Bali	Senior Town Planner, Hisar.
15-	Sh.Surjeet Singh	Dist.Town Planner, HSIDC.
16-	Sh. Raghuvir Singh	Research Officer, Rural Development
17-	Sh. K.K.Yadav	Distt.Town Planner, Rewari.

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- 18- Sh.J.S.Redhu Distt. Town Planner, Karnal.
- 19- Smt.Anjali Dewan Distt. Town Planner, Sirsa.
- 20- Sh.Jaswant Singh Distt.Town Planner, NCR.

**A BRIEF NOTE ON THE REVISED DRAFT DEVELOPMENT PLAN REWARI - 2021**

The Development Plan Rewari published vide Haryana Government notification no.2389-2TCP-78 dated 18th July, 1978 had a provision of accommodating 75000 population by 1991 and 1.10 lacs by 2001 AD. The present population of Rewari has already touched a figure of 1 lac, thus the revised draft development plan of Rewari controlled area has now been prepared for 5.0 lakh persons for perspective year 2021AD.

2. Rewari, a priority town of National Capital Region lies in the extreme south of the state and is situated at a distance of 93 kms from Delhi towards its southwest. It is 6 kms away from Delhi-Jaipur National highway No.8 towards its North-west. The town now districts headquarter, was sub-divisional headquarter prior to 1989. The town is important in its regional setting in terms of trade and commerce, education and transport and communication. It has a vast rural hinterland.
3. The town is very well connected by rail and road network, as five railway lines emerge out from here in different directions and a number of roads radiate to different points on the Circular road to the different places, namely Jhajjar, Delhi, Bawal, Kotkasim, Jaipur, Narnaul and Mahendragarh. Like many other towns it too presents a picture of mixed landuses.
4. In the recent past, Delhi-Jaipur railway line passing through Rewari and Bawal has been upgraded from meter gauge to broad gauge. The four oil companies have acquired land on Rewari-Bawal Road for setting up of their oil depots and construction work has been completed. Haryana Warehousing Corporation has also been allotted a piece of land measuring 31.5 acres between Rewari-Bawal road and Rewari-Jaipur railway line for setting up of warehousing complex of regional level at Rewari.
5. The development plan has been prepared in such a way so as to integrate the Rewari town with the National Highway at the shortest distance by providing the linkage of the existing town with the National Highway through a new proposed 60 meter wide central arterial road apart from other new major roads.
6. In order to avoid congested location of railway station and to provide smooth flow of pasenger and goods traffic using railways, another city railway station has been proposed on Rewari-Bawal Road which will also cater to the needs of warehousing, oil companies and growth centre, Bawal.

7. The details of landuses proposed is given as below:

**Area details of various landuse**

<b>Land Use</b>	<b>Area within M.C. Limit (Hect.)</b>	<b>Area outside M.C. Limit (Hect)</b>	<b>Total Area (Hect)</b>	<b>%</b>
Residential	350	2220	2570	53.00
Commercial	52	353	405	9.00
Industrial	68	130	198	4.00
Transport & Communication	92	410	502	10.00
Public & Semi- Public	44	311	355	7.00
Public utilities	21	246	267	6.00
Open Spaces	18	507	525	11.00
<b>Total</b>	<b>645</b>	<b>4177</b>	<b>4822</b>	<b>100.00</b>

8. In this revised draft development plan care has been taken on one side to maintain the existing character of the town, which is developed on a radial pattern & not the grid iron pattern & on the other side the existing town is linked, through the newly proposed 60 meters wide central arterial road with the National Highway by providing commercial areas and beautiful vista/street picture on both side of this central arterial road as well as by providing beautiful and landscaped garden at the entry point of this central arterial road on National Highway No.8. The future town is planned on grid on pattern.

9. The legal sanctity to the proposals regarding landuse is being given effect to by a set of zoning regulations, which form part of this Revised Draft Development Plan. The regulations will govern the change of landuse and the standards of development. They also very elaborately detail out all ancillary uses which will be permitted in various major landuses and stipulated that all development and change of landuse shall be in accordance with the detail shown in sector plan of each sector, thereby ensuring the preparation of the detailed sector plan for each sector to guide the development and enforce proper control.

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**BY COURIER**

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-14011/88/AP/99-NCRPB

Dated : 23.2.2000

**Sub: Minutes of the 44th meeting of the Planning Committee held on 14th January, 2000 at NCRPB office, IHC, Lodhi Road, New Delhi.**

Enclosed please find the minutes of the 44th meeting of the Planning Committee for information and perusal.

(B.C. DATTA)

**CHIEF REGIONAL PLANNER**

To

1. All the members of the Planning Committee.
2. All Special Invitees.
3. P.S. to M.S., NCRPB. ✓ B.V.
4. P.S. to CRP, NCRPB. ✓
5. All officers of the NCRPB.

M.S.  
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**MINUTES OF THE 44TH MEETING OF THE PLANNING COMMITTEE HELD AT 12.00 NOON ON 14.1.2000 IN THE OFFICE OF THE NCR PLANNING BOARD, 1ST FLOOR, ZONE-IV, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI.**

List of the participants is enclosed.

The Member Secretary welcomed the members to the 44th meeting of the Planning Committee. The Chairperson while initiating the proceedings of the Planning Committee wanted to place on record, the appreciation of commendable work done by Shri R. C. Aggarwal, former Chief Regional Planner, as a Member-Convenor of the Committee and then requested the new Chief Regional Planner to take up the agenda items for discussion.

**AGENDA ITEM NO.1: CONFIRMATION OF THE MINTUTES OF THE 43RD MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99.**

The minutes of the 43rd meeting of the Planning Committee held on 12.2.99 were confirmed.

**AGENDA ITEM NO.2 : REVIEW OF THE ACTION TAKE ON THE DECISIONS OF THE LAST MEETING OF THE PLANNING COMMITTEE HELD ON 12.2.99.**

**1. Sub-Regional Plan for NCT-Delhi and Haryana Sub-Region**

The matter of finalisation of Haryana Sub-Regional Plan was discussed. as separate Supplementary Agenda Item No.1 The Planning Committee noted that the Sub-Regional Plan for NCT-Delhi had not been finalised by the Govt. of NCT-Delhi. The Committee decided that this might be expedited.

**2. Review of Regional Plan -2001**

The Planning Committee noted that Review report of the Regional Plan-2001 was accepted by the Board in its 24th meeting held on 23.3.99. No further action is called for.

**3. Change of landuse proposals received from DDA (including Urban Extension proposal and draft Zonal Development Plan for river Yamuna area ) in Delhi.**

The Planning Committee noted that the recommendations in respect of 9 landuse change cases were sent to the Ministry of Urban Development / Chairman, NCRPB on 12.5.99 for taking final decisions. The Committee was informed that reminders had been sent to the Ministry for final decision.

**4. Report on setting up of motels and development growth centres (Mini Master Plan) in rural Delhi.**

The Report of the Committee under the Chairmanship of Secretary (Land), Govt. of NCT-Delhi on setting up of Motels and Development of Growth Centres (Mini Master Plan) in rural Delhi was placed before the 24th meeting of the NCRPB for information. No further action is called for.

**AGENDA ITEM NO.3: FOLLOW UP ACTIONS TAKEN ON THE DECISIONS OF THE 24TH BOARD MEETING HELD ON 23.3.99**

**1. Expansion of areas of NCR**

The matter was discussed as a separate Supplementary Agenda (item no.4).

**2. Change of landuse.**

The Planning Committee noted the follow-up action taken by the Board as indicated in Agenda item No.2 Para 3 as above.

**3. Common Economic Zone**

The Planning Committee noted that this matter had been pending for a long period with the Planning Commission which could not decide about a date for holding the proposed meeting of the Chief Ministers and Union Ministers to consider the relevant issues. The representative from the Planning Commission informed that since the NCRPB was the coordinating agency for the planning and development of the NCR states, the Board itself might arrange to hold the meeting. However, the Planning Committee felt that the decision of a Common Economic Zone(CEZ) for NCR was taken by the Board in its special meeting chaired by the Prime Minister wherein the Planning Commission was requested to workout the requisite modalities. Further, in view of the fact that many complex issues related to budgetary provision and many others are involved in the CEZ, it would be yet another mother milestone if the meeting to resolve these issues is held under the aegies of the Planning Commission. The NCRPB, on its part, already submitted requisite agenda notes to the Commission and also would extend all logistic support for holding the meeting. The Planning Commission was accordingly requested to urgently decide a date for holding this meeting.

#### **4. Rationalisation of Tax Structure**

The Planning Committee noted that this matter had been included in the Agenda items sent to the Planning Commission regarding Common Economic Zone as indicated in the para 3 above.

#### **5. FNG Expressways.**

The Planning Committee noted that inspite of showing initial interest in the project, ultimately no serious response was received. A detailed note was prepared with the help of ILF&S for taking up new project on Public Private Partnership (PPP). A meeting of the Steering Committee to discuss the note may be convened.

#### **6. Preparation of Regional Plan for NCR-2021**

The matter was discussed as a separate Agenda (item no.4 ).

#### **7. Payment of Interest on application money to private individual applications who could not be allotted Tax-free Bonds in the light of Ministry of Finance, Deptt. of Economic Affairs, Govt. of India, Guidelines of 25.5.98.**

The Planning Committee noted that the payment was made on 7.5.99. No further action is called for.

#### **8. Extending facilities to the officers and staff of the NCR Planning Board.**

The Planning Committee noted that the decision of the Board could not be implemented.

#### **9. Change of landuse measuring an area of 82 acres in village of Khijuriawas and Khampur from peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.**

The Planning Committee noted that the decision of the Board was conveyed to the Govt. of Rajasthan. No further action is called for.

#### **10. Methodology to control of NCRPB over the NCR Cells in participating States.**

The Planning Committee noted that the Board had not received concurrence from the Participating State Govts. regarding views of the PSMG-I that suitable column in the ACR of the concerned staff of the NCR Cells would be added for recording the observation of the Member Secretary of the Board.

**11. Power sector, separate plans for Delhi as well as for the NCR.**

The Planning Committee noted the progress of the Techno-Feasibility Study being carried out by CEA on Pilot Captive Power Plants including transmission and distribution for Bhiwadi, Manesar and Ghaziabad towns in NCR.

**12. Railways Broad gauge for DMRC transit corridors for the convenience of commuters.**

The Planning Committee noted that there were practical difficulties in adopting BG Transit Corridors for DMRC as suggested by the NCRPB.

**13. Linking of Bhiwadi with Rewari-Gurgaon railway line.**

The Planning Committee noted the action taken by the Board. Discussion is being held for exploring the possibilities of undertaking the project on a PPP basis.

**14. Extension of MTNL boundary to cover the entire NCR.**

Shri G.S. Sethi , Director (SBP), Deptt. of Telecom, mentioned that the NCR Planning Board rightly pointed out in the Agenda notes that the Ministry of Communication had already taken up several issues for the improvement and upgradation of telecom services in the NCR. It was informed that the Local Call System between Delhi and DMA Towns like Delhi-Faridabad, Delhi-Gurgaon, Delhi-Ghaziabad, Delhi-NOIDA etc. had been already implemented. He also informed that the Ministry of Communication had been taking steps on similar ground to charge call from one short Distance Call Area (SDCA) to the neighbouring SDCA on 3 minutes call basis with a inter-dialing facility.

The Ministry of Communication has assured that telephone on demand will be available in DMA Towns of NCR by March, 2000. Telephone on demand is envisaged by the end of the year 2002 in the country with the participation of the private sector in basic telecome services.

The Ministry of Communication has shown its inability to extend MTNL boundary to entire NCR on the reasons of administrative and operational problems in telecome services.

The Ministry of Communication has also shown its inability to provide single STD Code as it would lead to a number of difficulties and put a restriction on the number of subscribers that can be provided in Delhi and NCR area causing bottle neck in further extension of the system. But, it would ensure to provide telecom facilities at par with Delhi in the National Capital Region within the existing set up.

**15. Minister to call meeting of Chief Ministers of the participating State frequently with smaller group of members to resolve various issues.**

Information is noted by the Planning Committee.

**AGENDA ITEM NO.4: PREPARATION OF REGIONAL PLAN-2021**

1(i) After the brief introduction regarding the preparation of Regional Plan-2021, Chairperson informed that the basic concept of the Regional Plan had not really taken off. The population assigned to various Priority towns as per 2001 has not reached near to the assigned population except in case of Rewari. Therefore, it may be necessary to think of new strategies and policies in this regard and questions cropped up are whether the present concept of NCR should be retained as it is or a total new concept is to be thought of.

ii) She further informed that NCR was being criticised at various fora for not being effective to its charters. However, on the request from the participating States, the area of the NCR Region is proposed to be increased from 30242 sq.km. to 68643 sq.km. thus clearly showing State Governments have accepted the concept and strategy for planned regional development.

iii) She further informed that mapping of the present National Capital Region area through satellite imageries had been done and was being analysed at NRSA, Hyderabad. Fact Sheet Delhi - 1999 has already been printed highlighting the problems that Delhi has been facing and is likely to face in future. Preparation of NCR Directory is in progress. Data are being collected from all the participating States. Several studies that have been done including the Functional Plans on earlier occasions will be utilised for the preparation of RP-2021.

iv) Agencies who are implementing the NCR projects are very slow. Time & cost over-run are likely to take place due to delays in the implementation. Because of this possibly they have not been able to lift the funds that have been sanctioned thus requiring NCRPB to cough up lot of money for debt and interest servicing.

v) DDA is already going ahead with the preparation of MPD-2021. The phenomenon of migration to metro is not new and it continues in all the metros despite all efforts. DMA towns are more or less a part of Delhi now. It might be necessary to develop few large towns 80-100 Km. away from Delhi. She further added that this time RP-2021 would be prepared inhouse and observed that the members of the Committee should suggest how to go ahead with the preparation of RP-2021.

2. Representative of Planning Commission suggested that Delhi should be made less attractive. He further suggested that first of all existing area of RP-2001 should be developed before adding new additional areas.

3. Chief Coordinator Planner, UP suggested that various studies should be undertaken before going ahead with the preparation of RP-2021 on the lines with MPD-2021.

4. Chairperson suggested that development of 3 / 4 new townships of at least 2 million size could be explored with all the economic & physical infrastructure facilities at par with Delhi. These will act as counter magnets to Delhi. She felt that at the moment only Chandigarh was some what acting as a counter magnet whereas no counter magnet towns as proposed in the plan had really taken off.

5. Commissioner, DDA also highlighted the same line of thinking. He also further added that DDA was going ahead with a projected population of 224 million for the MPD-2021. He suggested that these towns should have better connectivity with Delhi and should be self-sufficient in all respects. These should not be planned for accommodating deflected population only.

6. District Town Planner, NCR Cell, Haryana informed that in Haryana so many industrial and residential areas have been developed with a view that while implementing the policies following the strategy of dispersal economic activities. Many such areas remained unoccupied. Thus crores of investment got locked up. Therefore detailed study should be done while developing land for such uses.
7. Chief Architect Planner, GDA was of the opinion that there should be a single Master Plan/Development Plan-2021 for Delhi and DMA towns in which potential economic activities can be located along with development of other infrastructure for integrated development of DMA.
8. Shri A.K. Bhatnagar, Economic Planner, NCR Cell, Ghaziabad, U.P. requested that a Steering Committee should be formed to look into all these aspects and take a decision in this regard. CCP, NCR Cell, Haryana was also of the same view and he further requested to have Sub-groups also for various fields.
9. CRP intervening pointed out it might be necessary to have more discussion on the subject and clear strategy is required to be worked out for preparation of NCR Plan-2021.
10. Chairperson, while reflecting on the views expressed, informed that a good deal of knowledge and materials were available with the Board which would be utilised for the preparation of RP-2021. Formation of Steering Committee and Sub-groups, did not serve the right purpose. NCR Board would prepare RP-2021 inhouse taking into consideration the review of RP-2001 and with the help of satellite imageries and GIS data base and DDA's Master Plan exercise for 2021 and other studies.
11. The Chairperson further mentioned that NCR Geomatics Centre (NNRMS) had already been set up for Remote Sensing and GIS technology application in the Board with an investment of Rs.1.0 crore of which Rs.30 lakhs have been received as grant from ISRO, Deptt. of Space for purchase of Hardware and Software. The Board has already mapped whole of National Capital Region for preparation of existing landuse map-1999. In addition 20 Image Atlases have been generated for further analysis.

**AGENDA ITEM NO.5: DEVELOPMENT OF INTEGRATED RAPID TRANSIT SYSTEM IN NCR.**

The Chairperson of the Planning Committee gave an overview of the above project that in order to achieve the objectives of RP-2001, one of the most important regional infrastructure requirements identified, was the development of transport network in the entire NCR and rail transportation was considered as a crucial part of the transport sector. She also informed that about 20 lakh trips (road and railway) were contributed daily from the NCR towns to Delhi and it is envisaged that there would be high transport demand between Delhi and DMA towns (Ghaziabad, Noida, Faridabad, Gurgaon). Demand from remaining part of NCR to Delhi such as Sonapat, Panipat, Bahadurgarh, Rohtak, Rewari, Palwal, Modinagar, Meerut, Hapur, Khurja etc. to NCT Delhi will also be increasing substantially.

2. The Chairperson of the Planning Committee had informed the members about the initiatives taken by NCR Planning Board in order to cope up with the type of demand, anticipated in Delhi as well as in the region. M/s RITES in their recently submitted report on the "Identification of Rail Projects for Commuter Travel in NCR and Delhi" had suggested an integrated system of augmenting and improving the existing rail system as well as adding new electrified tracks in six sections in Haryana and Nine sections in U.P. costing an amount of Rs.5242 Crs. with the following cost sharing formula:

<b>SHARE BY</b>	<b>COST SHARING AS SUGGESTED BY RITES (Rs. crores)</b>	<b>COST SHARING EXCLUDING ROLLING STOCK (Rs. crores)</b>
Ministry of Railways	1751	650
Ministry of Urban Development	1751	650
Government of NCTD	736	475
Government of Haryana	510	200
Government of Uttar Pradesh	506	195
<b>TOTAL</b>	<b>5254</b>	<b>2180</b>

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3. Shri S.K. Jain, Executive Director (Projects) -Railway Board had indicated that beneficiary States of the identified projects have neither responded to this project nor offered any comments/observations on the concept, coverage, and the composition of the project and also sharing of the cost excluding the rolling stock. Chairperson, requested the representative of the Participating States to get the comments of the respective State Govts. and sent to the Board at the earliest.

4. Reacting to the views of Shri Jain, the Chairperson of the Planning Committee indicated that rolling stock if excluded the cost to be shared by the beneficiaries could be brought down to Rs.2180 Crs. from Rs.5242 Crs.

5. It was decided that the beneficiary State Govts. will come forward with a request to the Railways to provide the rolling stock requirements and take necessary steps to mobilise the balance amount as suggested in the cost sharing formula.

6. It was also decided to explore the possibilities of taking up commuter railway projects on a (Public Private Partnership) SPV basis.

**AGENDA ITEM NO.6:                    CONSIDERATION OF PROPOSALS FOR LANDUSE CHANGE RECEIVED FROM PARTICIPATING STATE GOVTS.**

**Agenda Item No.6 (a)                    Change of landuse of an area measuring 11.711 ha. from Agricultural/green belt to Educational Institution (Medical & Dental Collge) in the Meerut Master Plan-2001**

The proposal was presented by the Chief Architect Planner, Meerut Development Authority. The Planning Committee observed that the No Objection for setting up of Medical and Dental College in Meerut was granted in March 1996 on the condition that this College should be established within two years by the Planning Committee decided that the permission for setting up of Medical and Dental Colleges in Meerut may be got revalidaded and sent to the NCR Planning Board for consideration of Member Secretary who was authorised by the Committee to take the decision.

**Agenda Item No.6 (b)**

**Change of landuse of an area measuring 250 acres from rural zone to public and semi-public offices in Surajpur-Kasna Sub-Regional Centre (Greater Noida) Development Plan.**

The General Manager (Planning and Architecture) Greater NOIDA, presented the proposal before the Committee. The Planning Committee considered the proposal and recommended the change of landuse of an area of 212 acres from 'cultivated land/remaining' 'rural land' to urbanisable area. (Public and Semi Public uses) in the villages of Surajpur, Dadha and Tusiya in Greater NOIDA.

**Agenda Item No.6 (c)**

**Change of landuse of an area measuring 510 ha. for development of industrial/commercial and institutional area along G.T. Road in the Greater Noida notified area.**

The General Manager (Planning and Architecture) Greater NOIDA, presented the proposal before the Committee. The Planning Committee observed that the proposed development covers 7 Kms stretch along the GT Road in the form of ribbon development and would be prone to encroachment and suggested that a detailed comprehensive Plan might be prepared for development of the total 610 ha. including 250 ha. of land transferred from Ghaizabad Master Plan in consultation with UP NCR Cell and submit the same to the Board. The Planning Committee authorised the Member Secretary, NCRPB for taking decision based on the detailed proposal.

**Agenda Item No. (d)**

**Change of landuse for an area measuring 700 acres from recreational to residential use for development of residential scheme on Bulandshahr by-pass (Pratap Vihar), Ghaziabad.**

The Planning Committee considered the proposal and did not agree to proposed change of landuse.

**Agenda Item No.6 (e)**

**Change of landuse of an area measuring 2787.12 acres from agriculture to residential scheme on Delhi-Saharanpur Road, near Tronica City, Loni, Ghaziabad.**

The Agenda item has been deferred.

**Agenda Item No. (f)**

**Change of landuse of an area of 345.30 acres from agricultural to residential use on Loni Road near Pasanda village in Loni, Ghaziabad.**

The Agenda item has been deferred.

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**SUPPLEMENTARY AGENDA ITEM NO.1: SUB-REGIONAL PLAN FOR HARYANA**

The issue of non-preparation & non-publication of Sub-regional Landuse Plan by Govt. of Haryana was discussed at length. The Chief Coordinator Planner, Haryana informed that as per the prevailing Act in Haryana there is no power to control the landuses for areas which are outside the Controlled Areas of Development Plans/Master Plan. And the Govt. of Haryana was not able to prepare the Sub-Regional landuse Plan for Haryana Sub-Region. Chairperson observed that this could be overcome through amendments in the prevailing Acts in the State. The Planning Committee decided that Haryana Sub-Regional Plan should be finalized by incorporating the Sub-Regional landuse Plan and provision of 2 Kms. Green belt to the extent possible. A final view was taken that Govt. of Haryana should prepare & publish Sub-Regional Plan as directed in the 20th Board meeting held on 19.8.96., 42nd Planning Committee held on 15.12.97 & 43rd Planning Committee held on 12.2.99, for guiding planned development.

**SUPPLEMENTARY AGENDA ITEM NO.2 (A): CHANGE OF LANDUSE FROM RURAL LANDS TO URBANISABLE USE FOR INDUSTRIAL PURPOSE AT CHOPANKI, KUSHKHERA AND TAPUKARA IN TIJARA TEHSIL OF RAJASTHAN SUB-REGION.**

The Chief Town Planner, (NCR) Rajasthan presented the proposal for change of landuse for development of industrial purposes. Since the conversion had already been taken place and NCRPB had also provided loan assistance, the Planning Committee recommended for change of landuse from 'rural use' to 'industrial use' for a total area of 2001.7 acres i.e. in Chopanki (820 acres), Kushukhera (638 acres) and Tapukhera (543.73 acres.) area in Rajasthan Sub-Region for ex-post-facto approval.

**SUPPLEMENTARY AGENDA ITEM NO.2 (B) : CHANGE OF LANDUSE FROM RURAL LAND GREEN BUFFER/GREEN BELT/GREEN WEDGE TO INDUSTRIAL USE IN VILLAGES - THARA, BAMBEERPUR, JEEWANA, KHAJOURIWAS AND MASEET OF TIJARA TEHSIL**

The Chief Town Planner (NCR) Rajasthan presented the proposal before the Planning Committee. The Planning Committee taking into consideration the views expressed by the Chief Regional Planner, NCRPB and other members observed that the development of such industrial areas in the rural areas would hinder the development of planned industrial growth in the identified priority towns/Sub-Regional Centres through planned Industrial Estates in Rajasthan Sub-Region. Such spot conversion will also encourage many more

such proposals for change of landuse for industrial development in the sub-region which may have adverse impacts on the viability of several industrial estates/centres identified as Regional and Sub-Regional Centres. The Planning Committee did not agree with this proposal of change of landuse and suggested that the proposed industrial activities may be located in the adjoining Sub-Regional Centres of Tijara, Khairtal and Shahjahanpur.

**SUPPLEMENTARY AGENDA ITEM NO.3: CONSIDERATION OF THE REVISED DRAFT DEVELOPMENT PLAN FOR REWARI-2021 PREPARED BY TOWN & COUNTRY PLANNING DEPARTMENT, GOVT. OF HARYANA.**

The Draft Development Plan for Rewari-2021 was discussed in detail and a view was taken that as this Plan has been received just one week before the meeting and the queries raised by the Board are yet to be answered, it will be appropriate that State Govt. should reply to the queries raised by the Board and have detailed discussions after modifying the plan as suggested. The Draft Development Plan could only be considered for approval, when the signature of the Competent Authority would be inscribed on the map / plan and the observations of the Board would be duly taken into consideration. The Committee authorised the Member Secretary to approve the Plan after the requisite corrections were incorporated by Govt. of Haryana.

**SUPPLEMENTARY AGENDA ITEM NO.4: PROPOSALS SUBMITTED BY PARTICIPATING STATE GOVTS. FOR INCLUSION OF ADDITIONAL AREAS IN THE NATIONAL CAPITAL REGION.**

The Proposals for inclusion of additional areas to the tune of 38,401 Sq. Kms. submitted by the participating State Govts. of Haryana (12312 Sq. Km.), Rajasthan (15007 Sq. Km.) and UP (11082 Sq. Km.) were deliberated and their implications discussed. The broad implications for the inclusions of additional areas considered by the Planning Committee are as under :

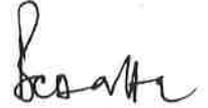
- i) The total proposed additional area to be included in the three Sub-regions is 38401 Sq.Kms. Thus, total area will increase to 68,643 Sq. Km.. If the entire proposal is accepted, the total area of National Capital Region will increase by more than 125%.

- ii) In 1991, as per the Census of India, National Capital Region had a population of 264.46 lakhs out of which the population of the three Sub-regions of Haryana, Rajasthan and Uttar Pradesh was 170.26 lakh. With the inclusion of the proposed additional areas, the corresponding population of these three Sub-regions would increase to 332.7 lakh approx. i.e. an increase of more than 95%.
- iii) The number of urban settlements in the three Sub-regions of National Capital Region will increase from 100 to 199. The number of class-I cities/UA's will increase from thirteen to twenty and all these towns are potential Regional Centres.
- iv) At present Alwar is farthest town located at a distance about 140 Kms. from Delhi. As per the new proposed areas, the distance from Delhi to boundary of Dholpur in the South is approx. 250 Kms, tehsil of Karnal in the North is 150 Kms and tehsil of Bhiwani in the West is 150 Kms. The average radial distance from Delhi to National Capital Region boundary will increase from approx. 100 Kms. to approx. 200 Kms.
- v) The demand by the NCR Participating States for inclusion of additional areas in the NCR, the Planning Committee noted, was an indication that the States had accepted the concept of NCR being the viable solution for the pressing problems being faced by Delhi. It also shows the willingness on the part of the participating states to shoulder larger responsibility for the development of their enlarged areas falling under the NCR. The participating states, accordingly would have to come up with commensurate financial commitment as well as mobilisation of additional resources for the development of their respective areas.

2. Planning Committee suggested the inclusion of Agra District of Uttar Pradesh in order to maintain the contiguity with the administrative boundaries of Dholpur District of Rajasthan, in case, such a proposal is received from the State Govt.

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

**No.K-14011/88(AP)/99-NCRPB  
NCR Planning Board  
India Habitat Centre  
1st Floor, Zone-IV,  
Lodhi Road, New Delhi-110 003**



**(B.C. DATTA)  
Chief Regional Planner**

**Date:**

- Copy to :**
1. Chairperson, Planning Committee.
  2. Members of the Planning Committee.
  3. Special invitees/participants.
  4. All officers of the Board.

### List of Participants

1. Mrs. Sarita J. Das  
Member Secretary  
NCR Planning Board  
New Delhi. Chairperson
2. Shri S.K. Jain  
Executive Director (Projects)  
Delhi Metro, Railway Board,  
Rail Bhawan,  
New Delhi-110 001.
3. Shri S.M. Sharma,  
OSD (Projects)  
Railway Board,  
Rail Bhawan,  
New Delhi.
4. Shri G.S. Sethi,  
Director (SBP)  
Deptt. of Telecom  
Sanchar Bhawan,  
New Delhi.
5. Shri A.K. Kalia  
Dy. Advisor  
Planning Commission,  
Yojna Bhawan,  
New Delhi.
6. Shri Amar Chand  
Asstt. Secretary  
BMCC, Min. Of Power,  
F-Wing, IInd Floor,  
Nirman Bhawan  
New Delhi.
7. Shri Vijay Risbud,  
Commissioner, (Planning)  
DDA, E-Block, Vikas Minar,  
I.P. Estate,  
New Delhi.

8. Shri B.K. Arora  
Town & Country Planner,  
Town & Country Planning Organisation  
Govt. of India, Vikas Bhawan,  
I.P. Estate,  
New Delhi.
  
9. Shri Y.K. Bhatt  
Chief Town Planner (NCR)  
Town & Country Planning Department  
Govt. Of Rajasthan  
Nagar Niyojan Bhawan  
Jawaharlal Nehru Marg  
Jaipur, Rajasthan-302 004.
  
10. Shri O.P. Thakral  
Chief Co-Ordinator Planner  
(NCR Planning Cell)  
C/O Chief Administrator  
Huda, Sco, Sector-6,  
Panchkula, Haryana.
  
11. Shri S.K. Zaman  
Chief Co-Ordinator Planner  
NCR Planning Cell  
Town & Country Planning Deptt.  
Navyug Market, Commercial Building,  
II nd Floor, Ghaziabad, U.P.
  
12. Shri Chandu Bhuita  
Associate Town & Country Planner  
NCR Planning Cell,  
Land & Building Deptt.  
Govt. Of Nct-Delhi.  
Vikas Bhawan, I.P. Estate,  
New Delhi.
  
13. Shri Chandra Ballabh  
Addl. Commissioner (MPD-2021)  
DDA, Vikas Minar, Near INA Colony,  
New Delhi.
  
14. Shri Padamanabhan, S.D.  
SRA, Planning Commission,  
Yojna Bhawan, 235 232  
New Delhi.

15. Shri Ved Mittal  
Chief Architect Planner  
Ghaziabad Development Authority  
Ghaziabad, U.P.
16. Shri N.C. Pradhan  
Superintending Engineer  
U.P. Housing & Dev. Board  
Ghaziabad, U.P.
17. Shri A.P. Verma  
Chief Town Planner,  
Meerut Development Authority,  
Meerut, U.P.
18. Ms. Rekha T. Deywani  
General Manager (Plg. & Arch.)  
Greater Noida Ind. Dev. Authority  
H-169, Sector-Gamma, Greater Noida City,  
Greater Noida, Distt. Gautam Budh Nagar,  
U.P.
19. Ms. Leenu Sahgal  
Sr. Manager (Plg.)  
Greater Noida Ind. Dev. Authority  
H-169, Sector-Gamma, Greater Noida City,  
Greater Noida, Distt. Gautam Budh Nagar,  
U.P.
20. Ms. Manorama Dutta,  
Regional Chief (NCR)  
Housing & Urban Dev. Corpn. Ltd.  
HUDCO House,  
India Habitat Centre, Lodhi Road,  
New Delhi-110003.
21. A.K. Bhatnagar,  
E.P., NCR Cell,  
Town & Country Planning Deptt.  
Navyug Market, Commercial Building,  
II nd Floor, Ghaziabad, U.P.
22. Shri K.K. Yadav  
Distt. Town Planner  
Rewari (Haryana)

23. Shri Jaswant Singh  
Distt. Town Planner,  
NCR Cell,  
C/o Chief Administrator  
HUDA, SCO, Sector-6,  
Panchkula, Haryan.

24. Shri Anil Barai,  
Director (Plg.)  
DDA, Vikas Minar,  
New Delhi-110 002.

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**ANNEXURE - 5**

**CONSIDERATION & APPROVAL OF ISSUES  
RELATED TO FINANCIAL MANAGEMENT**

FINANCING PATTERN (other than EWS & Action Plan Schemes) w.e.f 1.4.2000				
S.No.	Category	Extent of Finance (%)	Interest Rate (Excl.	Repayment
			Interest Tax) (%)	Period (Yrs.)
1	LIG Housing	85	12.75 13.00	10 15
2	Police Rental/Public Rental Housing	85	12.75 13.00	10 15
3	Ownership Housing Schemes for Central Govt Employees under CGEOHS	As per guidelines	12.75	20
4	Housing(Other than EWS, LIG & APS) Utility & Social Infrastructure, Waste Management, Land acquisition, Line of Credit, Commercial, Building Material	80	13.50	10
			13.75	15

GENERAL NOTES FOR HOUSING & INFRASTRUCTURE SCHEMES

1	The rates will be increased by additional 0.5 per cent p.a. in respect of those agencies who do not provide security of Bank Guarantee or Govt. Guarantee or Mortgage or Tripartite agreement between HUDCO, RBI & concerned State.								
2	Joint sector agencies having more than 51% equity from Govt. will be charged the rate as applicable for public agencies. The balance joint sector agencies and private agencies will be charged 1% extra over and above the rate applicable for public agencies in respect of all schemes (other than utility infrastructure). The rate of utility infrastructure for all agencies will be same.								
3	Agencies can also opt for telescopic repayment before execution of agreement in 10/15 years, as stated below, in HUDCO's existing EPI system for which the agency shall be charged 0.5% p.a. extra over the normal interest rate. However, the option once exercised cannot be changed during the entire tenure of loan. Further in cases of moratorium, the balance repayment period shall be divided proportionately.								
	<table border="0"> <tr> <td>A. For loan of 15 years repayment period</td> <td>B. For loan of 10 years repayment period</td> </tr> <tr> <td>1 First 5 years 20% of principal</td> <td>1 First 3 years 20% of principal</td> </tr> <tr> <td>2 For next 5 years 30% of principal</td> <td>2 For next 3 years 30% of principal</td> </tr> <tr> <td>3 For Balance 5 years 50% of principal</td> <td>3 For Balance 4 years 50% of principal</td> </tr> </table>	A. For loan of 15 years repayment period	B. For loan of 10 years repayment period	1 First 5 years 20% of principal	1 First 3 years 20% of principal	2 For next 5 years 30% of principal	2 For next 3 years 30% of principal	3 For Balance 5 years 50% of principal	3 For Balance 4 years 50% of principal
A. For loan of 15 years repayment period	B. For loan of 10 years repayment period								
1 First 5 years 20% of principal	1 First 3 years 20% of principal								
2 For next 5 years 30% of principal	2 For next 3 years 30% of principal								
3 For Balance 5 years 50% of principal	3 For Balance 4 years 50% of principal								
4	For Bulk bans of Rs.50 Crore (Rs.10 Crore for NE Region) and above a maximum rebate of 0.75% can be given to public/joint sector agencies, subject to a minimum rate of interest of 12.75% p.a.								
5	An additional 2% p.a. shall be charged as penal rate of interest in all default cases.								
6	If an agency does not give its request for release of funds within six months of the date as indicated in loan release schedule or agreement, then commitment charge @ 0.1% per quarter of the amount released later on, shall be deducted from loan releases on those schemes where it has been included in the loan agreement executed after 1.1.2000. The commitment charges will be levied considering the date of application or release by agencies on fulfillment of all sanction conditions and achievement of physical progress as per the loan agreement.								
7	HUDCO will levy a charge of 1 per cent on the loan proposed to be prepaid for the un-expired period of loan. The agency is requested to give two months notice to HUDCO for prepayment which will be accepted only after HUDCO's prior approval.								
8	<p>Front End Fee is leviable as per the following rates :</p> <table border="0"> <tr> <td><u>Type of Schemes</u></td> <td><u>Rate</u></td> </tr> <tr> <td>All Schemes other than Line of Credit</td> <td>0.50%*</td> </tr> <tr> <td>Line of Credit</td> <td>0.25%</td> </tr> </table> <p>* An additional charge of 0.25% will be levied on all schemes (other than EWS, Action Plan &amp; Line of Credit Schemes) if documentation is not done within 4 months (6 months for NE Region) and will be transferred to R&amp;D Account to be utilised by the agency within a period of 3 years.</p>	<u>Type of Schemes</u>	<u>Rate</u>	All Schemes other than Line of Credit	0.50%*	Line of Credit	0.25%		
<u>Type of Schemes</u>	<u>Rate</u>								
All Schemes other than Line of Credit	0.50%*								
Line of Credit	0.25%								
9	In addition to normal securities (Govt. guarantee/Mortgage), RBI undertaking, through a tripartite agreement, to pay HUDCO in case of an agency's default, may also be accepted as security.								
10	There will be no ceiling on extent of finance for Line of Credit schemes for public agencies. However, in case of private/deemed private agencies, the loan under Line of Credit schemes shall be restricted to 50% of their paid up capital or Networth whichever is less. Further, the extent of finance will be 70% in respect of all schemes (other than utility infrastructure) of private/deemed private agencies.								

## **ANNEXURE - 6**

**APPROVAL OF ANNUAL PLAN FOR THE YEAR  
2000-2001 OF NCRPB**

# ANNUAL PLAN 2000-2001



**NATIONAL CAPITAL REGION PLANNING BOARD  
FIRST FLOOR, CORE IV B, INDIA HABITAT CENTRE  
LODHI ROAD, NEW DELHI-110003**

## ANNUAL PLAN FOR 2000-01 : A BRIEF ON THE PROPOSALS

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### 1.0 INTRODUCTION

1.1 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.

### 2.0 SEVENTH PLAN PERIOD

2.1 **Funding** : As far as financing the development of NCR is concerned, the Board did not receive the requisite level of support through plan funds. By the time the Regional Plan for the development of NCR was drawn-up and notified for implementation, the 7th Five Year Plan had already been structured and the sectoral allocations firmed-up. As per the 7th Plan proposals approved by the NCRPB in its meeting held in July, 1986 the NCRPB had requested for plan allocation of Rs. 200 crs. from the Ministry of Urban Development under joint sector programme and Rs. 467 crs. under central sector programme. Against the demand of Rs. 200 crs. for joint sector project, a sum of Rs. 35.0 crs. was allocated for the 7th Plan period.

2.2 Against the allocation of Rs. 35 crs. the M/o Urban Development released a sum of Rs. 29.67 crs. with detail as under:

Years	Rs. in crores
1985-86	3.90
1986-87	4.25
1987-88	6.00
1988-89	7.92
1989-90	7.60
Total :	29.67

2.3 **Activities** : The NCRPB could only finance the ongoing projects which were transferred by M/o Urban Development from Integrated Urban Development Programme in towns of NCR and a few new projects. The total release during this period was of Rs. 33.54 crs.; the release over and above the budgetary support to the extent of Rs. 3.87 crs. was met through internal accruals.

- / -

### 3.0 EIGHTH PLAN PERIOD

3.1 The National Capital Region Planning Board in its 16th Board meeting held on 15.6.93 approved Eighth Five Year Plan with an outlay of Rs. 2840 crs. out of which the outlay for funding State sector projects was of the order of Rs. 1513 crs. Against the Plan outlay of Rs. 1513 crs. to fund state sector projects, NCRPB was allocated a sum of Rs. 200 crs. and even this amount was not made available to NCRPB and the actual release was Rs. 135 crs. only. During this period the NCT-Delhi was also to contribute a sum of Rs. 50 crs. Its contribution however was only Rs. 13.75 crs. Funds were also expected to be generated through institutional sources like HUDCO, etc. An agreement was reached with the Housing and Urban Development Corporation (HUDCO) for extending a Line of Credit of Rs. 100 crs. out of which Rs. 60 crs. have been drawn for NCR projects.

#### 3.2 Plan Proposals :

During the Eighth Five Year Plan period the development programme of NCRPB aimed at :

- i) Development of local urban infrastructure in the shape of development of 10 integrated new townships alongside existing Priority/DMA towns.
- ii) Generation of employment opportunities by making developed land available for industries, wholesale trade and location of shops and office complexes in these 10 identified new townships.
- iii) Development of regional-level infrastructure in the transport sector (covering both rail and road systems), generation of power and development telecommunications systems, through separate sectoral sub-component plans to be drawn up by the respective central ministries within the framework of RP-2001;
- iv) Development of regional road grids and power transmission and distribution networks covering the sub-regions of Haryana, Rajasthan and Uttar Pradesh, corresponding to the NCR Sub-component plans of these 3 State Governments.
- v) Decentralisation of economic activity and dispersal of manufacturing and wholesale trading units from Delhi, through a separate sub-component plan coupled with a time-bound implementation programme to be drawn up by GNCT-Delhi.

3.3 The development of 10 integrated townships alongside the existing priority towns and complexes viz. Meerut, Hapur, Bulandshahr-Khurja, Panipat, Rohtak, Palwal, Rewari-Dharuhera-Bhiwadi and Alwar and two Delhi Metropolitan Area (DMA) towns viz. Bahadurgarh and Kundli, each centred around core economic activities and supported by adequate physical and social infrastructure is intended to accommodate the population of 20 lakhs to be deflected from Delhi by 2001 AD.

3.4 The development of Sub-regional Centres identified in the respective Sub-regional plans of the three sub-regions, and also the counter-magnet areas were also intended to facilitate the planned process of population distribution by 2001 AD.

3.5 The Central Sector Programme were required to be implemented by the Central Ministries of Surface Transport, Railways, Communications and Power.

3.6 **Activities** : The NCR Planning Board sanctioned 98 development projects from 1985 - March, 1997 (end of Eighth Plan period) with total estimated cost of about Rs. 1425 crs. The Board released loan assistance amounting to Rs. 362 crs. during the period out of which over Rs. 115 crs. were Board's internal accruals by way of refunds of principal and interest of the loans previously advanced as at Table 1, Table 2 is the status of schemes upto March, 1997:

**Table 1 : Loans released to participating State Govts. from 4/85 to 3/97**

(Rs. in crore)					
Year	U.P.	Rajasathan	Haryana	CMA	Total
upto 7th plan (i.e. 4/85 to 3/90)	18.50	4.83	10.21	-	33.54
Annual Plans (1990-92)	12.40	14.44	4.32	2.00	33.16
VIII Plan					
1992-93	2.80	6.07	-	-	8.87
1993-94	6.93	4.84	2.00	2.00	15.77
1994-95	9.67	4.51	-	-	14.18
1995-96	42.03	21.50	42.23	4.00	109.75
1996-97	39.93	25.42	78.50	3.00	146.85
	101.36	62.34	122.73	9.00	295.42
<b>Grand Total</b>	<b>132.26</b>	<b>81.61</b>	<b>137.26</b>	<b>11.00</b>	<b>362.12</b>

Table 2. Status of Schemes upto March, 1997

State	completed	Number of Schemes ongoing	Total
Haryana	14	10	24
Uttar Pradesh	13	19	32
Rajasthan	27	11	38
Total	54	40	94
Counter Magnet scheme	-	4	4
<b>Grand Total</b>	<b>54</b>	<b>44</b>	<b>98</b>

#### 4.0 NINTH PLAN PERIOD

4.1 The Ninth Plan Proposals for NCRPB are part of the Fiscal Plan which was approved by the Board in its meeting held in March, 1997. Its broad proposals are as under:

#### 4.2 Central Sector Proejects

Development projects proposed under the Central Ministries are as follows :

- 1) Surface Transport Rs. 251 cr. Widening & strengthening of NHs  
Rs. 350 cr. LA for Expressway  
-----  
Rs. 601 cr.  
-----
- 2) Railways Rs. 610 cr. Dedicated tracks along Northern Ring Rail, inter connection with DMA towns and laying addl. tracks Delhi to Meerut & Khurja and Palwal.  
  
Rs. 405 cr. Construction of Rail Bypass  
-----  
Rs.1015 cr.  
-----
- 3) Communications Rs.1300 cr. For addl. 4.13 lakhs lines  
  
Total Rs.2916 cr.  
-----

### 4.3 State Sector

Two types of projects are envisaged.

a) Projects to be financed on sharing basis by the Board and the state : For these projects, certain components of core infrastructure and development of townships through land acquisition and the internal and external infrastructure developments etc. the respective states would have to make necessary budgetary provision to cover their share of project cost.

b) Projects to be exclusively funded by the states : States should fund directly the projects like regional roads (inner and outer grids), transmission and distribution of power, etc.

The envisaged projects & cost details are:

#### HARYANA

i) To be financed jointly by State and NCRPB :

a)	LA & LD for townships	Rs. 385	crs.
b)	LA for Regional Expressway	40	
c)	LA for RRTS	100	
d)	LA for Rail Bypass	162	
e)	Construction of Bypass	365	Rs. 1052 cr.
-----			

ii) To be financed exclusively by State :

a)	LA for Regional Road Grids	59	
b)	Constn. of Regional Road Grids	173	
c)	T & D System for Power	184	Rs. 416 cr.
-----			
Total			Rs. 1468 cr.
-----			

#### RAJASTHAN

i) To be financed jointly be State & NCRPB

a)	LA & LD for townships	Rs. 135	cr.
----	-----------------------	---------	-----

ii) To be financed exclusively by State :

b)	Power T&D System	Rs. 71	cr.
-----			
			Rs. 206 cr.
-----			

## UTTAR PRADESH

i) To be financed jointly by the Board and the State :

a)	LA & LD for townships	Rs. 407 cr.	
b)	LA for Regional Expressway	48	
c)	Construction of RRTS	115	
d)	LA for Perimetre Expressway	60	
e)	LA for terminal	15	
f)	LA for Rail Bypass	128	
g)	Construction of bypass	287	
		-----	Rs. 1060 cr.

ii) To be funded exclusively by State :

i)	LA for Reg. Road grids	45	
ii)	Constr. of Reg. Road grids	91	
iii)	T&D System for Power	245	Rs. 381 cr.
		-----	-----
	Total		Rs. 1441 cr.

## NCT DELHI

a)	Contribution to the NCRPB funds for development projects in NCR		Rs. 150 cr.
b)	Core infrastructure projects :		
	i) Perimeter Expressway & Rly. Terminal		
	- Land Acquisition	374	
	- Construction	160	
	ii) Augmentation of Ring Rail	360	
	iii) Studies & Surveys	16	Rs. 910 cr.
		-----	-----
	Total		Rs. 1060 cr.

4.4 Against the above requirements of fund, participating states of NCR have so far made following allocations in their Ninth Plan proposals :

## ALLOCATIONS MADE IN THE NINTH PLAN FOR NCR PROGRAMMES

### Haryana

1. LA & LD for townships	Rs. 385 cr. (HUDA)
2. LA for Regional Expressway	Rs. 60 cr. (HUDA - 10 cr.; HSAMB- 25 cr.; PWD - 25 cr.)
3. LA for RRTS	NIL
4. LA & const. of rail bypass	NIL
5. Regional Road Grids	Rs. 203.11 cr. (PWD)
6. T & D system for Power	Rs. 613 cr.
	-----
Total	Rs. 1261.11 cr.
	-----

### Rajasthan

-----  
For Township Development  
schemes of Urban Improvement  
Trust of Alwar Rs. 15 cr.

### Uttar Pradesh

-----  
Lumpsum provision Rs. 90 cr.

### NCT-Delhi

-----  
For contribution to NCRPB Fund Rs. 150 cr.

NOTE : Besides the above allocations, other State agencies like HSIDC, Haryana Housing Board etc. in Haryana, RIICO, Rajasthan State Bridge Construction Corporation etc. in Rajasthan and Greater Noida, MDA, GDA, UPSIDC, UPSHB, Municipal Boards, etc. in U.P. are likely to contribute their shares to implement projects in the NCR's 9th Plan Programme under their jurisdiction.

#### 4.5 Resources for Financing Projects under Joint Sector

**Programme:** During the Ninth Plan period, the NCR Planning Board would have to extend financial support for projects with an investment outlay of about Rs. 6,300 cr. both for the development of regional infrastructure and development of townships. Under the new pattern of projects funding approved by the Board, 25% of the project cost is required to be provided interest-free loan by the State Govts. or contributed by the implementing agency and the balance 75% by the NCRPB as interest-bearing loan. Thus, the NCRPB share would be about Rs. 4,800 crs. which is proposed to be

mobilised from various sources as indicated below :

1. Budgetary support to the NCRPB	Rs. 800 cr.		Rs. 1230 cr.
2. Contribution by NCT-Delhi	Rs. 150 cr.		
3. Internal Accruals of NCRPB	Rs. 280 cr.		
4. Borrowings :			
a) Capital Market (Bonds)	Rs. 1785 cr.		Rs. 3570 cr.
b) Institutional borrowing	Rs. 1785 cr.		
	Sub Total		Rs. 4800 cr.
5. Allocation by the Govt. of Haryana, Rajasthan & Uttar Pradesh and their implementing agencies			Rs. 1500 cr.
	Total		Rs. 6300 cr.

4.6 For the state sector projects which are to be exclusively funded by the States, like the transmission and distribution of power, regional roads (Inner and Outer Grids) etc., the funds are required to be provided in the respective State Plan budgets over and above the requisite provision for joint sector financing as indicated above.

## 5.0 ANNUAL PLANS

### Annual Plan : 1997-98

5.1 **Funding:** The total amount which was proposed for joint sector funding programme during 1997-98 was Rs. 660 crs. Out of this Rs. 160 cr. from the budgetary allocation, Rs. 160 crs. from State contribution, Rs. 30 cr. from NCT-Delhi; Rs. 40 cr. from internal accrual for reinvestment, Rs. 125 cr. raised through bonds and Rs. 145 cr. through loan from financing institutions. Against the demand of Rs. 160 cr. for the year 1997-98 the M/o Urban Development had released Rs. 42. cr. only.

5.2 The Planning Commission approved an IEFR of Rs. 624 cr. for the year 1997-98 which was further revised to 315 cr. out of this NCRPB raised Rs. 286.4 cr. (taxable bonds Rs. 141.9 cr. + tax free Rs. 84.5 cr. and internal accrual of Rs. 60.0 crs.)

5.3 **Programme:** During the annual plan 1997-98 was proposed to complete the work of land acquisition for major 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.

5.4 **Activities:** A sum of Rs. 84.26 cr. was released by NCRPB for urban development projects to the participating states. A sum of Rs. 70 cr. was repaid to HUDCO during 1997-98.

#### 5.5 1998-99

The investment outlay proposed for joint sector funding programme during 1998-99 was Rs. 995 cr. The proposed outlay was to be funded by budgetary allocations of Rs. 160 crs., State contribution Rs. 225 crs., contribution of Rs. 30 cr. from NCT-Delhi, Rs. 60 cr. from internal accruals for re-investment, Rs. 300.00 cr. to be raised through bonds and Rs. 190.00 crs. through loan from financial institutions. Against the demand budgetary demand of Rs. 160 cr. for the year 1998-99, M/o Urban Development has released Rs. 45.00 cr. only. Govt. of NCT-Delhi also contributed Rs. 20.00 cr. in the NCRPB fund.

5.6 The Planning Commission approved an IEBR of Rs. 624.00 crs. for the year 1998-99 and this was revised to Rs. 345 cr. The NCRPB raised the entire amount of Rs. 345.00 crs. (Taxable bonds Rs. 225.00 crs. + Tax-free bonds Rs. 60.00 crs. + Rs. 60 cr. as internal accruals).

#### 5.7 Activities

A sum of Rs. 206.81 cr. was released by NCRPB for urban development projects to the participating states/their implementing agencies during 1998-99, Rs. 40.00 crs. has been provided for creation of Bonds Redemption reserve to meet the bond liabilities expected at the time of their maturity. Rs. 27.24 cr. has been paid as interest on bonds.

#### 5.8 1999-2000

-----  
For the Annual Plan 1999-2000, M/o Urban Development has made budgetary allocation of Rs. 45.00 cr. against the NCRPB's proposal of Rs. 160.00 crs. In addition, Rs. 624 cr. has been allocated as IEBR. A sum of Rs. 155.40 cr. has been released by the Board upto August 1999 for implementation of development projects of participating states. In addition to this, Rs. 80 cr. has been provided as bond redemption reserve for the bonds raised during 1997-98 and 1998-99.

#### 6.0 FINANCIAL SUPPORT BY NCR PLANNING BOARD FOR SHARED PROGRAMME

6.1 The NCR Planning Board participates in the financing of various projects which are envisaged to be funded jointly by the States and the Board, especially those under the township development programmes where it advances loan upto 75% of the project cost. The Board also would finance selected components of core infrastructure to be implemented jointly by the Central Ministries of Surface Transport/Railways and the states where the Board's contribution will be limited to granting of loans to the states equivalent to 75% of their share in the overall project cost.

6.2 Under the new financing pattern adopted by the NCR Planning Board, 25% of the project cost is required to be provided by the State Governments/their implementing agencies out of their own funds, free-of-interest. For this, necessary budgetary provisions are required to be made by the participating state/their implementing agencies.

6.3 The balance 75% of the funds are provided by the NCR Planning Board as loan assistance out of the NCRPB Fund consisting of:

- i) Budgetary resources of the Board;
- ii) Internal accrual of the Board;
- iii) Contribution by NCT-Delhi to the NCRPB Fund; and
- iv) Extra Budgetary Resources like borrowing from the capital market and financial institutions.

#### 7.0 ANNUAL PLAN 2000-01

7.1 For the Annual Plan 2000-01, it has been proposed to complete the work of land acquisition for major projects (including the peripheral expressway to be undertaken by NCT-Delhi), funding of next instalments of ongoing projects and new projects to be identified by the implementing agencies under joint funding (NCRPB+States) programme on town development and development of core infrastructure. The total amount which will be required during the year 2000-01 will be Rs. 1155 crs. Out of this Rs. 160 crs. is proposed to be made from the budgetary allocation, Rs. 271 crs. from States contribution, Rs. 30 crs. contribution from NCT-Delhi, Rs. 130 crs. from internal accruals for reinvestment and expenditure of interest on bonds, Rs. 284 crs. to be raised through taxable and taxfree bonds, Rs. 110 crs. from line of credit and Rs. 170 crs. to be raised through loans from financial institutions. Details of these are as follows:

#### 7.2 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 indicated below:

	(Rs. crs.)	
1) M/Surface Transport	Rs. 50.00	Widening and strengthening of National Highways Land acquisition for expressways
	Rs. 70.00	
	----- Rs.120.00 -----	
2) Integrated Regional Rail Transit System in NCR	Rs.271.00	
	-----	
Total	Rs.271.00	
	-----	
3) M/o Urban Development Integrated RRTS	Rs.271.00	
4) M/Communications	Rs.260.00	For and additional 60000 lines

### 7.3 State Sector

#### HARYANA

I) Project for Joint Sector funding:		
a) Funds for financing new townships development projects jointly with NCR Planning Board	Rs. 75.00 crs.	
b) Funds for financing core infrastructure projects		
i) LA for expressway	Rs. 7.00 crs.	
ii) Share of Regional Rapid	Rs. 28.00 crs.	
		-----
		Rs.110.00 crs.
		-----
II) Projects for exclusive financing by State Govts:		
i) LA for Regional Road Grids	Rs. 20.00 crs.	
ii) Construction of Regional Road Grids	Rs. 35.00 crs.	
iii) T&D for Power as per the State Govt. proposal	Rs.120.00 crs.	
		175.00 crs.
		-----
	Total	2850.00 crs.
		-----

#### RAJASTHAN

I) Projects for Joint Sector funding :		
a) Funds for new township development projects jointly with NCR Planning Board	Rs. 28.00 crs.	
II) Projects for exclusive funding by State Govt. b) Power T&D System	Rs. 14.00 crs.	
		-----
	Total	42.00 crs.
		-----

**UTTAR PRADESH**

I) Projects for Joint Sector funding:

a)	Funding for financing new townships development projects jointly with NCR Planning Board (as per their demand)	Rs. 95.00 crs.
b)	Funds for financing core infrastructure projects	
i)	LA for Expressway	Rs. 10.00 crs.
ii)	Share of Inter-regional Rapid Transit System	Rs. 28.00 crs.
		----- 133.00 crs.

II) Projects for exclusive financing by State Govts.

i)	LA for Regional Road	Rs. 45.00 crs.
ii)	Construction of Regional roads	Rs. 15.00 crs.
iii)	T&D system for power	Rs. 50.00 crs.
		----- 243.00 crs.

**NCT-DELHI**

a)	Contribution to the NCRPB funds for the new township development projects in NCR	Rs. 30.00 crs.
b)	Funds for financing infrastructure projects	
i)	Perimeter Expressway and four-directional terminals	Rs. 280.00 crs.
ii)	Augmentation of Ring Rail and related survey	Rs. 70.00 crs.
		----- 350.00 crs.
	<b>Total</b>	----- 380.00 crs.

#### 7.4 NCR Planning Board

	NCRPB SHARE	STATE SHARE	TOTAL
	-----	-----	-----
a) Township development to be jointly implemented with States	593.00	198.00	791.00
b) Core Infrastructure Development jointly with Ministries and States			
i) LA for Expressway	53.00	17.00	70.00
ii) RRTS (Provision is to be made after the project is finalised by railways)	165.00	56.00	271.00
c) i) Project Development Assistance	3.00	-	3.00
Sub-Total :	814.00	271.00	1085.00
d) Committed expenditure on Interest on Bonds raised by NCRPB	70.00	-	70.00
Total :	884.00	271.00	1155.00

#### 8.0 FINANCING PLAN FOR PROJECTS THROUGH NCR PLANNING BOARD DURING 2000-01

8.1 The above projected investment requirements for the Annual Plan 2000-01, the components of the development programmes to be funded by the NCR Planning Board are estimated to cost Rs. 1155.00 crs. This requirement is proposed to be funded in the following manner:

##### 1. Budgetary Support :

a) By the Ministry of UD	160.00	
b) Contribution by NCT-Delhi	30.00	
c) Matching provision by Haryana, Rajasthan & Uttar Pradesh at Project level	271.00	
	-----	461.00

- 12705

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2. IEBR (As sanctioned by the Planning Commission)

a) Internal Accruals of NCRPB for reinvestment	130.00	
b) Tax free bonds	137.00	
c) Taxable bonds	147.00	
d) Line of Credit	110.00	
e) Borrowing from institutions	170.00	
	-----	694.00
		-----
		1155.00
		-----

8.2 In order to enable the NCR Plan proposals to be implemented to the tune of Rs. 1155 crs. the following facilitative steps are required to be initiated:

The Central Ministries to make necessary sub-component provisions in their 2000-01 proposals as follows:

M/Surface Transport	Rs. 120.00
M/Railways	Rs. 271.00
M/Urban Development	Rs. 271.00
M/Communications	Rs. 260.00

ii) Ministry of Urban Development to step up budgetary support to NCR Planning Board to at least Rs. 160 crs. during 2000-01 period.

iii) Member States of NCR to make necessary provisions in their Sub-component plan for NCR for financing both joint sector and exclusive NCR projects to the following extent:

Haryana	285.00
Rajasthan	42.00
Uttar Pradesh	243.00
NCT-Delhi	380.00

iv) The NCR Planning Board may be :

a) Given sufficient IEFR 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.

#### 9.0 ANNUAL PLAN 2000-01 ALLOCATIONS REQUIRED FOR NCR

##### 1. Central Ministries:

Min. of Surface Transport	Rs. 120.00 crs.
Min. of Railways	Rs. 271.00 crs.
Min. of Urban Development	Rs. 271.00 crs.
Min. of Communications	Rs. 260.00 crs.
	-----
	Rs. 922.00 crs.
	-----

##### 2. States :

Haryana	Rs. 285.00 crs.
Rajasthan	Rs. 42.00 crs.
Uttar Pradesh	Rs. 243.00 crs.
	-----
	Rs. 395.00 crs.
	-----
NCT-Delhi	Rs. 380.00 crs.

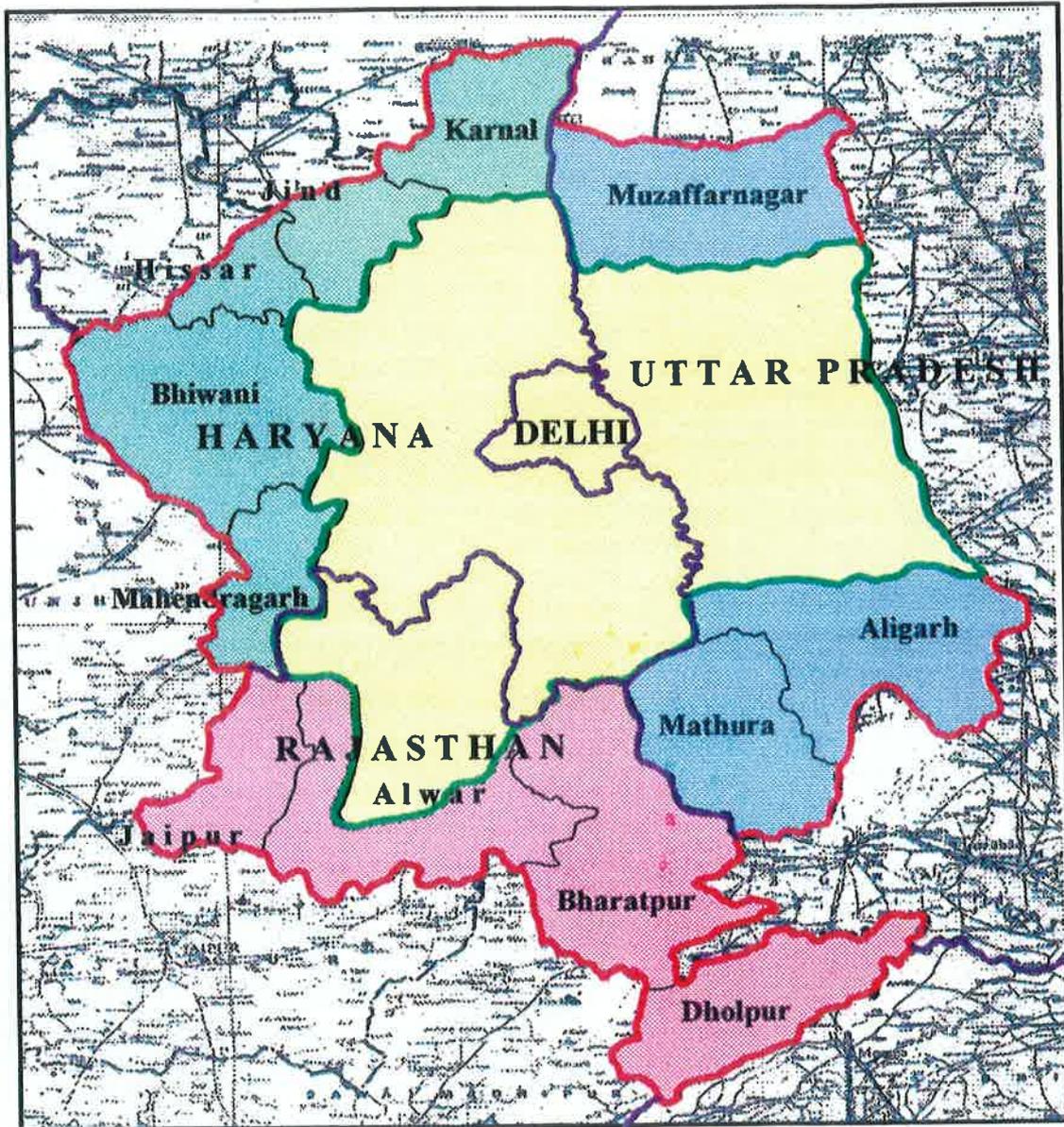
##### 3. NCR Planning Board

	Rs. 160.00 crs.
	-----
Total Budgetary Provision required for the NCR Projects during Annual Plan 2000-01.	Rs.2032.00 crs.
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**ANNEXURE - 7**

**CONSIDERATION OF INCLUSION OF  
ADDITIONAL AREAS IN THE NCR**

Proposal for Inclusion of Additional Areas in NCR



**Legend**

	Existing Area 30,242 sq.km.
<b>PROPOSED ADDITIONAL AREA</b>	
	U.P. 11,082 sq.km.
	Rajasthan 15,007 sq.km.
	Haryana 12,312 sq.km.
<b>Total</b>	<b>38,401 sq.km.</b>

	Exist. NCR Boundary
	Prop. NCR Boundary
	Distt. Boundary
	State Boundary

**SCHEDULE OF EXISTING AND PROPOSED ADDITIONAL AREAS**

**N.C.T. DELHI**

**Existing Area**

Whole of the NCT-Delhi  
No change in the Existing Area. 1483.00

<b>SL.NO.</b>	<b>DISTRICT/TEHSILS</b>	<b>AREA IN SQ.KMS.</b>
<b>HARYANA</b>		

**Existing Areas**

I)	The whole of District of Gurgaon comprising the tehsils of Gurgaon, Nuh, Ferozpur-Jhirka, Pataudi, Punhana and Sohna	2760.00
II)	The whole of District of Faridabad comprising the tehsils of Ballabgarh, Faridabad, Palwal, Hathin and Hodel;	2105.00
III)	The whole of District of Rohtak comprising the tehsils of Rohtak and Meham;	1667.77
IV)	The whole of District of Sonapat comprising the tehsils of Sonapat, Gohana, Gannaur and Kharkhoda	2260.53
V)	The whole of district of Panipat comprising tehsils of Panipat, Samalkha and Israna.	1249.88
VI)	The whole of district of Jhajjar comprising the tehsils of Jhajjar, Bahadurgarh and Beri;	1867.70
VII)	The whole of district of Rewari comprising the tehsils of Rewari, Bawal and Kosli;	1559.00
	<b>SUB-TOTAL</b>	<b>13469.88</b>

**Additional Areas Proposed to be added**

I)	The whole district of Mahendragarh comprising the tehsils of Mahendragarh and Narnaul.	1683.00
II)	The whole of district of Bhiwani comprising the tehsils of Bhiwani, Bawani-Khera, Tosham, Dadri, Loharu and Siwani.	5140.00

III)	The whole of district of Karnal comprising the tehsils of Karnal, Assandh, Nilokheri, Indri and Gharaunda.	2471.12
IV)	The tehsils of Jind and Safidon of district Jind.	1605.15
V)	The tehsils of Hansi and Narnaund of district Hisar.	1412.63
	<b>SUB-TOTAL</b>	<b>12311.90</b>
	<b>TOTAL</b>	<b>25781.78</b>

## UTTAR PRADESH

### Existing Areas

I)	The whole of district of Bulandshahr comprising the Tehsils of Anupshahr, Bulandshahr and Khurja;	3515.00
II)	The whole of district of Meerut comprising the Tehsils of Meerut, Mawana and Sardhana;	2566.00
III)	The whole of district of Ghaziabad comprising the tehsils of Ghaziabad, Hapur and Garhmukteshwar;	1971.00
IV)	The whole of district of Gautam Budh Nagar comprising tehsils of Gautam Budh Nagar, Dadri and Jewar;	1456.00
V)	The whole district of Baghpat comprising tehsils of Baghpat, Baraut and Khekra.	1345.00
	<b>SUB-TOTAL</b>	<b>10853.00</b>

### Additional Areas Proposed to be added

I)	The whole of district of Muzaffarnagar comprising tehsils of Shamli, Budhana, Muzaffarnagar, Jansath, and Kairana.	4049.00
II)	The whole of district of Mathura comprising tehsils of Mathura, Chhata, and Math.	3338.00
III)	The whole of district of Aligarh comprising tehsils of Kaul, Atrouli, Gabhana, Khair, and Iglas.	3695.00
	<b>SUB-TOTAL</b>	<b>11082.00</b>
	<b>TOTAL</b>	<b>21935.00</b>

**RAJASTHAN****Existing Areas**

- I) The tehsils of Alwar, Behror, Ramgarh, Mandawar, Kishangarh Bas, Tijara and Kot Kasim of district Alwar. 4493.00

**SUB-TOTAL 4493.00**

**Additional Areas Proposed to be added.**

- I) The remaining tehsils of Bansur, Thanagazi, Rajgarh, Lachmangarh and Kathumar; of district Alwar. 4307.03
- II) The whole of the district of Bharatpur comprising the tehsils of Nagar, Kaman, Pahari, Deeg, Nadbai, Bharatpur, Kumher, Weir, Bayana, and Roopwas. 5066.00
- III) The whole district of Dholpur comprising tehsils of RajaKhera, Dholpur, Bari and Baseri. 3034.00
- IV) Kotputli and Shahpura tehsils of Jaipur District. 2600.00

**SUB-TOTAL 15007.00**

**TOTAL 19500.00**

**TOTAL EXISTING AREA OF NCR 30299.00**

**TOTAL PROPOSED ADDITIONAL AREA 38401.00**

**TOTAL PROPOSED AREA 68700.00**

**Note: Area figures are tentative and to be confirmed by the participating states.**

**ANNEXURE - 8**

**REVIEW OF NCR PLANNING BOARD FUNDED  
PROJECTS**

## STATUS OF NCRPB FUNDED PROJECTS (UPTO MARCH, 2000)

No. of Projects

States	Total	Completed	On Going
U.P.	55	13	42
Rajasthan	45	30	15
Haryana	34	14	20
Sub-Total	134	57	77
CMAs	4	-	4
<b>Total</b>	<b>138</b>	<b>57</b>	<b>81</b>

Total Projects

(Rs. in Crs.)

States	No. of Schemes	Estimated Cost	Loan Sanctioned	Loan Released	Expenditure
U.P.	55	1269.57	663.61	334.54	332.88
Rajasthan	45	375.54	196.69	134.25	173.21
Haryana	34	1735.62	612.38	386.99	741.32
Sub-total	134	3380.73	1472.67	855.78	1247.41
CMAs	4	433.80	54.00	34.74	46.96
<b>Total</b>	<b>138</b>	<b>3814.53</b>	<b>1526.67</b>	<b>890.52</b>	<b>1294.37</b>

Completed Projects

(Rs. in Crs.)

States	No. of Schemes	Estimated Cost	Loan Released	Expenditure
U.P.	13	93.31	29.21	86.99
Rajasthan	30	80.61	29.31	64.48
Haryana	14	62.85	12.53	52.22
<b>Total</b>	<b>57</b>	<b>236.78</b>	<b>71.04</b>	<b>203.69</b>

Ongoing Projects

(Rs. in Crs.)

States	No. of Schemes	Estimated Cost	Loan Sanctioned	Loan Released	% loan drawn Drawn	Expenditure
U.P.	42	1176.26	634.40	305.34	48.13	245.89
Rajasthan	15	294.93	167.38	104.95	62.70	108.73
Haryana	20	1672.77	599.86	374.46	62.43	689.09
Sub-total	77	3143.96	1401.64	784.75	55.99	1043.71
CMAs	4	433.80	54.00	34.74	64.33	46.96
<b>Total</b>	<b>81</b>	<b>3577.76</b>	<b>1455.64</b>	<b>819.49</b>	<b>56.30</b>	<b>1090.67</b>

## **ANNEXURE - 11**

**CONSIDERATION & APPROVAL OF ISSUES  
RELATED TO HUMAN RESOURCE  
DEVELOPMENT AND PERSONNEL  
MANAGEMENT**

श्रीमती सरिता जयन्त दास

एम. ए., एल. एल. बी.,

डी. पी. एम. (लन्दन), आई. ए. एस.

सदस्य सचिव

Msmt. SARITA J. DAS

M.A., L.L.B., D.P.M. (Lond), IAS

Member Secretary

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राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION PLANNING BOARD

No.K-14011/48/90-NCRPB

Dated : 24.8.98

Dear Sir,

Kindly refer to the discussions that were held in the meeting chaired by you on 27<sup>th</sup> July, 1998 regarding the strengthening of Finance & Accounts Wing & Project Monitoring Cell of the NCR Planning Board. From the records it is clear that several attempts were made earlier for creation of posts. Many concepts have been thrown up over the years which have led to different recommendations from the year 1994 onwards; whereas initially the concept of a Finance Corporation with 62 posts had been thought of and abandoned, subsequently, as per the directives of the Personnel Group, a new proposal for to 39 posts was discussed and ultimately the whole exercise culminated in a recommendation of the creation of 9 posts and upgradation of 2 posts of AO & CRP as follows: Joint Secretary (5900-6700), Dy. Chief (3000-4500) U.S. level) and Assistant Chief (Jr. Class I level) (2200-4000) and Supporting Staff consisting of Private Secretary 1, Steno Gr. 'D' 1, UDC 1, Driver 1 and Peons 2.

However, on 16.7.97 vide letter No.K-14011/5/95-DDIB from the Ministry of UD, we were told that no posts could be created at all.

2. As per the NCRP Board Act, 1985 the NCR Planning Board is an autonomous organisation, and its Chapter VII, Section 31(1) states as under:

*"The Board may appoint such other officers and employees as it considers necessary for the efficient discharge of its functions under this Act."*

Vide Notifications No.K-14011/13/85-NCR dt. 8.7.85 and No.K-14011/49/94-NCRPB dated 12.1.95, the Board had created three Groups: -

- (a) The Project Sanctioning and Monitoring Group;
- (b) The Personnel Group; and
- (c) The Unified Transport Planning Group.

The Board had delegated its powers to create posts and appoint persons and the selection made by this Group have to be approved by the Chairman (Ref. Annexure-I). Hence, in view of the above, it may not perhaps be necessary to refer these matters to Finance Ministry, as the Secretary (Expenditure) or his representative are members of the Personnel Group.

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- 3 (i). There are two aspects of the issue. One is regarding the upgradation of 2 posts viz.- CRP & AO and the other is creation of new posts. The question of creation of posts has assumed immediate importance in view of the fact that whereas during the 7<sup>th</sup> Plan the amount received by NCRPB was Rs.29.67 crores against the Plan Allocation of Rs.35 crores; during the 8<sup>th</sup> Plan period against the Plan Allocation of Rs.200 crores, the NCRPB was actually provided with Rs.135 crores as Plan funds. In addition, the Board took Rs.60 crores as an institutional loan in the form of 'Line of Credit' from HUDCO. During this very period, the NCRPB has also received Rs.100 crores as internal accruals on account of the loans, which it had disbursed during the 7<sup>th</sup> and the earlier parts of the 8<sup>th</sup> Plan. Accordingly in 1995-96 the Board, gave loans to the tune of Rs.109.75 crores; in 1996-97 the loans given were to the tune of Rs.146.85 crores; and during 1997-98 this went upto Rs.154.26 crores, and during the current financial year i.e. upto July 1998, we have already disbursed Rs.138.28 crores. "
- 3 (ii). It may be recalled that the Board in 1997-98 raised Taxable and Tax Free Bonds to the tune of Rs.226.5 crores upto June 1998, in addition to the budgetary grant of Rs.42 crores from the Government of India and Rs.15 crores from the Government of NCT Delhi along with internal accruals of Rs.60 crores. Hence, the total availability of funds in the Board stood at Rs.350 crores (upto June, 1998) for 1997-98 & Rs.689 crores for 1998-99.
4. (i) The Board has also got 4 Sub Offices (Cells) in the respective States i.e. Haryana, Rajasthan, Uttar Pradesh and Delhi. The staffing pattern of these offices is at Annexure-II. These Sub-Offices are fully financed by the NCRPB, but function under the administrative control of the respective State Governments. However unfortunately the Governments of Haryana and Rajasthan keep on shifting the offices and officers as per their convenience. The total expenditure on these Cells in the preceding five years has been the following: -

		Office Expenditure	Salary	Total (Rs.lacs)
1.	1992-93	5.09	29.86	34.95
2.	1993-94	4.97	37.62	42.59
3.	1994-95	3.49	41.46	44.95
4.	1995-96	3.59	40.03	43.62
5.	1996-97	3.10	44.82	47.92
Total		20.24	193.79	214.03

4. (ii) The NCRPB (HQ) has very limited staff right since its inception and since 1993-94, there has been no additional staff sanctioned. The officers' strength of the NCRPB was 8 upto 1986-87 and had reached 15 in 1987-88 and 3 officers were added in 1993-94 when the strength went upto 18, but this addition was only at the level of Section officers. The present sanctioned strength of the NCRPB is 56 at Annexure-III. It may be seen that out of a

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sanctioned strength of 56 (18 Officers, 38 staff), 48 are in position. The expenditure on the staff pay and allowance at Headquarter is as under: -

	Office Expenditure	Salary	Total (Rs. Lacs )
1993-94	24.07	30.47	54.54
1994-95	22.66	30.94	57.60
1995-96	25.61	40.14	65.75
1996-97	32.42	42.00	74.42
1997-98	33.83	63.00	96.83
Total	138.59	210.55	349.14

5. (i) The functioning of the NCRPB has itself undergone a sea change, whereas the Act is very clear in its role – the general criticism has been that it has not been able to fulfil the objectives of the Act. Be that as it may, since the activities of the Board and the funds being handled by the Board have increased tremendously, and, since valiant efforts have been made by my predecessor to make the Board more effective and purposeful, it is imperative that the work done so far must now be monitored extremely carefully both in terms of financial aspects as well as physical aspects – Further ~~we have to raise~~ substantial amounts from the market in order to achieve the targetted IEBR of Rs. 624 crs. allocated for 1998-99.
- (ii) Besides this, another very important activity that is coming before us is the evaluation of the projects that are being sent by the respective State Governments. This evaluation is essential to avoid any duplicity of funding, duplicity of projects, working out whether the projects are economically viable or not, involvement of the private sector in the infrastructure development etc.
- (iii) Another factor which has to be kept in mind is that the Board must have a basket of projects duly assessed ready for funding from the State Govts. and continual interaction with them is now a necessity as we have found that the funds disbursed have not been utilised in the time frame prescribed and recent decision, of the NCT Delhi have led to a slowing down of developments, as conceived under the NCR Planning Board Act.
6. As pointed out in the foregoing paragraphs in the beginning of the Eighth Plan itself, the sudden widening of the scope and functions of the Board was realised and it was keeping this in view that the entire proposal for expansion of the Board Headquarters was prepared and placed before the Personnel Group in mid 1993-94 and the proposal was being considered and examined at various levels. However, the work in the Board had already multiplied 4 times as against that in the pre-eighth plan period. The Board had to prepare itself for undertaking this work especially for project formulation and resource mobilisation by utilising extra budget resources on the one hand preparation of detailed functional plans for specific sectors of development like transportation power, telecommunication, water resources, etc. on the other. In fact it was during this time only that the Board had been specially involved in quite a few legal case.

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with regards to the public interest litigations as well as and the High Courts of U.P. In fact through the various judgements issued by the Hon'ble Supreme Court and High Courts more and more involvements of the Board in the industrial relocation took place and the Board was required to regularly inter-act with the industries on the one hand and the State Govts. on the other. Simultaneously the states of Haryana and U.P. further delegated their powers of implementing the expressway projects, being inter-state in nature to the NCR Planning Board - it is in this context that the Board prepared the pre-qualification documents inviting international bids for pre-qualifications for the FNG Expressways and had the pre-bid conference recently.

7. Thus, now, from being merely a Planning Board, it has assumed the additional functions of a full fledged techno-financing-cum-implementing agency. The Board was also at the threshold of preparing complete fiscal plan for the 9th and 10th plan periods, so as to work out the financial implications and resource requirements for the projects envisaged in the Regional Plan for implementation during forthcoming decade. To carry out these jobs in the absence of additional staff, there was no other option with the Board except to undertake the work with the help of consultants and experts appointed from time to time. It was with their assistance that it was possible for the Board to evolve the fiscal plan for an overall 10 years investment of the order of Rs. 58,000 crs. At present we have 10 consultants as at Annexure-IV, of which 4 are full time and 6 are part time. The number of consultants working at any particular time were in accordance with the specific requirement at that time. However in the exigencies of public service, the 4 full time consultants look after day-to-day work viz. personnel (Shri Lakhbir Singh, a retd. Sr. Dy. Secy. from CSIR from 6.8.95); Redelineation of NCR (Shri Mohammad Aslam taken in May, 1998); Accounting work (Smt. K.K. Bhardwaj, earlier Accounts Officer in NCRPB, taken as consultant on accounts after retirement from 1.6.97) and Legal Advisor Bonds (Shri A.C. Kher, a retd. IAS office of DANIC cadre) - the above arrangements have all been done on an adhoc basis to get over the immediate problems. This cannot continue, we need to put in a basic structure concomitant to our needs.

8. For this, therefore, it is essential that the following posts be created immediately: -

- i) One post of Director (in the pay scale of 14300-18300), This post may be held by an All India/Central Services officer who will oversee the functioning of the Non-Planning Wings namely; Finance, Accounts and Administration under the overall direction of MS. The officer will also assist the MS in the organization and follow up of the meetings of the Board, follow up of the decision of the statutory, non-statutory committees as well as assist in the monitoring and appraisal which is extremely essential in the present context. He will also oversea resource mobilization as NCR Planning Board has been allocated an IEBR of Rs. 624 crs. vide letter no. G-16014/3/97-Bt. dated 18.8.98. He will be assisted by two Jt. Directors (in the pay scale of Rs.12000-16500). One Jt. Director Technical for technical

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evaluation and monitoring of projects; and one Jt. Director Finance for financial appraisal and monitoring of Projects as well as for resource mobilization.

- a) The Jt. Director (Technical) may be from the planning side – basically a planner or an engineer to be drawn on deputation from the GoI – or the States.
- b) The 2<sup>nd</sup> Jt. Director (Finance) may be drawn from the financial institutions, Banks, GoI, ILFS, SIDBI, ICICI, IDBI, IFCI, PFC, IRFC, etc. The basic qualifications for this would be B.Com with an MBA in Finance or any other finance background with C.A./ICWA/Financial Management Degree.
9. The above officers will be supported by Private Secretary / Stenos, Drivers, Peon etc. The total proposal would accordingly imply the creation of three posts of Gr. 'A' Officers and nine supporting staff as detailed out in Annexure-V. The total annual expenditure on these new posts is expected to be Rs.15.81 Lacs. This expenditure is proposed to be met out of the internal accruals of the Board and no additional funds would be required from the Govt. of India.
10. Hence, I would be grateful, if a convenient date be given to us to convene the Personnel Group Meeting, so that these matters can be sorted out immediately.

With warm regards

Yours sincerely,

Sarita J Das  
24.8.98  
(SARITA J. DAS)

Smt. Kiran Aggarwal  
Secretary, UD  
Ministry of Urban Affairs & Employment  
Nirman Bhawan  
New Delhi

(To be published in the Gazette of India Part III-Section 4)

No.K.14011/13/85-NCR  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
'C' WING, NIRMAN BHAVAN

NEW DELHI, dated the 8th July, 1985.

### N O T I F I C A T I O N

In exercise of the powers conferred by Section 32 of the National Capital Region Planning Board Act, 1985 the National Capital Region Planning Board, (hereinafter called the Board) hereby makes the following delegations:

I. Functions, powers and duties under clauses (b), (c) & (e) of sub-section 2 of section 22:

To identify individual projects against schemes approved by the Board for funding by the Board, to release instalments for the same and for carrying out a constant review of the progress of the projects, the functions powers and duties of the Board are delegated to the following persons in the Group:-

#### PROJECT SANCTIONING AND MONITORING GROUP:

- |      |  |             |
|------|--|-------------|
| i)   | Secretary, Ministry of Works and Housing.                              | - Chairman. |
| ii)  | Secretary (Expenditure) or his representative.                         | - Member.   |
| iii) | Adviser, Planning Commission or his representative.                    | - Member.   |
| iv)  | Joint Secretary in charge of NCR in the Ministry of Works and Housing. | - Member.   |
| v)   | Secretaries-in-charge of the NCR work in the States and Delhi UT.      | - Member.   |
| vi)  | Chief Planner, TCPO, New Delhi.  | - Member.   |
| vii) | Member Secretary, NCR Planning Board.                                  | - Convenor. |

1) The group is empowered to sanction loans and grants for the implementation of sub-regional plans and project plans and for the development of the counter-magnet area identified by the Board in accordance with the rules.

2) The group will also exercise the powers to commission surveys and studies on behalf of the Board.

II. Delegation of functions, powers and duties under Section 31 of the Act:

Subject to the limits and conditions mentioned below the Board delegates its powers to create posts and appoint persons against such posts to the following persons in the Group to be called the Personnel Group:-

PERSONNEL GROUP:

- i) Secretary, Ministry of Works and Housing. - Chairman. ✓
- ii) Secretary (Expenditure) or his representative. - Member.
- iii) Secretary in charge of NCR work in the State of Haryana. - Member.
- iv) Secretary in charge of NCR work in the State of Rajasthan. - Member.
- v) Secretary in charge of NCR work in the State of Uttar Pradesh. - Member.
- vi) Member Secretary, NCR Planning Board. - Convener.

- a) The Group will have full powers to create posts in the Board.
- b) Selection of personnel for appointment against posts, the maximum of scale of pay of which exceeds Rs.1,600/- will be made by the Group and appointment of persons selected by the Group will be made after it is approved by the Chairman.
- c) Selection and appointment of posts the maximum of scale of pay of which is equal to or less than Rs.1,600/- will be made by the Member Secretary.

10,000 - 15200

III. Delegation of powers under Sub-section 22(2)(a):

The functions, powers and duties of the Board (i) to incur administrative expenses of the Board under clause(a) of sub-section 2 of section 22, and (ii) to exercise administrative control and to administer the terms and conditions of employment of the officers and employees of the Board as stipulated in the regulations, is delegated to the Member Secretary as detailed below:-

Sl. No.	Nature of power	Extent of power.
1.	Operation of bank accounts	(a) power to open accounts for the Board in accordance with the rules.

1

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(b) to authorise any employee or employees of the Board to operate the account individually or jointly.

2. Purchase of Office furniture and equipments.

Full powers for purchase, running and maintenance and repairs of machinery including office furniture and equipments.

3. Purchase of stationery.

Full power.

4. Telephone charges.

Full power. Full power to get new telephone connection, payment of rentals call charges, etc.

✓ 5. (a) creation of posts in the Board.

Full power to be exercised by the Personnel Group.

(b) selection of candidates for appointments in the Board.

(a) selection and appointment to posts the maximum of scale of pay of which is more than Rs.1600/- will be done by the Personnel Group and will be subject to approval by Chairman.

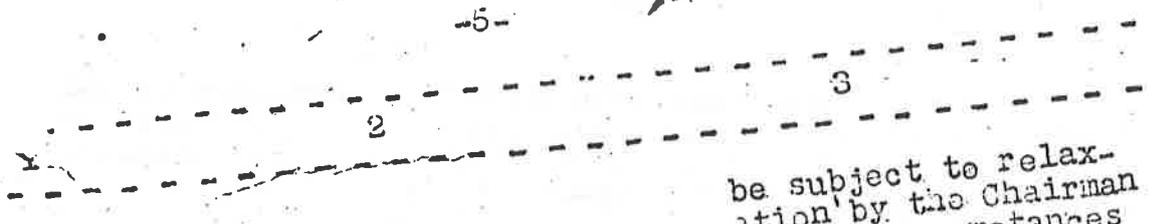
(b) selection to other posts to be made by the Member Secretary.

(c) appointments in the Board.

(a) All appointments to posts, the maximum of scale of pay of which exceeds Rs. 1600/- will be made in the name of Board.  
(b) In respect of others the appointments will be made by the Member Secretary.

1	2	3
6.	Purchase and maintenance of staff car/vehicles.	Full power for purchase, running, maintenance and repair.
7.	Printing charges.	Full power.
8.	Contingency expenditure	Full power.
9.	Power to grant conveyance allowances to employees of the Board.	Full power. The rate and condition of the allowance should be the same as are applicable to the Central Govt. servants.
10.	To grant honorarium to persons working in the Board as also persons other than these working in the Board for services rendered by them to the Board.	Upto Rs.1000/- in each case.
11.	To grant Earned leave and other kinds of leave to staff working in the Board.	Full power.
12.	Grant of leave salary advance.	Full power.
13.	To sanction advance of TA to the staff working in the Board including LTC as applicable under the Govt. rules.	To the extent admissible under the Central Govt. rules.
14.	To exercise all powers of controlling officer for travelling allowance bills	Full power.
15.	To incur expenditure on entertainment during: (a) Meetings of the Board. (b) Meeting of the Group. (c) Meetings of the Committee.  (d) Other official meetings.	Full power. Full power.  Subject to a ceiling of Rs.2000/- in a quarter.  Subject to a ceiling of Rs.1000/- per month. The above ceilings will

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be subject to relaxation by the Chairman if the circumstances so warrant.

- 16. To sanction purchase of drawing stationery. Full power.
- 17. To advertise in newspapers and journals. Full power.
- 18. To sanction OTA to eligible staff. Full power.
- 19. Sanction of permanent advance of imprest. Full power.
- 20. Grant of advance to employees of the Board for the purchase of bicycle. Full power.
- 21. To incur expenditure on provision of liveries to Peons/Drivers. Full power.
- 22. Approval of tour of officers/employees of the Board
  - i) through entitled class. Full power.
  - ii) journey by air or by class higher than the entitled class. Full power.
  - iii) reimbursement of actual expenditure of boarding/ lodging for officers/ employees while on tour in special cases subject to ceiling as prescribed in Govt. rules. Full power.
- 23. Non-interest bearing advance: Full power.  
Festival advance/Medical advance in special cases/ advances for natural calamities subject to rules as prescribed in G.R 1963, FR/SR and other instructions issued by the Govt. of India from time to time.
- 24. Comprehensive insurance of vehicles. Full power.

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any other administrative expenses of the Board the power to incur which has not been included in the list above shall be incurred by the member secretary with the approval of the Chairman of the Board.

*M. Shankar*  
( M. SHANKAR )  
MEMBER SECRETARY (NCR)

To

The Manager,  
Government of India Press,  
Faridabad.

Jones/

Uttar Pradesh

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendati, by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1	1	1
Associate Planner	1	1	1
Economic Planner	1	1	1
Asstt. Town Planner	3	2	2
Research officer	1	-	-
Junior Engineer	1	1	1
Planning Assistant	2	2	2
Research Assistant	2	2	2
Plg. Draughtman	2	2	2
Investigator	2	2	2
Head Clerk-cum Accountant	1	1 (UDC)	1
Stenographer (one senior & & two junior)	3	3	3
LDC	1	1	1
Typist	2	1	1
Driver	1	2	2
Feorro Printer	1	1	1
Chowkidar	1	1	1
Peon	4	6	3
	****		
Total	30		
	****		
Commissioner	-	1	1
Computer Programmer	-	1	1
Asstt. Architect	-	1	1
Asstt. Engineer	-	1	-
Part time Sweeper	-	1	-
		***	****
		Total 35	30
		***	****

Haryana

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1	1	1
Associate Planner	1		
Economic Planner	1	2 DTP	2 DTP
Asstt. Town Planner	3		
Research officer	1	3	3
Junior Engineer	1	1	1
Plg. Asstt.	2	2	2
Research Asstt.	2	2	2
Plg. Draughtman	2	2	2
Investigator	2	2	2
Head Clerk-cum Accountant	1	2	2
Stenographers (one Senior & two junior)	3	1	1
LDC		3	3
Typist	1	1	1
Driver	2	2	2
Feorro Printer	1	1	1
Chowkidar	1	1	1
Peon	4	1	1
		6	3
	Total 30		
Computer Programmer Assistant		1	1
		2	1
		==	==
		Total 35	30
		==	==

Rajasthan

Name of Post	Sanctioned for the VIII Plan	As proposed by States for IX Plan	Recommendations by the Board
1.	2.	3.	4.
Chief Coordinator Planner	1		
Associate Planner	1	1	1
Economic Planner	1	-	-
Asstt. Town Planner	3	-	1
Research officer	1	4	3
Junior Engineer	1	-	-
Planning Assistant	2	1	1
Research Assistant	2	1	1
Plg. Draughtman	2	2	2
Investigator	2	2	2
Head Clerk-cum Account	1	1	1
Stenographer (one senior & two junior)	3	1 (UDC)	1
LDC		2	2
Typist	1		
Driver	2	2	2
Feorro Printer	1	-	-
Chowkidar	1	1	1
Peon	1	-	-
	4	-	-
	4	1	1
	====		
Total	30		
	====		
Senior Town Planner	-	1	1
		====	====
		20	20
		====	====
Computer Programmer	-	-	1
			====
		G. Total.	<u>21</u>

285  
270



STATEMENT SHOWING

Sanctioned Strength of NCR Planning Board

Sl. No.	Designation of the Post & Pay Scale	Sanctioned No. of Post	In Position	Vacant	Remark
1.	MEMBER SECRETARY Rs.22400-24500	01	01	-	-
2.	CHIEF REGIONAL PLANNER Rs.16400-20000	01	01	-	-
3.	PROJECT OFFICER 'C' Rs.12000-16500	02	02	-	-
4.	PROJECT OFFICER 'B' Rs.10000-15200	02	02	-	-
5.	PROJECT OFFICER 'A' Rs.8000-13500	05	05	-	-
6.	FINANCE & A/CS OFFICER Rs.10000-15200	01	01	-	-
7.	ASSISTANT A/CS OFFICER Rs.6500-10500	03	03	-	-
8.	DEPUTY DIRECTOR Rs.10000-15200	01	01	-	-
9.	ASSISTANT DIRECTOR Rs.6500-10500	01	01	-	-
10.	PRIVATE SECRETARY Rs.6500-10500	02	02	-	-
11.	ASSTT.GR.I/A/cs ASSTT. Rs.5000-8000	04	02	02	-

.....2/-

4/7

12.	PLANNING ASSISTANT Rs.5500-9000	01	01	-	-
13.	STENOGRAPHER GR. 'C' Rs.5000-8000	03	02	01	-

Sl. No.	Designation of the Post & Pay Scale	Sanctioned No. of Post	In Position	Vacant	Remark
14.	STENOGRAPHER GR. 'D' Rs.4000-6000	07	06	01	-
15.	ASSISTANT GR. III Rs.3050-4590	07	07	-	-
16.	HINDI TRANSLATOR Rs.5000-8000	01	01	-	-
17.	TRACER Rs.4000-6000	01	-	01	-
18.	STAFF CAR DRIVER Rs.3050-4590	03	03	<del>01</del>	-
19.	PEONS Rs.2550-3200	07	06	01	-
19.	TEA COFFEE BOY Rs.2550-3200	01	01	-	-
20.	CHOWKIDAR Rs.2550-3200	01	01	-	-
21.	SWEEPER Rs.2550-3200	01	01	-	-
		56	48	08	
			50	06	

Annexure IV

The Statement of Advisors & Consultant in NCR Planning Board w.e.f.01.12.94 to till date

S.No.	Name and Designation	Date of Appoint	Date of Expiry	Work Assignment	Fee & Remuneration	Remarks
1.	Sh. Krishna Pratap, Advisor IAS (Retd.), Central Govt. Secretary, L & B Deptt., Delhi Govt. Secretary, DDA	15.12.94	13.12.98	Indentification of Pro-jects within the framework of the Regional Plan, Sub-Regional Plan, Dev. Plan and Master Plan (Assisting CRP)	Reimbursement of rental charges of Residential Tel. Total fee of Rs. 20,000/- p.a. payable on pro-rata basis. provi-sion of staff car or reimbursement of taxi fare.	
2.	Smt. Sheila Sethi, Advocate, Supreme Court.	16.5.95	15.5.99	Legal Advisor (Assisting CRP)	Monthly retainership fee of Rs.2500/- plus legal fee for attending Supreme Court/High Court and outside Delhi & also for drafting legal notices and legal advice etc.	
3.	Sh. Promod Adlakha, Honorary Advisor, Chartered Engineer & Architect	1.5.96	11.8.98	for advising in the sphere of Housing and shelter (Assisting CRP)	Token salary of Rs.1,00 Provision of Staff Car or reimbursement of taxi charges rental charges of personal Tel.	never claimed
4.	Sh. Lakhbir Singh, Consultant, Ex-Director, CSIR, (full time)	16.8.95	31.5.99	Recruitment & promotion rules for officer & staff of the Board. Estt. disciplinary & vigilance matters. and Organising conducting trg. programme for officers and Staff.	consolidated fee of Rs.6500/- per month. plus Rs.800/- transportation allowance	

5. Sh. Vikram V. Desai, 1.11.96 31.10.99 Power generation for Magnet Towns & Sourcing international partners for Expressway & infrastructure projects. (Assisting CRP) Token salary of Rs. 1.00 provision of Staff Car or reimbursement of taxi charges. Never claimed
6. Sh. Kameshwar Nath, 1.12.94 31.5.99 Dev. of Industries shifting of industries from Delhi to NCR. (Assisting CRP) Token salary or Rs.1.00 Provision of Staff Car or reimbursement of taxi charges rental charges of personal Tel. -
7. Sh. H.L. Gupta, 1.1.96 31.8.98 Functional Plan of Telecom Sector of NCR Plan. (Assisting CRP) Consolidated fee of Rs.25000/- for six months. Rental charges of residential Tel.
8. Smt.K.K. Bhardwaj 1.6.97 31.5.99 Finalising proposals for resource mobilisation against an IEBR of Rs.624 crores. settling of old audit para. any other item that may be entrusted by the MS/FAO.(with FAO) consolidated fee of Rs.4850/- per month
9. Sh. A.C. Kher 1.5.98 31.10.98 Legal Advisor for Bonds. (with FAO) Consolidated fee of Rs.6500/- p.m.
10. Sh. Mohammad Aslam 20.5.98 19.5.99 For advising in the field of economics statistics and social science. (with CRP). consolidated fee of Rs.6500/- per month.

11. Sh.S.P.Gautam  
Ex Chief Architect  
Planner, Noida
- 15.12.94 14.12.96
- Identifica-  
tion of Pro-  
jects within  
the framework  
of the Regional  
Plan, Sub-Re-  
gional Plan,  
Dev. Plan and  
Master Plan  
in UP Sub  
Region
- Reimbursement of  
rental charges of  
Residential Tel.  
Total fee of Rs.  
20,000/- p.a.  
payable on pro  
rata basis.
12. Sh.R.N.Mishra  
Ex-Dy.Advisor,  
Planning Commission,  
(full time)
- 01.07.95 31.03.97
- Regular inspec-  
tion of Pro-  
jects & review  
of their fiscal  
progress and  
liasoning with  
the implement-  
ing agencies &  
NCR Planning &  
Monitoring Cell  
as well as State  
Govts.
- Total fee of  
Rs.48,000 p.a.  
payable on pro  
rata basis.
13. Sh.R.G.Gupta  
Ex-Addl.Commissioner  
(Plg.)DDA
- 01.12.94 30.11.96
- Identifica-  
tion of Pro-  
jects within  
the framework  
of the Regional  
Plan, Sub-Re-  
gional Plan,  
Dev. Plan and  
Master Plan
- Reimbursement of  
rental charges of  
Residential Tel.  
Total fee of-Rs.  
20,000/- p.a.  
payable on pro  
rata basis. provi-  
sion of staff car or  
reimbursement of  
taxi fare.
14. Sh.Shyam Suri,  
Ex-Executive Direct  
National Oil Seeds  
& Vegitable Oil Board
- 26.10.95 22.08.96
- For advising  
MS in the  
matter of the  
development of  
the U.P.Sub  
region in acc-  
ordance with  
the Plan prior-  
ities approved  
by the NCRPB
- Reimbursement of  
rental charges of  
Residential Tel.  
Total fee of Rs.  
20,000/- p.a.  
payable on pro  
rata basis. provi-  
sion of staff car or  
reimbursement of  
taxi fare.
15. Sh.H.C.Verma,  
Retd.IAS Officer
- 24.06.96 23.12.96
- For advising  
MS in the
- Reimbursement of  
rental charges of

matter of  
finalisation  
of fiscal plan  
for the NCR  
in accordance  
with plan and  
priorities  
approved by  
the NCRPB

Residential Tel.  
Total fee of Rs.  
25,000/-for 6 months  
payable on pro  
rata basis. provi-  
sion of staff car or  
reimbursement of  
taxi fare.

16. Sh.M.K.Dhar,  
Ex-IPS Officer

14.05.96 13.05.97

For advising  
MS in the  
matter of  
press publicity  
& public rela-  
tion for the  
development of  
NCR in accord-  
ance with plan  
& priorities  
approved by  
the NCRPB

Reimbursement of  
rental charges of  
Residential Tel.  
Total fee of Rs.  
25,000/-for 6 months  
payable on pro  
rata basis. provi-  
sion of staff car or  
reimbursement of  
taxi fare.

NEW POSTS PROPOSED TO BE CREATEDGr. 'A' Officers

Post	Scale of pay	No. of Posts	Ann. Financial Implications (Rs. Lacs)
1. Director	(Rs.14300-18300)	One	2.99
2. Jt. Directors	(Rs.12000-16500)	Two	5.26

Other Staff

1. Steno Gr. 'C'	(Rs.5000-8000)	Three	3.67
2. Assistant Gr. II (UDC)	(Rs.4000-6000)	One	0.90
3. Driver	(Rs.3050-4590)	Two	1.40
4. Peon	(Rs.2550-3200)	Three	1.59
Total		Twelve	15.81

No.K-14011/5/95-DDIB  
Government of India  
Ministry of Urban Development  
(Delhi Division)  
\*\*\*

Nirman Bhavan, New Delhi:  
Dated: 3.6.1999

To

The Member Secretary,  
NCR Planning Board,  
IHC, Lodhi Road,  
New Delh

Fax: 4642163

Madam,

Department of Expenditure, Ministry of Finance has agreed to the creation of the following three posts in the NCR Planning Board:

(1) One post of Director (Pay scale 14,300 18,300). The post may be held by an All India o Central Services officer who will report to the MS. The officer will follow-up of the decision of the statutory/non-statutory Committees as well as assist in monitoring and appraisal of the projects. He will als oversee resource mobilisation..

(2) One Joint Director (Technical) (Pay scale 12,000 16,500) for technical evaluation and monitoring of projects. The post can be filled up by a Planner or a Engineer on deputation from Govt. of India or the States

(3) Joint Director (Finance) (Pay scale Rs.12,000 16,500) for financial appraisal and monitoring as well as for resource mobilisation. The post can be filled up through deputation from Govt. of India or from the Financial Institutions with Officers with basic qualification of B.Com with MBA in Finance or any other financial background with CA/ICWA/Financial Management degree.

2. It is requested that necessary and expeditious action may be taken for getting the posts filled up.

Yours faithfully,

*Nharan*  
(Dr. Nivedita P. Haran  
Director (D

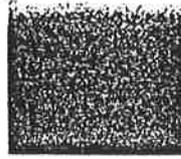
*6/5/Estt. 199*  
*10/6/99*  
*MS/229/1999*  
*7-6-99*  
*MS/265/99/F*  
*3-6-99*  
*Today pl*  
*P.O. C (M)*  
*206/Poc (M)/99*  
*8-6-99*

*Dr. Nehru RA*  
*discuss.*

*URGENT*  
*on file pl, to day itself.*  
*AAO (S)*  
*note dictated 279*  
*10/6/99*  
*AAO*

*discussed with P.O. C (M) by DDIE)*  
*& AAO for further n/a,*  
*11-DE*  
*At*

श्रामता सरिता जयन्त दास  
एम. ए. एल. एल. बी.  
डी. पी. एम. (लन्दन), आई. ए. एस.  
सदस्य सचिव



Smt. SARITA J. D.  
M.A., L.L.B., D.P.M. (Lond), I/  
Member Secretary

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION PLANNING BOARD

D.O.No.A-35021/10/98-NCRPB

Dated: 21.7.99

Dear Sir

Please refer to letter No.K-14011/5/95-DDIB dt.3.6.99 from the Ministry (copy enclosed).

The Recruitment Rules for all the 3 posts have been prepared and are enclosed as Appendix I, II and III.

We would be grateful if necessary action could be initiated for filling up the 3 posts as early as possible.

With regards

Yours sincerely,

*Sarita J. Das*  
21.7.99  
(Sarita J. Das)

Shri Ashok Pahwa,  
Secretary,  
Ministry of Urban Development,  
Nirman Bhawan,  
New Delhi.

आशोक/Issue ..... *Ashok* .....  
दिनांक/Date ..... 21/7/99 .....  
हस्ताक्षर/Signature .....

## Recruitment Rules for the post of Director

1. Designation of the post Director (One Post)
2. Scale of Pay Rs. 14,300 - 18,300
3. Grade of the post Group 'A'
4. Mode of Recruitment The recruitment will be on deputation from All India Services, Central Services - viz. IAS, IA&AS, ICAS, Indian Revenue Services, All India Banking Services, working in an analogous post with a minimum of 4 years service in Group 'A' post in the scale of Rs. 12,000-16,500 or cumulated 9 years services in the scale of Rs. 10,000-15,200 and Rs. 12,000-16,500 with experience in the field of finance, mobilisation of resources, bonds and other debts instruments through budgetary and extra budgetary resources.
5. Age limit Not exceeding 45 years
6. Job requirement He will oversee the functioning of finance, accounts and administration under the overall instructions of the MS/CEO. The officer will also assist the MS/CEO in the organisation and follow-up of the meetings of the Board, follow-up of the decisions of the statutory, non-statutory committees as well as assist in the monitoring and appraisal of the projects. He will also oversee the resource mobilisation for the NCR through budgetary and extra budgetary resources.
7. Desirable qualification/ experience Besides being a member of All India Services, the Board would like to have officer with MBA in Financial Management, Chartered Accountant, ICWA and any other professional qualification e.g. engineering.
8. Period of deputation 3 years extendable by 2 years.
9. Emoluments The selected officers will be entitled to DA, HRA, CCA, TA etc. as applicable to Officers of the Govt. of India in addition to the permissible deputation allowance.

Recruitment Rules for the post of Joint Director (Technical)

1. Designation of the post Joint Director (Technical)
2. Scale of Pay Rs. 12,000 - 16,500
3. Grade of the post Group 'A'
4. Mode of Recruitment On deputation from Govt. of India or the States with a minimum of 4 years service in the scale of Rs. 10,000-15,200 or cumulative 9 years of service in the scale of Rs. 8,000-13,500 and Rs. 10,000-15,200 with the qualification as Post graduation in Town & Country Planning or Graduate in Civil Engineering or in which case the experience required will be a minimum of 11 years. The candidates should have sufficient experience in appraisal and monitoring of projects mainly related to infrastructural development. Officers of the NCRPB with the requisite qualification and experience will also be eligible for consideration as departmental candidate.
5. Age limit Not exceeding 45 years.
6. Job requirement The Joint Director (Technical) will be required to assist the Director for evaluating and monitoring of the projects. The Jt. Director can be from the town planning side or an engineer to provide assistance to the Director for technical evaluation and monitoring of the projects. He will be responsible for appraisal and monitoring of progress of works for the projects funded by NCR Planning Board.
7. Desirable qualifications/ experience Post-Graduate in Urban and Regional Planning and a minimum of 4 years experience in the scale of Rs. 10,000-15,200 or 9 years cumulative experience in the scale of Rs. 8,000-13,500 and Rs. 10,000-15,200 in monitoring and appraisal of infrastructural projects. Civil Engineering Graduates who have an experience of at least 11 years, of which atleast 4 years is in the scale of Rs. 10,000-15,200 can also be considered.
8. Period of deputation Three years extendable by 2 years.
9. Emoluments The selected officers will be entitled to DA, HRA, CCA, TA etc. as applicable to Officers of the Govt. of India in addition to the permissible deputation allowance.

## Recruitment Rules for the post of Joint Director (Finance)

1. Designation of the post Joint Director (Finance)
2. Scale of Pay Rs. 12,000-16,500
3. Grade of the post Group 'A'
4. Mode of Recruitment Officers on deputation from Govt. of India in the Group 'A' posts with the minimum of 4 years of service in the scale of Rs. 10,000-15,200 or cumulative 9 years of services in the scale of Rs. 8,000-13,500 and Rs. 10,000-15,200 or from equivalent levels in Financial Institutions/Public Sector Undertakings (such as ILFS, ICICI, IDBI, SIDBI, IFCI, PFC, IRFC, etc.) The basic qualifications shall be a graduate in commerce with MBA or any other finance background with CA/ICWA/ Financial Management Degree with minimum of 9 years of experience.
5. Age limit Not exceeding 45 years.
6. Job requirement The Joint Director (Finance) will be required to assist the Director for financial appraisal and monitoring of the NCR funded schemes as well as undertake resource mobilisation. The financial experience should consist of management of debt financing mobilization from capital markets, private placement, dealing with arrangers, registrars, stock exchanges, SEBI, commercial banks, deployment of funds etc. The candidate should have reasonable exposure to public sector accounting and auditing practices in line with the requirements of Controller & Auditor General. The incumbent will be required to provide inputs for various statutory/non-statutory committees and follow up the decisions taken by them.
7. Desirable qualifications/experience Officers with basic qualifications of B.Com with MBA (Finance) or any other financial background with CA/ICWA/Financial Management Degree with 9 years experience in financial and infrastructure development projects will be given preference. The candidate should have experience in the field of financial appraisal & monitoring of projects, resource mobilisation through budgetary and extra budgetary resources, raising funds through bonds and other debt instruments, internal accruals and financial planning.
8. Period of deputation Three years extendable by 2 years.

9.

**Emoluments**

The selected officers will be entitled to DA, HRA, CCA, TA etc. as applicable to Officers of the Govt. of India in addition to the permissible deputation allowance.

No. K-14011/5/95-DDIB  
Government of India  
Ministry of Urban Development  
(Delhi Division)

Nirman Bhavan,  
New Delhi, the 9<sup>th</sup> August, 1999.

To

The Member-Secretary,  
National Capital Region Planning Board,  
India Habitat Centre, Lodhi Road,  
New Delhi.

Sub: Filling up of one post of Director and two posts of Jt. Directors in NCRPB.

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Madam,

I am directed to refer to your D.O. letter No. A-35021/10/98-NCRPB dated 21.7.1999 on the subject cited above and to state that approval of Central Govt. for creation of the above mentioned three posts was conveyed to the NCRPB vide this Ministry's letter dated 3.6.1999. NCRPB was further advised to take action to fill up these post. From the letter of the NCRPB it is not clear what further action to frame or amend the existing Recruitment Rules and also to notify them in the Gazette of India, has been taken by the NCRPB. Further the mode of recruitment of for the post of Joint Director(Fin) as reflected in Appendix-II, which is one of the enclosures to your above mentioned letter, is not the same as approved and conveyed to the NCRPB vide this Ministry's letter of even number dated 3.6.1999..

2. For selection of persons for appointment against the posts of Joint Directors, the NCRPB is fully empowered to make such selection/appointment. The powers to make such selection, have been delegated by the NCRPB to the Personnel Group. However, appointment of such persons selected will be with the approval of the Chairman of the Board, as may be seen from Para II(vi)(b) of Notification No.K.14011/13/85-NCR dated 8<sup>th</sup> July, 1985. In fact this power is already being exercised by NCRPB for selection/appointment for the post of Chief Regional Planner.

3. NCRPB is again requested to take further action to notify the Recruitment Rules for the post of Director and Joint Director as agreed to by the Department of Expenditure, Ministry of Finance and conveyed vide this Ministry's letter of even number dated 3.6.1999 and take further action for

Handwritten notes and signatures on the left margin, including "11/15" and "11/16".

205

Diary No. 540

11/8/99

Handwritten signature and date: 9/27/10/2002/10/11

- 2 -

getting the posts of Joint Directors filled up. As regards the post of Director, NCRPB, for which recruitment will be through deputation from All India Services and Central Services, NCRPB is requested to make available a copy of the Recruitment Rules as notified in the Gazette of India to enable us to request DOPT for a panel of names.

Yours faithfully,

  
(R. S. Gusain)

Under Secretary to the Govt. of India  
Tel.3016681

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## **ANNEXURE - 12**

**CONSIDERATION & APPROVAL OF PAYMENT OF  
HONORARIUM TO THE CHAIRMAN, STEERING  
COMMITTEE AND THE CHAIRMEN OF 7 SUB  
GROUPS FOR REVIEW OF REGIONAL PLAN - 2001**

No.K-14011/34/CRP/96-NCRPB

STEERING COMMITTEE FOR THE REVIEW OF REGIONAL PLAN-2001  
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A Steering Committee has been formulated to review the Regional Plan-2001 in terms of the provisions of Section 15 of the NCR Planning Board Act, 1985 which shall suggest such modifications or alterations therein as may be found necessary. The composition and terms of reference of the Committee shall be as under:

Composition  
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- |    |   |          |
|----|---|----------|
| 1. | Shri Syed S. Shafi,<br>Former Chief Planner,<br>TCPO & UN Expert on Urban Planning<br>and Development<br>Flat No. 22, Hauz Khas,<br>SFS Apartments,<br>New Delhi - 110017 | Chairman |
| 2. | Shri M.L. Tayal,<br>Commissioner & Secretary<br>Haryana Civil Secretariat<br>Chandigarh.  | Member   |
| 3. | Shri A.P. Singh,<br>Principal Secretary,<br>Housing Deptt.,<br>Govt. of U.P.<br>Lucknow.  | Member   |
| 4. | Shri N.K. Verma<br>Secretary,<br>Housing & Urban Development,<br>Govt. of Rajasthan<br>Jaipur.  | Member   |
| 5. | Shri Sanat Kaul,<br>Commissioner & Secretary,<br>L & B and Urban Development,<br>NCT-Delhi 'B' Block, Vikas Bhawan,<br>I.P. Estate,<br>New Delhi.                         | Member   |
| 6. | Shri R.P.S. Parihar,<br>Dy. Secretary,<br>Min. of Urban Affairs & Employment,<br>Nirman Bhavan<br>New Delhi   | Member   |

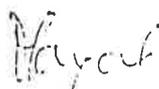
- Shri D.S. Meshram,  
Chief Planner,  
TCPO, E-Block, Vikas Bhawan,  
I.P. Estate, New Delhi. Member
8. Shri K.S. Natarajan,  
Addl. Registrar General,  
Census of India  
Mansingh Road,  
New Delhi. Member
9. Dr. M.C. Prohit  
Professor,  
National Instt. of Public Finance & Policy  
Special Institutional Area,  
Satsang Vihar,  
New Delhi Member
10. Dr. Dinesh Mehta,  
Director, National Institute of Urban Affairs,  
11, Nayaya Marg,  
Chanakyapuri,  
New Delhi Member
11. Prof. Jewan Mittu,  
F-22, West Nizamuddin  
New Delhi. Member
12. Mr. B.G. Fernandes  
504, Sarvapriya Apts.  
New Delhi - 110016 Member
13. Shri K. Sridhara,  
Dy. Director General,  
Long Term Planning.  
Sanchar Bhavan  
New Delhi Member
14. Shri Prakash,  
Rt. Engineer-in-Chief  
Delhi Water Supply &  
Sew. Disposal Undertaking  
1022 - Sector 17  
Gurgaon (HARYANA) Member
15. Prof. A.K. Maitra,  
Director, School of Planning & Architecture,  
I.P. Estate,  
New Delhi. Member

16. Shri Arun Maheshalkar,  
Commissioner (Plg.)  
DDA, Vikas Minar,  
New Delhi. Member
17. Sh.R.K.Bhandari  
Member Engg.  
D.D.A  
Vikas Sadan  
New- Delhi MEMBER
18. Shri B.D. Gulati,  
Chief Coordinator Planner (NCR)  
Town & Country Planning Deptt.  
Haryana, Sec.18 A,  
Chandigarh. Member
19. Shri M.P. Aneja,  
Chief Coordinator Planner,  
Town & Country Planning Deptt.  
7, Bandaria Bagh,  
Lucknow (U.P.) Member
20. Shri C.S. Mehta,  
Chief Town Planner (NCR),  
Town & Country Planning Deptt.  
Nagar Niyojan Bhavan,  
J.L. Nehru Marg,  
Jaipur. Member
21. Member Secretary,  
NCRPB Member-Convenor

TERMS OF REFERENCE

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1. ✓ To review the NCR Plan 2001 in terms of basic premises, stipulation, assumptions and policies;
2. ✓ To review the effectuation of specific policy measures indicated in the Plan in terms of:
  - a. Major elements/subjects/topics etc.
  - b. In terms of the various integral components making the NCR i.e. segments Uttar Pradesh, Haryana and Rajasthan.
3. To identify major problem areas in carrying out the various planning measures and policies as envisaged in the NCR Plan-2001;
4. To review the adverse impacts arising out of the delayed and non-implementation of the NCR Plan and its impact on the National Capital;
5. To identify the major thrust areas and future line of action/approach taking into account the anticipated growth in terms of spatial components with a view to fulfil the declared objectives of long range planning for the NCR;
6. To suggest policy alternatives and planning strategies with a view to ensure the systematic implementation of the NCR Plan in close cooperation of the participating States.
7. Any other such measures which may be required in order to fulfil the NCR objectives.

  
(OMESH SAIGAL)  
Member Secretary

Dated: 23rd December, 1996

Sub : Review of the NCR Plan - 2001

✓  
Apropos our conversation about the NCR review work which was concluded in March 1999 when the review Report was finalised and was subsequently presented first to NCR Planning Committee then to the NCR Planning Board.

As the Member Secretary is aware the task for a comprehensive review for NCR Plan 2001 was entrusted to the undersigned by the former Member Secretary, Mr. Omesh Saigal on 23 December, 1996.

It may be pointed out the periodic review of the NCR Plan is a part of statutory requirement. However, being the first review of its kind it involved development of a methodology and working out relevant terms of reference, subsequently finalised by me as Chairman, Steering Committee. After considerable inter action as many as 7 sub-groups were set up to deal with various pertinent aspects of the planned development as originally conceived ~~envisaged~~ in the NCR Plan 2001. It took more time than expected to finalise the reports of the various sub-groups; indeed it was not easy to persuade both Chairmen and the members of these Sub-groups because they, being fully occupied and committed to their work, had little time or incentive to take up extra work. Nonetheless all of them showed considerable professional responsibility to complete their assigned tasks.

The work of culling and collating the conclusions and findings of the various sub-groups were pre-requisite before final NCR Review Report could be made. The preparation of final report went through several drafts and but for the keen personal interest taken by the Member Secretary and various Chairmen of the sub-groups, it could not have been finalised at all. In the meantime, the Parliament was given an assurance that the work on the Review was being finalised on the basis of which, among other things, a new planning exercise was contemplated through year 2021. Of course, the finalisation of the NCR Review Report involved extensive interactions and discussions with myriad departments of the State and Central Governments besides other concerned agencies involved in the region.

It may also be pointed out that, as far back as 3 September '97 when the then Prime Minister (Mr. I.K. Gujral) took a special meeting of the NCR Planning Board, the undersigned participated the same as a special invitee and was privileged to express certain pertinent points which, importantly, were accepted in principle by the Prime Minister and all other the participants. Among them were: (a) developing a new Perspective Plan for NCR 2021; (b) replacing current but obsolete DDA Act '57 by a new planning enabling legislation synchronous with NCRPB Act '85; (c) operationalisation of the concept of CEZ (Common Economic Zone) for NCR, when the Prime Minister specifically instructed the Planning Commission and other concerned Ministries to take necessary action to make it effective.

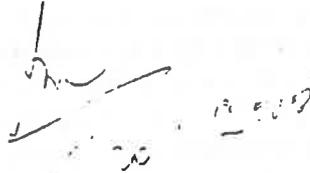
It may be seen that the entire review exercise took more than 3 years involving extensive studies and interaction with various concerned departments, State planners, officials and other operative agencies besides NIUA, TCPO and some NGOs. During all this period, I used my own transport and never claimed any TA/DA or any other secretarial expenses. It was a most difficult and exasperating assignment that I ever had undertaken and was relieved when it finally got concluded. (March 1999).

I would greatly appreciate if in view of the extensive time and effort put in this exercise, a statutory obligation of the NCR Planning Board, fair and decent compensation is paid to the undersigned.



(SAYED S. SHAFI)  
Chairman, Steering Committee  
NCR 2001 Plan Review

The Member Secretary  
NCR Planning Board  
New Delhi



**ANNEXURE - 13**

**RATIFICATION OF THE AGENDA APPROVED BY  
CIRCULATION**

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

58 NATIONAL CAPITAL REGION PLANNING BOARD

D.O.No. K-14011/1/99-2000/NCRPB/PMC(25<sup>th</sup>)

Dated 12.5.2000

Please refer to your D.O. No. K-14011/11/99-DDIB dated 1.5.2000 wherein it has been requested that the Annual Reports and the Audited Accounts of the NCRPB are to be approved through circulation amongst the Members of the Board so that these may be laid on the Table of both the Houses of the Parliament in the current Session of the Parliament itself.

2. The Annual Reports for the year 1998-99 & 1999-2000 and the Audited Accounts for the year 1997-98 & 1998-99 were sent through Special Messengers to all Members of the Board along with Resolution by circulation to be passed by the Members vide letter No.K-14011/58/9/PMC (25<sup>th</sup>)/NCRPB dated 4.5.2000.

3. We have so far received the signed resolutions of 12 members as per following details (copies enclosed):

Total Members	= 21
Resolutions received	= 12
Resolutions 'for'	= 12
Resolutions 'against'	= Nil

4. The majority of Members having approved the Resolution in favour of the Agenda Items sent by circulation and the copies of the same are enclosed for your reference.

5. As desired, 60 copies of each of English and Hindi version of the above cited reports are enclosed.

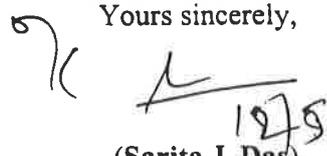
6. The Annual Report and Annual Accounts of the year 1998-99 could not be submitted to the Ministry as the same were not approved by the Board. It is submitted that during the year 1998-99, no Board meeting could be held due to the existence of the Caretaker Government till October, 1999, followed by the General Elections and formation of the Government at the Centre and subsequent Assembly Elections in Haryana in the Month of February, 2000. However, the reasons for the delay have also been informed vide my D.O. No. K-14011/1/99-PMC dated 11.2.2000 and 22.3.2000 (copies enclosed).

Received  
15/5/2000

Encls: As above.

Dr. Nivedita P. Haran  
Director (DD),  
Ministry of Urban Development,  
Nirman Bhawan, New Delhi.

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Yours sincerely,  
  
(Sarita J. Das)  
Member Secretary

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

✓  
\*For/Against-

Date: 9.5.2000

  
Signature

**P. R. KUMARAMANGALAM**  
Minister of Power  
Name: Ministry of Power, Govt. of India,  
Shram Shakti Bhawan, Rafi Marg,  
New Delhi-110 001

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/Against

Date: 11-5-2000



Signature  
Town & Country Planning  
Ministry  
New Delhi, India, Haryana

Name: DHIR PAL SINGH

Town & Country Planning  
Ministry Haryana

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

For/Against

Date: 15/2000

स्वायत्त शासन तथा नगरीय  
विकास एवं आवासन विभाग  
राजस्थान, जयपुर

मंत्री

Signature

Name: Shanti Dharwal

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/Against

Sarita J. Das

Signature

Date: 10.5.2000.

Name: SARITA J. DAS

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/Against

Sheila Dikshit  
Signature

Date:

Name: SHEILA DIKSHIT

\*Please strike out whichever is not applicable.

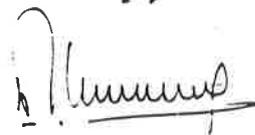
210

298

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

~~\*For/Against~~



Signature

Date: 28/05/00

Name: D. S. MESHARAM.  
C.P, T.C.P.C.

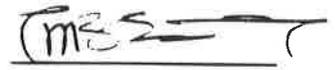
\*Please strike out whichever is not applicable.

MC 299

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/~~Against~~



Signature

Date: 6th May, 2000

Name: ASHOK GEHLOT  
CHIEF MINISTER  
RAJASTHAN

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

Date: 7/5/2000

~~\*For/Against~~

Ashtok Pathak  
Signature

Name: Ashtok Pathak

\*Please strike out whichever is not applicable.

72.555  
27/7/2000

301

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/Against

3713K 40121

Signature

Date: 6-5-2000

Name: OM PRAKASH  
CHAUTALA

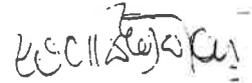
\*Please strike out whichever is not applicable.

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**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

~~\*For/Against~~



Signature

Date: 9-5-2000

Name: BANDARU DATTATRAYA

\*Please strike out whichever is not applicable.

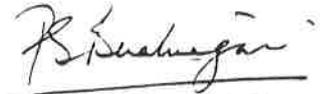
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**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/Against



Signature

Date: 8. 5. 00

Name: P. S. BHATNAGAR  
Chief Secretary,  
Govt. of Delhi

\*Please strike out whichever is not applicable.

**RESOLUTION BY CIRCULATION PASSED BY THE MEMBERS**

"Resolved that the Annual Reports of National Capital Region Planning Board for the year 1998-99 & 1999-2000 and Audited Accounts of NCR Planning Board for the year 1997-98 and 1998-99 as contained in Agenda item No.1 & 2 circulated vide letter No.K-14011/58/99/PMC(25th)/NCRPB dated 4.5.2000 be and is hereby approved."

\*For/~~Against~~

Vijai

Signature

Date: 7 May 2000

Name: Vijai Kapoor

\*Please strike out whichever is not applicable.

350

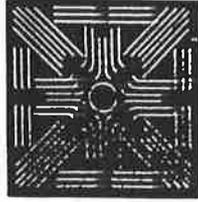
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श्रीमती सरिता जयन्त दास

एम. ए., एल. एल. बी.

डॉ. पी. एम. (लन्दन), आई. ए. एस.

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

D.O.No.K-14011/1/99/PMC

Date: 22.3.2000

Dear Sir,

Kindly refer to your D.O. letter No.K-14011/1/99-DDIB dated 22.2.2000 regarding submission of Annual Report/Audited Accounts of the NCR Planning Board for the year 1998-99 for laying on the Table of Lok Sabha and Rajya Sabha. This has refer to my earlier letter No.K-14011/1/99/PMC dated 11.2.2000 (copy enclosed) which had explained the reasons for the delay in the submission of the Report.

2. I am extremely sorry about the quality of the Annual Report that was submitted to Govt. Your comments are warranted and I can only express my deepest regret and apology. Under Section 24 of the NCRPB Act, the draft Annual Report/Audited Report *has to be approved by the Board*. The (24th) Board meeting was convened on 23.3.99 under the chairmanship of the then UDM and as per decisions of the Board, further meetings were to be held by the UDM with the Chief Ministers of the States. However, due to unforeseen circumstances, general elections were declared. During the interregnum, the then UDM did not want to convene the Planning Board meeting, till a new government was elected. The new government came into position in November, 1999 and since then we have been repeatedly requesting for convening of the Board meeting. After receiving your above mentioned letter, I had occasion to discuss Section 24 of the NCRPB Act with the UDM who had indicated that he would be letting us have a date shortly.

3. The preparation of the report for the year 1998-99 started on 4.2.99 and the material from the Cells of U.P., Delhi, CMA Gwalior were received on 17.5.99 and from Haryana on 10.6.99. It is necessary to consult the states in view of instructions given on the 23rd meeting of the Planning Board which had stated that the responsibility for monitoring, coordinating and review of the activities of the NCR States lay with the respective State Govts. We had information with us on the financial status of the schemes. However, the physical progress report has to be sent by the States. There were delay in my own office in taking necessary follow up actions at various levels. On the first reminder from the Ministry on 29.10.99 I had given detailed instructions to the then CRP and the officers concerned that the report should be made ready immediately. Accordingly the report was submitted to the then CRP on 22.11.99 itself. During this period, I had to be hospitalised and under-went surgery on my knees and I was not physically fit enough to attend to routine items of work on which orders already have been passed. The subsequent reminders of 1.12.99, 23.12.99 and 29.12.99 were not even brought to my notice by Shri Aggarwal, Ex-CRP. It was only when I had received your first D.O. of 18.1.2000 that I was shocked to find that no action was taken at all. I entrusted the work to the new CRP. He processed the report which was despatched finally on 11.2.2000. However, the fault is still mine, as I should have personally checked in detail the quality of the report.

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4. We have now prepared a new report which is placed below for your kind perusal.
5. Regarding the Audited Accounts of the NCRPB for the year 1998-99, there were delays in this office, as the officer entrusted with the work proceeded on leave and we had to change the staff. The accounts were submitted to the CAG on 1.9.99, a large number of meetings were held with the officers of the CAG and we are now awaiting the issuance of the Audit Certificate from the PAD who are being reminded almost everyday. We are hopeful that this certificate will be received before the Planning Board meeting.
6. Regarding your kind observations in para 2 of your letter regarding the dates of reconstitution of the Board. I may be permitted to point out that all the earlier Annual Reports missed some points. This matter was verified in detail and the corrected picture was given which indicates the dates of reconstitution of the Board and co-option of members as follows :

<u>Dates given in the draft Report</u>		<u>Dates after verification</u>	
Re-constitution	Co-option	Re-constitution	Co-option
28.3.1985		28.3.1985	3.7.1986
15.2.1990	30.9.1991	13.2.1990	21.7.1987
22.3.1994		22.3.1994	9.4.1990
11.3.1997		11.3.1997	

The verified dates have been indicated in the revised draft annual report.

7. I again apologise for the delay in the submission of the Report and the lapses therein.

*with regards*

Yours sincerely,

*Sarita J. Das*

*22.3*

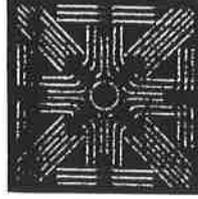
(SARITA J. DAS)

**Shri Ashok Pahwa**  
Secretary,  
Ministry of Urban Development  
Nirman Bhawan,  
New Delhi - 110001

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आरो/Issue ..... *Shashi*  
दिनांक/Date ..... *22/3/99*  
हस्ताक्षर/Signature .....

सरिता जयन्त दास  
एम० ए०, एल० एल० बी०,  
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

D.O. No.K-14011/1/99-PMC

Date : 11.2.2000

Dear Sir -

1. Kindly forgive the delay in replying to your D.O. No.K-14011/11/99-DDIB dated 18.1.2000 referring the Ministry's letter No. K-14011/11/99-DDIB dated 29-10-99 and its subsequent reminders regarding submission of the Annual Report/Audited Accounts of NCR Planning Board for the year 1998-99 for laying on the Table of the Lok Sabha /Rajya Sabha with the instructions that these reports may be furnished after getting them adopted by the Governing Body of the Board. The status of these Reports is as under:

2 (i) **Annual Report** : Regarding submission of Draft Annual Report, we took up the matter as early as 15.2.99 when a letter was circulated to all the participating States of NCR and Counter Magnet Towns of Kota, Gwalior, Patiala and Bareilly requesting them to furnish details of the activities in their sub-region/towns through the financial year 1998-99. They were asked to submit all these details by 7th April, 1999.

2 (ii) A reminder on the same subject was sent on 31st May, 1999 requesting them to send the required material urgently. This matter was taken up in various meetings and through officers touring to that area. To expedite the matter, a D.O. letter was also addressed to the Principal Secretary (UD), Rajasthan on 4th August, 1999 requesting him for the required information. This was followed up by the Chief Regional Planner of the NCRPB by writing D.O. reminders to Secretary, UIT Alwar, Kota and Vice Chairman - Bareilly Development Authority in August, 1999 soliciting the required information.

2 (iii) The matter was again taken up by me with the Chief Secretary of Rajasthan vide D.O. dt. 26.10.99 requesting him to look into the matter personally and direct the authorities to send the information immediately. The Ministry was also informed of the above vide endorsement no K-14011/1/99-PMC dated 26.10.99.

2 (iv) The Draft Annual Report has since been prepared and is ready for approval in the forthcoming Board Meeting. We have already requested the UDM for a date for the meeting vide letter no. K-14011/58/99-2000-NCRPB/PMC (25) dated 12.1.2000.

3. Under Section 24 of the NCR Planning Board Act, 1985 the Draft Annual Report has to be approved by the Board before being placed on the table of the Lok Sabha/ Rajya Sabha. However, in view of urgency we are submitting the Annual Report 1998-99 for kind approval of the Chairman. The same will subsequently be placed in the next meeting of the Board for ex-post facto approval.

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contd...2/-

4 (i) **Annual Accounts and Audited Report** : The NCR Planning Board has prepared its Annual Accounts for the financial year 1998-99 and forwarded to Principal Director of Audit on 1.9.99 for auditing. The Accounts were audited by the audit party from 21.9.99 to 18.10.99. The audit paras were discussed in detailed twice and as per the observations of the audit party, actions have already been initiated. Meanwhile as per procedure the Office of Principal Director of Audit (PDA) Economic & Service Ministries vide their letter dated 16.12.99 (received on 24.12.99) forwarded draft Separate Audit Report (SAR) for furnishing the reply within two weeks. The NCRPB vide its letter dated 10.1.2000 has furnished the replies to each para of draft SAR to Principal Director of Audit. The PDA on 21.1.2000 had further desired certain documents before the audit certificate could be issued to the NCRPB. These too were duly forwarded on the same day. We have been pursuing the matter of issue of the Audit Certificate on daily basis. In fact, I have personally also been talking to the Director, in charge and he has assured me that the certificates is being dispatched shortly.

4 (ii) The Annual Accounts and the Audited Report have to be adopted by the Board as per rules. However, in view of urgency we are submitting the Annual Account 1998-99 for kind approval of the Chairman and the moment the certificate is received we shall be personally handing it over. The same will subsequently be placed in the next meeting of the Board for ex-post facto approval.

5. I do hope that the facts above clarify the position and we may again be forgiven for any delay - especially as this was beyond our control and as no date for the Planning Board meeting has yet been given.

*With regards,*

Yours sincerely,

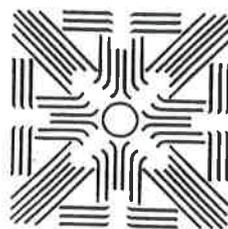
*Sarita J. Das*  
11.2.2000  
(SARITA J. DAS)

**Shri Ashok Pahwa**  
Secretary,  
Ministry of Urban Development  
Nirman Bhawan,  
New Delhi-110 011.

PO 'A' (R)

**MINUTES OF THE 25TH BOARD MEETING  
OF THE NCR PLANNING BOARD**

**HELD ON 12TH JULY, 2000  
GULMOHAR HALL, INDIA HABITAT CENTRE  
LODHI ROAD, NEW DELHI**



**NCR PLANNING BOARD  
MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION  
NEW DELHI**

**MINUTES OF THE 25TH MEETING OF THE NCR PLANNING BOARD HELD AT 11.00 A.M. ON 12TH JULY, 2000 UNDER THE CHAIRMANSHIP OF UNION MINISTER FOR URBAN DEVELOPMENT AND POVERTY ALLEVIATION AND CHAIRMAN, NCR PLANNING BOARD AT GULMOHAR HALL, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI - 110 003.**

1. The 25th meeting of the NCR Planning Board was held on 12th July, 2000 under the Chairmanship of the Minister for Urban Development & Poverty Alleviation and Chairman, NCR Planning Board at the Gulmohar Hall, India Habitat Centre, Lodhi Road, New Delhi. List of participants is at Annexure-I.
2. The Member Secretary, NCR Planning Board welcomed the Chairman of the Board & thanked him for giving time to preside over the 25th Meeting and requested him to welcome the guests and his opening remarks.
- 3(i) The Chairman welcomed the Hon'ble Chief Minister of Delhi, the distinguished Ministers of Urban Development from the Govts. of U.P. and Rajasthan; Minister of Town & Country Planning, Govt. of Haryana; Minister of Housing & Environment, Govt. of M.P.; colleagues from other Ministeries; officers from the Delhi Govt. & other State Govts. and his colleagues from the Ministry.
- (ii) He stated that the Board Meeting could not take place because of the General Elections last year and the election in the State of Haryana early this year. He hoped that we would have a fruitful and rewarding discussion and make up for the time lost. He further indicated that the problems were formidable both in magnitude and in complexity and were increasing very fast. He said, the NCR had been planned a long time ago, with a Regional Plan & functional plans, the problem however was its implementation. There were no dearth of planners & theoreticians; what was lacking was the art of execution & concretisation of the plans & projects through very dedicated and constructive efforts. It took 23 years to give a statutory framework to the NCR, it took 4-5 years to draw up the Regional Plan, and if you see the fate of the Regional Plan during the last 11-12 years it was seen that even when finances were provided, out of the 138 projects 57 had been completed, out of the on-going 81 projects 35 projects had time over-run ranging from one to seven years and 15 had not yet started.
- (iii) The Chairman stated that none of the six Expressways, viz. the Faridabad-Noida-Ghaziabad; Ghaziabad-Meerut; Panipat-Kundli-Ghaziabad; Loni-Noida-Khurja; Peripheral Expressway between NH-1, NH-10, NH-8 & NH-2; Elevated Expressway on Ring Road, had been started on the ground. The Regional Rapid Transit System had had the same fate. In the tele-communication sector, some progress had been made as far as the DMA towns were concerned, but direct dialing facilities had still not been provided for the whole of the NCR and this was detrimental to business activities.
- (iv) He further stated that another disconcerting aspect of this issue was the imbalanced development propping up due to variety of reasons. During his tours to some areas of Haryana and Rajasthan, in Alwar & Bhiwadi he found about 9000 plots lying vacant, hence the investments made in building of infrastructure were not yielding returns. In the absence of returns, serious problems of repayment of loans & interest would arise for the Govt. of Rajasthan. Any State can avail of a loan from anywhere, however, what was vital was the question of repayment of loan.

- (v) He said that if the concept of the National Capital Region had to succeed we have to adopt an integrated approach as this was an integrated concept. It was necessary to have a larger perspective in order to finally achieve anything worthwhile on the ground and the time frame should not be of immediate loss or gain. Further a stronger commitment and a long term vision than had been displayed so far was required. He stated that they would do well to remember what Pecci said: "In the past the great spirits of mankind, the great philosophers, the religious leaders, had a grandeur sense of mankind, an expansive view of time and space. We are reducing everything to the immediate. We must get out of this parochial view, see things in their entirety, and project our vision into the future." Hence a larger degree of commitment would be essential not only to make-up for the deficiencies of the past but also to meet the challenges that were emerging on a very fast pace and if the right steps were not taken, not only the NCR would fail but Delhi also would not be a place where survival was possible. If the present attitude and trends persist, Delhi's population would touch 23 million by 2011 and 30 million by 2021 and a city burdened with such a huge population could not survive. The Chairman indicated that he was extremely worried about the above, and the need of the hour was proper implementation.
- (vi) The Chairman added that it was not as if there had not been any good, positive & healthy developments. These were firstly, the uniformity of Sales Tax rates and minimum floor level of taxes at the All India Level, secondly, the proposed reduction in the rates of interest on loans advanced for infrastructural projects from 12% to 10%, for residential & industrial projects from 13% to 12% and for commercial projects from 14-15% to 13%. He hoped that the Board would approve the above reduction, thirdly, with the introduction of new technologies a revolution was taking place, the use of Satellite Imagery was one such technology which would facilitate urban planning so as to give tools by which new human settlement policies could be evolved. These would translate into new human settlements/technologies who would ensure fair, equitable and rational distribution of population over all places, rural & urban. He highlighted the need to have vision to formulate a comprehensive human settlement policy and also evolve a human settlement technology to implement that policy with a view to create sizable and elegant settlements which would combine best of the rural and the urban life. He stated that personally he had little doubt about the emerging reality of globalisation, growing acceptance, willingly or under pressure, of common ideology and rapid rise of new technologies and their convergence, the new world would be a confederation of cities, rather than of countries, which would be linked, like the nervous system of a human organism, through internets and would constitute a vast single web inter-woven with numerous but invisible threads. The distance would die and Space would be a common vehicle for human contact and communication. The Chairman also indicated that an intensive drive had been launched in Delhi not only to secure strict compliance of bye-laws, planning and zoning regulations and to end the menace of encroachments and illegal constructions but also to facilitate the pace of balanced and harmonious growth of National Capital Region.
- (vii) He added that a series of new initiatives had recently been taken in the four recent All India Conferences of Ministers of Local Self Government and Urban Development; of Mayors; of Housing Ministers; and on Greening of our Cities which are now well known to all.

- (viii) Chairman said that the first phase of Regional Plan would be over by the year 2001 and Regional Plan 2021 would have to be prepared by rising above parochial views. He also emphasised the need for constitution of a strong Group which he would be happy to chair for the preparation of RP 2021 which needed a great deal of imagination & vision. The Group would take assistance from professionals to prepare a comprehensive plan within 3/4 months. The plan would be placed before the Board to develop NCR in the next 20 years and when implemented would change the very pattern & pace of development not only in Delhi but also in the region. He indicated that he was asking for the clearance of the august body for setting up of the Group, wherein experts & representatives of the State Govts. would be inducted. Further he also asked for authorisation for putting the required institutional arrangements and provision of funds for conducting work studies for the above. Both suggestions were unanimously agreed to.
- (ix) The Chairman touched upon the request for increase in the NCR area made by the respective States and observed that it would be better to concentrate in certain areas than to spread our efforts over a larger canvas. He opined that for other areas there could be other regional pattern of development.
- (x) The Chairman then requested the Hon'ble Chief Minister of Delhi and the other Hon'ble Minister of the respective State Govts. to give their views after which the items of the Agenda would be taken up. He also thanked the Hon'ble Members to respond to his invitation with such enthusiasm.

4. After taking permission of the Hon'ble Chairman to say a few words, the Member Secretary indicated that the NCR Secretariat had prepared a strong data base for RP-2021. The Board was using Satellite Imagery for Urban Planning with a tie up with the Deptt. of Space and National Remote Sensing Agency, Hyderabad, whose head, Dr.D.P.Rao was with us. The Secretariat had just used Satellite Imagery for publishing our book "the Delhi 1999- A Fact Sheet" last year and this year we had brought out the "NCR Directory". This was a 700 pages compendium of detailed information with maps, on all the States of the NCR, which she requested the Chairman to release alongwith the 22 Image Atlases obtained from NRSA, which would indicate the land-use changes in the NCR. She also stated that exhibition had been organised outside the Conference Hall on the methodology being used through GIS techniques for interpretation of satellite imagery for urban planning. The Chairman of the NCR Planning Board released the 22 Image Atlases as well as the NCR Directory.

5. The Hon'ble Chairman then requested Smt. Shiela Dikshit, Chief Minister of Delhi to enlighten the Board with her views.

6(i) The Chief Minister, Delhi thanked the Chairman for conveying the meeting which she indicated was long overdue. She stated that whatever she was saying was with all the emphasis and all the force at her command that the planning of the NCR was vital & crucial to the survival of Delhi. Delhi happened to be the heart of the matter of this Planning Board and whereas the Chairman had given an overview and suggested some solutions Delhi faced a very very real and very very dangerous situation because of growth of population at an alarming rate in Delhi she stated that she did not know how they would cope with this problem over the next 5 years, let alone the next twenty years or the next century. She indicated that between the period 1981-91 the population growth in Delhi was 50% and it is more now. The figure had gone up to 140 million and was ever increasing. Besides the above, over a million people commute to work in Delhi everyday from the

neighbouring satellite towns and they use the facilities of road transport, water etc., hence the problems were mind boggling. Delhi, the Capital of India needed the help of the Central Govt. and the neighbouring states otherwise it would stand doomed. She indicated "when we think of planning and making active the concept of the NCR, we need to take into consideration a much more holistic view and much more planned and coordinated view than what we have been doing so far". She emphasised the fact that plans made by the NCRPB must be implemented and for this there should be better coordination between the States and the various departments of Govt.

- (ii) She also indicated that though funds were a problem and certain Member States had mentioned of paucity of funds but this would not be the real issue in this modern era where funds could be arranged through private participation. She indicated that 75% of the population that came to Delhi every year did so primarily because of family ties and employment opportunities. The minimum wage in Delhi was the highest in the country and naturally this had attracted people.
- (iii) She complimented the Central Govt. on the implementation of the common sales tax regime, common floor rates etc. She was happy to say that Delhi was one of the first States to implement the Common Economic Zone concept by having common taxation.
- (iv) The Chief Minister of Delhi highlighted the fact that the communication network, not just telecommunication but rail & road communication mainly had not evolved so as to ensure mobility of people at large. The lack of road & rail networks had led to underutilisation of developed areas in the NCR, many of which were lying vacant. There was very pressing need to develop the expressways and a network of railways so that people could communicate easily. The Metro System was confined to the State boundaries of Delhi. What was needed was a Konkan Railway System covering the entire NCR. She indicated that the infrastructure created in the NCR region must be at a level comparable to Delhi, it is only then that any shift would take place. For any population shift, social infrastructure had to be also created viz educational facilities, health services, housing etc. She indicated that there was unwillingness on the part of the industry to shift into the NCR areas as the physical & social infrastructure was inadequate.
- (v) She said that NCR Board should become a very very active body with more participation of the Member States. She suggested that under the Chairmanship of the UDM, this whole concept be energised through a Committee wherein the Chief Secretaries of the States would get adequate guidance. Further, she indicated that there should be a mandatory mechanism by which Chief Secretaries should meet atleast once in a quarter to review the actions that had been taken, and give new directions when needed.
- (vi) The Chief Minister also indicated that this planning body needed to be effective as to help solve Delhi's problems. Delhi had a large number of authorities that functioned in the running of Delhi. The multiplicity of these were acting as a deterrent to progress. She suggested that there should be an alliance of these authorities with the NCR states for better implementation and coordination. With an alliance there would be a coordinated effort towards better and faster implementation whereas in the present system the right hand did not know what the left was doing, infact in the hand itself, one finger did not know what the other was doing.

- (vii) She indicated that Delhi was facing problems of power & water for which she had to depend on the peripheral states. She wanted a forum like NCR wherein the problems of water & power be discussed and sorted out. She appealed to the Hon'ble Chairman to take a lead in this field so that Delhi which belonged not only to the people who lived in it but to the whole country, and was a window to India and would be able to evolve a system by which the problems of providing normal civic services could be tackled and the NCR region could emerge as a common economic zone/common opportunity zone.

7. Chairman appreciated the views of Chief Minister, Delhi and agreed to work out a framework for the above. Regarding the need to make the Board more effective and to have more powers, the Chairman indicated that he was aware of this, and he would work out the details of the alliance of agencies working in Delhi so that a framework of coordination can be put into place. In case of inter state problems say of water, power and/or railways, if these could not be sorted out through a coordinated effort by the Board, matter can be placed before the Cabinet for a decision. He then requested the Hon'ble Minister of Town & Country Planning and Urban Estates, Haryana to speak.

- 8(i) The speech of the Chief Minister, Haryana was circulated by Shri Dhirpal Singh, Minister of Town & Country Planning and Urban Estates, Govt. of Haryana and is placed at Annexure-II.

(ii) Shri Dhirpal, Minister of Town & Country Planning and Urban Estates, Govt. of Haryana stated that the NCR had made certain schemes for 2001 but these remained on paper only and the Govt. of Haryana had now received the communication for the preparation of RP-2021. He requested the Chairman that these schemes should not be lost sight of while preparing RP-2021. He indicated that as per his perception the NCR had strayed from its objectives. Whilst referring to the statement made by the CM, Delhi he indicated that each State had its own responsibilities and to see where his state was suffering. The primary objective of the NCR was reduction of pressure on Delhi, however, all earlier Chairmen, limited their interests to Delhi and the work done was contrary to the NCR objectives. The population growth in Delhi was attributable to the employment opportunities available in Delhi. There was basically no industry or agro based industry in Delhi. The areas contiguous to Delhi should have been given these facilities to reduce pressure on Delhi. He stated that in Bahadurgarh, Sonapat, Badli and Gurgaon, we were suffering the "diversion" from Delhi and the NCR had not provided any grant or specified budget for development of this area. He complimented the Chairman on his statements made earlier and indicated these were the right steps towards the integration of the NCR with the rest of India. The previous Govts. invested the entire funds of the NCRPB for the development and beautification of Delhi only. This had spread dissatisfaction and employment opportunities were not created. He agreed with the statements made by the Chairman and Chief Minister, Delhi that the population of Delhi would exceed 2 crores by 2012 and 3 crores by 2021.

- (iii) He stated that Delhi even today does not have water, drainage, sewerage and power, how would it cope with a population of 3 crores. He was of the view that by 2021 Delhi State would not be in a position to supply drinking water to 60% of its population. Further by 2011, 60 lakh vehicles would be moving on the roads of Delhi at a speed of 5 kms. per hour.

- (iv) In 1996 the Hon'ble Supreme Court had passed the orders for shifting of 30,000 units out. He said Haryana which is on three sides of Delhi had felt that these would shift to Haryana but instead, 1500 acres of land was acquired in Bawana. Hence, the intent of the Supreme Court was overlooked and whatever was left of rural Delhi was subjected to the same pollution problems.
- (v) Board had been insisting on a green area along the border in Haryana whereas Delhi had been establishing many PVC industrial units in Tikri Kalan Area which was causing pollution, such activities increase the population of Delhi instead of decreasing it.
- (vi) The Minister stated that "Galla" is grown in Haryana but was being sold in Narela, Najafgarh or other Mandis in Delhi. He pointed out that there was no sales tax in Delhi on wheat, flour, rice and maida whereas in Haryana 4% Sales Tax was being levied and perhaps 2% CST also. The grain mandis of Bahadurgarh, Sonapat, Rohtak, Gurgaon and Faridabad are deserted as our traders are finding no customers and the labour force was idle. He requested that the uniform tax structure be implemented. This was the responsibility of the NCR.
- (vii) He highlighted the need to provide the basic infrastructural facilities in Haryana, Rajasthan, U.P. and M.P. in order to release pressure on Delhi. The previous governments had not paid any attention to these. He hoped that the present UDM, whom he had heard and whose views he agreed with would have the blessings of the almighty to tackle the obstacles and achieve his objectives.
- (viii) The Minister informed that HUDA and HSIDC had invested crores of rupees for creation of a fruit market at Kundli near the Delhi border. This was now ready, however, due to the tremendous influence of the Delhi traders, nobody was prepared to shift out of Delhi and Delhi had again started work on its proposals.
- (ix) He stated that Haryana Govt. had invested Rs.5000 crores for the development of 11640 hac. area in the Haryana Sub-region with a view that these areas would be required by the industries being shifted out of Delhi and now these developed plots were lying vacant and nobody is prepared to take them.
- (x) Referring to his previous discussion with the Chairman he highlighted the need for high speed trains between Delhi and adjoining areas, on the pattern of Bombay. He said that these trains would facilitate the movement between Panipat, Sonapat, Bahadurgarh Rohtak, Faridabad, Gurgaon and Ghaziabad. He mentioned that at present there were only two scheduled trains on which passengers and goods are dependent. The only alternative to solve this problem was running of high speed trains. He expressed his doubt on a plan for Kundli, Bahadurgarh, Gurgaon, Faridabad expressway made by the previous Govt. of Delhi. He stated that Haryana had given consent for its areas and the expenditure on land to be borne by Haryana and he requested Chief Minister of Delhi through Chairman to solve this problem by rising above politics, as this was not a political issue. He stated that delay due to political reasons was not only resulting in cost escalation but had also stopped the development. He mentioned that Hissar was projected as a Counter Magnet area and distance between Hansi, which is just ahead of Hissar and Rohtak is only 55 kms. If this was connected by rail, the distance between Hissar and Rohtak would be substantially reduced. He wanted to place on record regarding the neglect of Haryana by the Railways. He stated that ever since independence, the only new rail line commissioned for Haryana was the Rohtak-Bhiwani track. The other lines

which passed through Haryana were not for Haryana perse. He further requested to connect Hansi-Rohtak, Palwal and Rewari , Gurgaon- Palwal, Rewari and Jjhaar-Rohtak by rail line which had already been promised but no action taken so far.

- (xi) He stated that the Ministry of Power had promised to install a Capitive Power Plant in Manesar but no progress was made so far. He requested the Chairman to issue orders to Ministry of Power and to NCR Planning Board to fulfill their promises. This issue was also made as represented to him when he visited Manesar. He expressed his belief that with the present Chairman the above would not remain only promises.
- (xii) He stressed that the need to prepare District Plans under the Regional Plan - 2021 which would have the sanctity of law and could be implemented. All necessary legal changes had been made by the State Govt. in their concerned acts and byelaws after the 73rd and 74th constitutional amendments.
- (xiii) He requested that the State Highway Nos. 71 and 71A be upgraded to 4 lanes. For doing the above no funds had yet been allocated. He hoped that the Chairman would get this order issued. He further mentioned a promise made by the Ministry of Surface Transport regarding having an elevated highway in Panipat. He also mentioned about the heavy rush between Ashram Chowk and Badarpur and the problems faced by commuters and he suggested that an elevated highway should be constructed here also. He requested for similar facilities for Bhadurgarh.
- (xiv) He thanked and congratulated the Chairman for reducing the interest rate. He further stated that beside the reduction in rate of interest the need is that the NCR Planning Board should only give grants and raise funds through tax free bonds as this would help the States who were facing problems of repayment.
- (xv) He stated that Haryana Govt. did not agree with the NCRPB's proposal for increasing the boundaries of the NCR. There had been no development of roads, power or beautification in the area of Haryana. He stated that Haryana Govt's stand was that the emphasis should be on developing the present areas of the NCR. The Hon'ble Minister indicated that Haryana had not really developed under the NCR - his own village Baadli 2 kms away from the border had yet to see any impact of development as promised by the NCR and to him it remained a dream which he had been hearing since his childhood.
- (xvi) He drew attention of the Chairman to the fact that Rajasthan had natural resources like mines, forests and potential for power, M.P. was also blessed with natural resources and Delhi had resources on consignment tax etc., Haryana was the only state which was not blessed with natural resources except rains. He mentioned that the Chief Minister of Delhi had talked of drinking water, such a discussion should have been at the level of the Chief Ministers. He said that however we got orders of the Supreme Court for drinking water which they would carry out. He stated that Haryana had a shortage of drinking water and there was no source other than Yamuna for drinking water. Delhi could take water from Ganga through the channel already made. He stated that Delhi was in a position to influence the Central Govt. whereas smaller State like Haryana, came in handy for operations like Kargil & nothing else.

9. While reacting to the points raised by the Minister of Haryana, Chairman stated that he would take up the matter with the Chief Minister, Delhi regarding Bawana, Kundli and as also the sale tax and other points common with Rajasthan and U.P. He added that he would like to have views of Ministry of Railway, Ministry of Surface Transport, National Highway Authority regarding the issues raised by Haryana, Chairman also clarified that these days the Board was not getting tax free allocation for bonds and the Board was raising money at market rate. Since the Board had to pay interest, they cannot bring down these rates further. Chairman stated that the Board had proposed to reduce the interest rate for infrastructure projects from 12% to 10% and this is the lowest. He then requested the Hon'ble Minister from Rajasthan to speak.

10.(i) The speech of Shri Shanti Lal Dhariwal, Minister for Urban Development, Rajasthan was circulated and is placed at Annexure III.

(ii) While expressing the gratitude to NCRPB he stated that in Rajasthan Sub-region out of 45 projects sanctioned, 30 had been completed and work on 15 was in progress.

(iii) He suggested that Agra be included in the additional areas in order to maintain the contiguity with Dholpur. With this the industries which had closed down in Agra as per Supreme Court Order could be shifted to Rajasthan. Rajasthan could get the benefit only if this area was brought under NCR and shifting of industries took place.

(iv) Referring to Chairman's visit to Bhiwadi he stated that 9000 developed plots were lying unutilised in Rajasthan Sub-region as they were developed with a view that industries would be shifted in that area. Infrastructure developed was deteriorating due to the non-shifting of industries and it was difficult to maintain this infrastructure specially the roads & the drains. He affirmed the statements made by the Minister from Haryana and added that wholesale markets, Central Govt./Public Sector Offices which were supposed to shift from Delhi had not shifted. He stated that all these policies were becoming redundant because of lack of restriction on DDA's activities. He stated that there was no restriction for anyone to stay in Delhi and unless this is restricted, the main purpose of NCR would be defeated.

(v) He highlighted the need for a special grant for NCR from the Ministry of Urban Development. He stated that everybody thought of development of urban area and not of the rural area. Industries were getting located near rural areas. However, there should be provisions for the construction of schools, dispensaries and other facilities also. He suggested that rural areas adjoining to cities should also be developed as development of only urban areas would not serve the purpose.

(vi) He stated that the interest rate of 10% for infrastructure and 12% for industrial and residential purposes was very high. He suggested that interest rate for infrastructure should be 8% and that for rural areas it should be 7%. He stated that there should be a grant for non-commercial projects, covering sewerage, education, medical facilities, community development centres, important roads etc. to the extent of 25% and the moratorium period of 3 years with repayment schedule of 20 years.

(vii) He stated that his Govt. had decided that State Govt. Guarantee is not necessary for taking loan. He stated that there should be provision of Bank Guarantee on the

same line as HUDCO. He mentioned that provision existed in NCR act for the above and requested for change of guidelines accordingly.

- (viii) Hon'ble Minister of U.D. Rajasthan stated that the objection of Haryana was valid as domestic/industrial waste of Rajasthan was flowing to Haryana because of the gradient. He suggested that some planning should be done to ensure that this did not flow to Haryana and it was diverted somewhere else.
  - (ix) He indicated that in the last Board meeting which was attended by Shri Nitish Kumar, then Railway Minister, he had requested to lay a 25 kms. of Railway line from Rewari to Bhiwadi, no decision had been taken on this and their development work had come to a stand still.
  - (x) He had also raised the issues of providing a natural gas and direct dialing facility to Bhiwadi.
  - (xi) He highlighted that in Rajasthan Sub-region ground water resources were scarce and unless some additional water sources were provided industries could not flourish in this area. He further stated that Haryana had asked to establish a university in Kurushetra, Delhi wanted to establish more universities, he requested to establish a university in Rajasthan as this would result in progress of this NCR area.
  - (xii) He concluded his observations by saying that Jaipur, Ajmer and Sikar be made counter magnet areas in addition to Kota and added that the process for sanction of loans for CMA was difficult and no counter magnet city would like to avail of this loan. The process should be similar to that of NCR as this would result in success of CMA.
11. After taking permission of the Chair, the Member Secretary indicated that the Board's policy so far had been to give loans on the basis of State Govt. guarantee only. Unlike HUDCO which had a very well established machinery for financial management, the Board had a staff of only three officers to look after the entire gamut of financial activities.
12. The Hon'ble Chairman then requested Shri Lalji Tandon, Minister for Urban Development, Uttar Pradesh to speak.
- 13(i) The speech of Shri Lalji Tandon, Minister for Urban Development, Uttar Pradesh was circulated and is placed at Annexure IV. Shri Lalji Tandon, Minister for Urban Development, Uttar Pradesh stated that he had been attending such conferences for a long time but progress was not visible and the concept of NCR was getting diluted day by day despite the best efforts of the Chairman. He further stated that when this plan was conceived, Delhi was not planned to be a State but now circumstances had totally changed. Delhi was a State as well as National Capital and due to this there was conflict of interests, because as a State it had to increase its resources for its development and hence it was not concerned about the development in NCR. It is now the responsibility of the Central Govt. as Delhi was the National Capital.
- (ii) The development of National Capital Region was initially conceived to reduce the population pressure on Delhi by diverting industry and trade to the neighbouring States. When this bill was discussed it was not clear as to who would bear the

responsibility for the development of the area and whether the States would develop it by taking loan. Indicating the present scenario, he mentioned that the States were neither able to develop by taking loans nor had they means of repaying the loan because trade and industry had not shifted from Delhi. Referring to the speech of the Minister of Haryana, he stated that many of the traditional businesses of NCR area were shifting to Delhi. He stated that the biggest Mandi of UP was Hapur, this was now deserted as the trade had shifted to Delhi. He warned that if the capital become a "Mandi" the NCR would become a dumping ground. Thus, we would have to take harsh decision at certain point of time.

- (iii) Referring to the shifting of Mandis to Delhi, he stated that the only reason for this was unequal tax rates. He highlighted the need for equal rights within NCR itself. Quoting an example he stated that those staying in Ghaziabad did not have facility of getting their children admitted to Delhi schools as they were considered outsiders. He further highlighted the need for availability of equal facilities within NCR as concentration of facilities in Delhi would result in non-development of neighbouring areas. Referring to his previous discussions with the then Prime Minister Shri Narsimha Rao, he reiterated his views that either the concept should be executed properly or should be dropped. If development was to be done by taking loans there were various agencies from which the Govt. of U.P. could take loan and develop as per their own requirement. At present the Govt. agencies were availing of loans for development of projects to fulfil Delhi's needs. However, they were not getting any benefit from this. He stated that the States would face repayment problem as UP was facing as was the case of Ghaziabad Development Authority which had made large scale constructions based on this concept by taking loans. The state of infrastructure so created was deteriorating.
- (iv) Referring to his statement in last conference regarding policy of loan he said that the rate of interest for infrastructure development should be substantially low. He suggested that, in the interest rate of 10%, 1, 2 or 3% should be subsidised by Central Govt. and more tax free bonds should be allocated. He further suggested that a 'cess' should be put on the transport and same divided in NCR region. He expressed the need for long term planning for infrastructure development keeping in mind the flow of population to Delhi. Citing an example he stated that NOIDA, Ghaziabad and Nagar Nigam Ghaziabad were getting 50 cusec Ganga water and a scheme had already started. He, however, felt that instead of putting in place an infrastructure that would cope with a demand for 50 cusec, the pipes being laid should have a provision to handle double that quantity so that 10 years down the time, when the demand increased the system would be able to cope up with the pressure. His point was that we should have a long term vision. He was highly critical of the fundings of NCR infrastructure development on the basis of loans and suggested that Govt. should re-examine this policy. He wanted a Master Plan developed for the region on the same lines as the Delhi Master Plan. He suggested that the same inputs that had gone in for the growth of Delhi be given for the growth of the NCR so that, the social infrastructure be created at par with Delhi.
- (v) He pointed out that the rail and road network needed to connect the NCR with Delhi was not in place. He highlighted the need for a parallel Rail line between Delhi & Meerut to facilitate the commuters. He indicated that this was requirement of Delhi and UP Govt. would not fund this. It was for Delhi to do it. He wanted the decision making process to be expedited.

- (vi) Referring to increase in area of NCR he agreed that adjoining area should be included to ensure uniform development. He emphasised the need to add Hathras in addition to Muzaffarnagar, Aligarh & Mathura as it was part of earlier district of Aligarh. He did not agree to include Agra as it would develop automatically because it had alternative resources of development and shifting of industries if required would be done within U.P. Agra would develop on its own as it was a tourist destination. However, UP Govt. would appreciate better transportation network towards that direction.
- (vii) He highlighted the need for providing infrastructure and facilities in the Region at par with Delhi with similar tax rates. He indicated that the growth of Delhi as a market with a low tax regime had to be checked if the concept of NCR had to survive. He shared the concern of the Minister from Haryana regarding the shifting of grain markets to Delhi.
- (viii) He complimented the Chairman for taking so much interest and making valiant efforts to improve matters. He suggested that instead of discussion some action plan which should have some visible impact be formulated. He stated that a Power problem existed in UP earlier, this is now in Delhi also. He was reminded of a decision taken 10 yrs ago to set up a gas based Power plant in Ghaziabad. The State had gone ahead with forming a company at NOIDA for providing the required system on the assumption that gas would be made available, but there was no further development. He stated that whereas private parties for setting up power house would be available, gas had to be arranged by the Government only and a Gas based Power plant was the only option to eliminate the power problem in NCR as Coal based and Hydro plants cannot be established. He stressed the need for cooperation from concerned ministeries to achieve the above under the directives of the Chairman. He concluded his remarks by stating that if the interest rates were reduced to 6-7% than repayment would be easier.

14. Reacting to the above, the Chairman indicated that he was interested in implementation and he then, referred to his introductory observations which the Hon'ble Minister from U.P. had missed wherein he had spoken of the strict enforcement of rules and regulations & planning laws being done in Delhi and which would help other States. Chairman then referred to Mathura and informed the Member States about another scheme initiated by him and approved by the Planning Commission. This scheme was for the development of heritage cities, for example Kurushetra in Haryana, Pushker & Ajmer in Rajasthan, Mathura in UP or any other city the State Govt. may like to select. Then he requested Shri Inderjeet Kumar, Housing & Environment Minister from Madhya Pradesh to speak.

- 15(i) The speech of Shri Inderjeet Kumar, Minister for Housing and Environment, Madhya Pradesh was circulated and placed at Annexure V. Shri Inderjeet Kumar, Minister for Housing and Environment, Madhya Pradesh expressed his gratitude for sanctioning scheme for development of Gwalior, a Counter Magnet town of the NCR at a cost of Rs.40 crs. He stated that he agreed with basic concept of NCRPB that for stopping the migration in Delhi and for decentralising economic activities, infrastructure at par with Delhi should be created in the Region, and Counter Magnet Areas. He stated that basic concept of development of Counter Magnets was to stop unnecessary migration to Delhi and activities which were not essentially restricted to Delhi should be established in Counter Magnets.

- (ii) He emphasised that without ensuring the outflow of economic activities from Delhi it could not hope to become pollution free. Hence industrial and economic activities must be diverted to region/counter magnet through induced development of new cities. This alone would attract the flow of population towards new cities.
- (iii) He mentioned that Gwalior, included for development as counter magnet in 1989 by NCRPB was ideal for setting up of central offices being centrally located. It was well connected by Rail, Road, Air to major cities and at a distance of 300 km between Delhi and Gwalior, this distance could be covered in 3-1/2 hrs. Gwalior was also attractive from the point of view of security. He further informed that because of prominence of Gwalior in field of education sufficient manpower for industry and commercial activities was available. Beside sufficient water resource for urban development thousands of hectare of land, which was not suitable for agriculture was available with state Govt. He informed that M.P. Govt. had notified the approval of scheme of development of counter magnet in the Gazette on 28.4.2000 and in the plan, three new areas had been proposed for development in different time intervals and each area would be developed as self sufficient city. Road and other services would be developed in each area as per demand. This scheme of cluster development would enable adoption of local technology, keeping in view conservation of natural resources and sensitivities of environment.
- (iv) In the draft Plan the area was proposed to be developed in three stages of growth stimulator, growth accelerator and growth sustaining. He highlighted that this scheme was proposed without acquisition of private land. He informed that transfer of 3023 hectares govt. land to area development of TIGHRA was in progress and similarly the process for transferring Rs. 10.74 crs. received from Board to CMA, SADA Gwalior is on. He stated that in capital Delhi more than 50% of area was built up and no other urban area had such huge coverage. In view of this he requested for a complete ban on change of land use from rural to industrial, commercial or residential by legal or illegal means. This restricted development would not only enable Delhi to control its pollution but also encourage induced development in region/sub-region and counter magnet.
- (v) He mentioned that objectives of NCR could not be successfully achieved for various reason, main being that at all attempts were being made to develop mother city of Delhi whereas developmental work of regional infrastructure were in arrears. He stated that regional infrastructure was not getting developed because induced development for same was being insisted as per NCR Plan and financial burden for the same was passed on to the States. He expressed his opinion that the State Govt. and its agencies could use their resources only for normal development hence additional resources for induced development should be made available by Central Govt, in form of grant to regional areas as well as Counter Magnets. It was incorrect to expect from states that they would give special preference to some areas and face the allegation of regional imbalance within their own State.
- (vi) He stated that for infrastructure development loan should be at subsidised interest rate and it should not be more than 5%. He requested that the Board had recently sanctioned loan for development of Road, Park, Stadium, Golf Course, Water sport complex, colony and residential complex at 13.5% recently should be reduced to the interest rate of 10%.

- (vii) He requested for speedy implementation of scheme of shifting of institutions approved by a Committee headed by Cabinet Secretary within specified time limit.
  - (viii) For decentralisation of economic activities he suggested 2% Central Sales Tax for NCR and CMA in place of present 4% and reduction in unnecessary storage of petroleum products, grains, fruit and vegetables and steel in Delhi. He suggested that if it was not possible then 2% central sales taxes in Delhi should be abolished and uniform rate of 4% should be applicable for the entire country.
  - (ix) Referring to proposal for enhancing the area of NCR, he wanted that the district Morena, which is only 25 kms. from Dholpur be included in NCR along with Gwalior. He concluded his remarks by adding that he fully agreed with the Chairman for tackling the problems and he also endorsed the views of the Hon'ble Minister from Uttar Pradesh.
- 16(i) The Chairman then requested the representative from Punjab Govt. to speak. Secretary, Deptt. of Housing and Urban Development, Govt. of Punjab conveyed the request from the Minister for Housing and Urban Development, Punjab to include Urban Development, Minister from Punjab as a co-opted member of the Board as she would like to attend the meeting to represent the case of Patiala which was a counter magnet town financed by the NCRPB.
- (ii) He said that for the implementation of schemes, loans were sanctioned but Board insisted to route these funds through a single nodal agency. He requested that since the Govt. guarantee would be there, the loan could be independently sanctioned and disbursed through Urban Development Authority or through Improvement Trust and Corporation.

17 The Chairman responded that this matter could be sorted out. He then touched upon the common point raised by U.P., Haryana, Rajasthan and to some extent Madhya Pradesh pertaining to Delhi which was the relocation of industries to Bawana & the fruit & vegetable market at Kundli and thirdly, effluent discharge in the Yamuna. The Chairman said that Chief Minister, Delhi had touched upon the multiple agencies in Delhi viz. the Municipal Corporations, DDA and other local agencies on which she did not have full control. There were certain difficulties which could be discussed briefly but could not be finalised here. Then he requested Chief Minister of Delhi to respond.

- 18(i) Chief Minister, Delhi said that some issues had been raised probably because of misunderstandings that as Delhi got funds from NCR Planning Board. She clarified that NCR Planning Board had not provided any funds to GNCT Delhi, however, they had provided Rs.80 crores to NCR Planning Board.
- (ii) She stated that another issue was regarding sales tax and added that the "mandis" were coming from these States because they had imposed taxes on their grains as they needed to collect revenue and Delhi Govt. had not imposed any tax on the grains because of the policy of Govt. of India & hence, Delhi markets became attractive. She said that it was not a decision of attracting mandis, it was just a problem which existed. If there was a solution like a common tax policy she would be ready to think about it and her doors were not closed. She added that there were certain compulsions in Delhi which had no resources of revenue and was small in size. Delhi had been a trading centre traditionally for thousands years and it was not easy to change the concept immediately. To collect other kinds of revenue the beginning would have to be made and they would have to be planned properly.

- (iii) Regarding deserted industrial areas, she said that the facilities similar to Delhi were not available in Haryana, Rajasthan and the land cost was high & plots expensive, therefore, people did not want to shift to those areas. She stated that unless equal opportunities were provided which did not mean land and road only, rather trains, transport, hospitals facilities, educational facilities also, nobody would shift. She said this was the responsibility of State Govt. and added that by only demarcation and selling/auction of land, people would not move out of Delhi. She asked whether any subsidy could be given for this which could attract people out of Delhi.
- (iv) Regarding the fruit and vegetable market, she said that it was attractive for them and reiterated that unless NCR Region was made attractive for people to go out of Delhi they would keep on coming towards Delhi from other areas. She added that most of the people were coming from U.P., Haryana, Bihar and other areas. She suggested that NCR should have common projects in transport, power or water etc. for the entire region and then only it would make the entire region attractive enough for them.
- (v) She emphasised the need to provide more teeth to the NCR Planning Board and to remove constitutional lacuna and constitute a Review Committee with Secretary, UD and all Chief Secretaries of participating States.

19(i) Shri Dhirpal, Minister for Town & Country Planning and Urban Estates, Haryana while reacting on the replies by Chief Minister, Delhi stated that Delhi had never been a trade centre but only after independence it gradually become a centre for trade. He further added that products worth Rs.100 crores produced by the industries located at Faridabad, Gurgaon and Sonapat were coming to Delhi whereas it consumed labour, electricity of Haryana and created pollution in Haryana.

- (ii) He further added that the States could not survive without the taxes which were required for revenue generation. Even the Central Govt. and NCR Planning Board were pressurising the State Govts. to generate their own resources. He added that sugarcane was not produced here but "Gur Mandi" existed here because of unequal taxes. He drew attention that being a Capital city, Delhi, was not having the facilities earlier which were available today. He stated that the budget of Haryana was less than that of Delhi, and their population & area was more because Delhi was getting all facilities and cooperation from Central Govt. He requested that if the differences were not eliminated, the identity of these States would be destroyed and the concept of NCR would become directionless.

20. Chairman then requested Shri Vishnu Bhagwan, Principal Secretary to Chief Minister, Haryana to speak.

- 21(i) Shri Vishnu Bhagwan, Principal Secretary to Chief Minister, Haryana expressed his gratitude for providing the concept of NCR to the country which was a very good concept and development of the area could only be possible if all the small towns around Delhi would have facilities at par with Delhi which had unfortunately not happened and they had not been able to provide these facilities to these towns since inception of NCR.

- (ii) While supporting the statements of his Minister, he said that the largest issue was of tax and grain market. He added that they had been fighting for uniform tax for the last 30 years and some progress had been made as an agreement had been reached on similar floor level taxes but the floor rates for grain had been fixed at 0% and this was the major problem of Haryana and U.P. He added that Haryana, U.P. and Punjab could not have zero tax, therefore, they had kept it at 4% level. He suggested that Delhi either could make provision for 4% of sales tax or floor rate could be increased to 4% by Central Govt.
- (iii) He suggested that in order to provide big push to the development of NCR, Delhi should be connected with expressways and railways and Central Govt. should provide the funds. No State Govt. was in a position to connect small towns with 4 lane expressways. He suggested to construct 4-5 expressways on lines similar to the Delhi- Chandigarh and Delhi-Agra. He said that if the distance of 100 kms. was covered in one & a half to two hours, the whole area would open up and development activity would start automatically. He also referred the example of London in this regard.

22. The Chairman then requested the Chairman of Railway Board to speak specially with reference to action taken report with regard to rolling stock. Shri V.K. Aggarwal, Chairman, Railway Board agreed with the views expressed by members that with the development of Railways the movement could become much faster. He further stated that in other countries people in a radius of about 500 Kms could cover the distance in 2 hours through high speed trains. He informed that rate of development of Railways was around 1/3rd of the rate of development in pre independence era. The route kilometer had increased by only 17% in the 50 years after independence. Main reason for this being improper funding. He informed that Railway lines were financially not viable and in the earlier system companies who had invested in Railways and were executing work were assured guaranteed returns. As the Govt. started funding Railway projects, funds became scarce as the lines were not financially viable and Railway faced criticism because development was not taking place at required pace in various States. He emphasised the need for inputs in this area and cited example of Bombay area where investment was being shared equally by Railways, State Govt and local authorities. He emphasised the need of sharing the investment and requirement of integrated approach and informed that because of integrated approach a detailed planning was done for NCR and Delhi Metro Rail Cooperation was executing part of the project. He stated that the project was sanctioned as a Broad gauge project but now the alignment was proposed to be changed which would not fit in well with overall planning if the system was declared as stand alone system by the changing the gauge as possibility of interaction with sub-urban network of Delhi would not be possible. He emphasised that to ensure inter connectivity of system in future, change of gauge should not be allowed. Referring to a project for NOIDA he stated that UP Govt. had agreed for sharing the cost as Railway was not in a position to undertake this because of financial constraints. Citing the example of Konken Railway he stated that even this line which was strategically placed and reduced the distance was financially not viable and Railway was incurring a loss of Rs.300 crores per year because it had given guarantee. He informed the House that if cost is shared, Railway could bear its share and projects could be executed for Bhiwadi, Rewari and Gurgaon.

23. Reacting to his remarks Chief Secretary, Haryana stated that concept of NCR is already developed and Railway connection was an over riding priority as everybody agreed about the need of the Rapid Transport System for which Railways were most efficient and quickest. He suggested for a project by project approach which could be undertaken by a task force to identify most important lines and funding of the same. Referring to Chairman

Railway Board's formula of sharing of 1/3rd cost by Railways State Govt. and local bodies he said that local authority in such case should be NCR Planning Board. He expressed the hope that if desired, projects could be identified in consultation with Railways and Planning Commission and if 1/3rd of cost is shared by NCRPB some plan could be made. He appreciated the Chairman's step of reducing the interest rate but demanded still lower rates for infrastructure projects. He observed that for infrastructure development some kind of world bank project could be made as world bank funding was more beneficial. He expressed the hope that under the dynamic leadership of Chairman special thrust would be given to these areas.

24. Reacting to this Chairman mentioned that efforts made in this area would be indicated by Secretary, U.D. Mr. Ashok Pahwa at the end. He stated that he would take these suggestions, difference of views of various Ministries and then he would take the initiative to take the decision so that matter is finally decided. Citing an example of 1/3rd sharing of cost of Railway Project by NCRPB he stated that for the Plan 2001-2021 with the permission of Board he was willing to constitute a Group under his own Chairmanship and he would take one representative from each State as recommended by States and representatives from all Ministries, Railway Board and other concerned and he would try to resolve at his level and if required, at Prime Minister's level. He mentioned that there was no use allowing things to continue in the same way rather it was better to clinch the issue and take a decisions so that everybody knew what was the current status.

25. He then requested representative of Power Ministry to speak. The Joint Secretary, Ministry of Power informed that his Minister had given approval for setting up a Captive Power Plant at Manesar and in this connection with the permission of NCRPB a committee was constituted which had requested Central Electricity Authority to study the Master Plan of Manesar, Bhiwadi and Ghaziabad and suggest the ways of setting up of captive power plant with a prespective of 15-20 years. Central Electricity Authority had made the draft report for Manesar and Bhiwadi and report regarding Ghaziabad would be made soon after the data was made available. He further informed that there was a thinking about special grid for Manesar under South-Northern Grid. After the report of committee was received it would be decided whether this would go to private sector or Central Power Projects. He further informed that if Power Ministry agreed allocation of dedicated share of power for NCR could be done from Central Power projects likely to come by way of expansion of existing capacities in Dadri & Faridabad Power Plants.

26. The Chairman then invited Chief Engineer from Ministry of Surface Transport to speak. Referring to previous discussions on development of Roads in NCR, the Chief Engineer stated that certain responsibilities concerning four laning of NH 2 from Agra to Delhi, four laning of NH 8 from Delhi to Kotputli and four laning of NH 10 & NH 24 were given to them. The work was in progress. Regarding expressways, he stated that the Ministry of Surface Transport could not take further development in NCR region as it was committed to Golden quadrilateral and other East, West, North South corridor with a huge commitment of Rs. 54000 Cr. He submitted that NCR would have to think of other innovative methods to fund its expressway.

27. Chairman then requested Secretary, Department of Telecom to speak. The Secretary apologised for the absence of his Minister, he then referred to the demands for having uniform local call system, single STD code and availability of phone 'On Demand' in NCR apart from extension of MTNL boundaries. He informed the house that position was not disturbing regarding the availability of phone despite waiting list in many areas. He stated that because of the reduction in registration fee between January to March, 2000, large number of applications were registered. Indicating the figures of backlog, he assured

that this would be cleared by March, 2001. He expressed difficulties in extending MTNL boundaries presently co-terminus with Delhi, because of administrative and operational reasons. He informed that single STD code would compound the problem as there was danger of very severe congestion. He further informed that uniform local call system had already been introduced between Delhi-Ghaziabad, Delhi-NOIDA and this had tried to create cohesion in NCR. He assured that they would do whatever they could to ensure that region is treated as cohesive and holistic. Referring to other value added services, relevant to growth like pagers, cellular, digital network & Internet, he informed that these are available in most of the NCR region and committed to fill the gap, if any.

28(i) Minister from Haryana intervened and wanted a reply regarding NH 71 and 71-A from the Ministry of Surface Transport.

(ii) Responding to the above the Chief Engineer, Ministry of Surface Transport stated that Hon'ble Minister was probably referring to Panipat, Jhajjar, Rohtak, Rewari road declared recently as a National Highway. He informed that during last two years approximately 14-15 thousand kms. roads were declared as National Highway and a comprehensive plan was being made and an inventory and feasibility studies were to be launched soon. Development of all these roads were planned in a phased manner and the roads, as mentioned by the Hon'ble Minister, were also included.

(iii) The Minister from Haryana contradicted the Chief Engineer and stated that these Roads were upgraded as National Highway but Ministry of Surface Transport was not maintaining them and State was also not in a position to maintain them as they had no allotment for expenditure for this. However, the roads needed maintenance. If an assurance was given then the State Govt. could take this up but he insisted on an assurance being given.

(iv) Chief Engineer, Ministry of Surface Transport informed that responsibility of maintenance of National Highways were on the Ministry of Surface Transport and for this funds are allocated to the States depending upon the total length of National Highways under their jurisdiction and he would check whether the funds had actually being allocated.

29. Chief Minister Delhi then asked whether the expressways surrounding Delhi would also be done by the Ministry of Surface Transport. Chief Minister, Delhi then mentioned that one of the main reasons for pollution in Delhi was the through traffic of buses. She wanted to draw attention on this and requested to work on the formula for expressways on lines similar to the RRTS proposal on cost sharing.

30(i) Chairman has informed that States will take up these projects. This is not the work of NCRPB and then requested to Secretary, UD to indicate the funding likely to be available. Shri Ashok Pawha, Secretary, UD then mentioned about macro level position regarding water supply which was available only for 3-4 hours a day as against availability for 20-24 hrs. in other countries, and he mentioned that he was not talking quality. He informed that in India one lac Metric Tonne of solid waste was getting generated every day, 30% of which was contributed by the 23 or 24 mega cities. Referring to the external assistance he informed that for water supply external assistance had been available for the last few years and from his analysis he found that 61% of the assistance was availed by three States only. This was worth appreciating as the States pursued the matter aggressively. In certain States amounts were not utilised. He stated that perhaps there was a lack of initiative by

both the politicians and more so the officials, another reason might have been 12% interest rate.

- (ii) He said that earlier whosoever wanted to give external assistance wanted to know the name of city first and wanted to deal with the State directly, now for the first time under the chairmanship and guidance of the Minister for Urban Development & Poverty Alleviation, the Ministry had taken from Asian Development Bank a loan of \$ 200 million or Rs. 890 crores for three agencies. No name of a city or a State had been given. The ADB had left the decision making process to the Ministry of where, how and when to give funds. The rate of interest was 12-12.5%, however, 40-50% water supply was not been paid for and if States could influence their municipalities and make them dynamic he was sure that they could take advantage of the scheme which was at all India level. He then informed that the Ministry had made plans to visit the State Govts. and apprise them of this scheme. The first road show was organised in Chandigarh where Principal Secretary to CM, Haryana and Chief Secretary of Punjab were present in addition to representatives of other States. Similarly, it was organised in Delhi where representatives from UP, MP and Rajasthan had come. Similarly, it was proposed to be held in Calcutta on the 17th and then all the States subsequently. He stated that the funds were available with them and if the funds could be used expeditiously this could be treated as a first instalment, and he was ready to release as much money as was demanded. He reiterated that this was the first effort by the Ministry where the Minister had been guiding them from time to time on how to operate. He indicated that the Govt. was ready to help the States in preparation of project profiles, for which the States should depute their officers.
- 31(i) Chairman while referring to his address in the conference of Local Self Govt. and Ministers for Housing and Urban Development, drew attention to a mechanism by which urban development and city development funds were created in Chennai in which institutional finances were pooled, so as to give greater staying power. Since foreign agencies always assessed the repaying capacity, while giving the loan, he suggested that local bodies be reformed by internal restructuring, so as to create confidence among the lending agencies. He then informed that foreign loans which were raised were proposed to be channelised through HUDCO and some of their own agencies instead of the State taking directly from the international agencies to ensure equal, fair and rational distribution.
- (ii) Citing an example of Amritsar he stated that when people asked him as to how would they pay back the loan availed for covering the "Ganda Nala" he explained to them that the rental value and property value would increase after covering of the Nala, and a nominal increase of property tax now would enhance the ultimate value of the property after the Nala was covered. He indicated that riots in any city due to water and power were bad for national & international publicity and a disincentive for investment. He gave another example of how he was able to build 80% of the zonal roads in Delhi by taking 40 paise per sq. yrd. from the allottees who had questioned him but when it was explained to them that the value of their property would go up, they agreed.

- 32(i) The Chairman stated that quite a number of agenda items had already been covered directly or indirectly, we would now go to the total agenda.
- (ii) The Statements/observations made by the respective Members of the Board on agenda items are placed alongwith the respective agenda items.
- (iii) **Agenda item No.1: Confirmation of the minutes of the 24<sup>th</sup> meeting of the NCR Planning Board held on 23.3.99**

The Minutes of 24th meeting of the NCR Planning Board held on 23.3.99 circulated vide letter No.K-14011/58/99/PMC/NCRPB dated 26.4.99 were confirmed.

- (iv) **Agenda item No.2: Review of action taken on the decisions of the 24<sup>th</sup> meeting of the NCR Planning Board**

- a) Submission of Sub Regional Plans:

The Board noted the status.

- b) Expansion of areas of NCR:

The issue was discussed in detail.

The Chairman touched upon the request for the increase in the NCR area and he was of the view that it would be better to concentrate in certain areas so that it may be manageable than to spread our efforts over a larger canvas (para 3-ix).

Minister of Town and Country Planning and Urban Estates, Govt. of Haryana stated that Haryana Govt. did not agree for increasing the boundaries of NCR and the Government felt that the emphasis should be on developing the present areas by the Board (Para 8-xvi).

Minister for Urban Development, Rajasthan suggested that Agra be included in the additional areas in order to maintain contiguity with Dholpur. He also pleaded that Jaipur, Ajmer and Sikar be made counter-magnet areas in addition to Kota (Para 10-iii & xii).

Minister of Urban Development, Uttar Pradesh fully agreed with the proposal for inclusion of additional areas in NCR and stated that in addition to the proposal already submitted for inclusion of old Aligarh, Mathura and Muzzafarnagar, Hathras district in UP might also be included in the NCR since the Hathras district had been carved out from Aligarh and Mathura districts. He did not agree to include Agra as it would develop automatically because it had alternative resources of development (Para 13-vii).

Minister for Housing & Environment, Madhya Pradesh proposed that the district Morena, which was only 25 kms. from Dholpur be included in NCR alongwith Gwalior (Para 15-ix).

The matter had also been discussed separately at agenda item No.7.

c) Change of Landuse:

The Board noted the status.

d) Common Economic Zone:

The issue was discussed in the following paras of the Minutes:

Chief Minister, Delhi complimented the Central Govt. on the implementation of the common sales tax regime, common floor rates etc. She stated that Delhi was one of the first states to implement the common economic zone concept by having common taxation (Para 6-iii & vii).

e) Rationalisation of Tax Structure:

The issue was discussed in the following paras of the Minutes:-

Chairman informed that uniformity of sales tax rates and minimum floor level of taxes at the All India level as a good, positive and healthy development (Para 3-vi).

Chief Minister, Delhi complimented the Central Govt. on the implementation of the common sales tax regime, common floor rates etc. (Para 6-iii)

Minister for Town and Country Planning & Urban Estates pointed out that there was no sales tax in Delhi on wheat, flour, rice and maida whereas in Haryana 4% sales tax was being levied and perhaps 2% CST also. He wanted that the uniform tax structure being called off, be implemented and this was the responsibility of the NCR (Para 8-vi).

Minister for Urban Development U.P. agreed to the minister of Haryana and stated that the biggest mandi of U.P. was Hapur, this was now deserted as the trade had shifted to Delhi because of unequal tax rates (Para 13-iii, iv & viii).

Chief Minister, Delhi stated that Delhi Govt. had not imposed any tax on the grains because of the policy of Govt. of India and hence, Delhi markets became attractive and it was just a problem which existed (Para 18-ii).

f) FNG Expressways:

The issue was discussed in the following paras of the Minutes:-

Chairman, NCRPB stated that work on none of the expressways had been started on the ground (Para 3-iii)

Minister for Town & Country Planning, Govt. of Haryana expressed his doubt on a plan for Kundli, Bahadurgarh, Gurgaon, Faridabad expressway made by the previous Govt. of Delhi (Para 8-xi).

Chief Engineer, M/o Surface Transport stated that MOST could not take further development in NCR region as it was committed to golden quadrilateral and other corridors. He submitted that NCR would have to think of other innovative methods to fund its expressway (Para 26).

g) Preparation of Regional Plan for NCR 2021:

The issue was discussed in the following paras of the Minutes:-

Chairman, NCRPB said that the first phase of Regional Plan 2001 would be over by the year 2001. He also emphasised the need for constitution of a Strong Group which he would be happy to chair for the preparation of the plan which needed a great deal of imagination and vision. The Group would take assistance from professionals and a strong data base so as to prepare a comprehensive plan within three-four months (Para 3-viii).

Member Secretary, NCRPB indicated that NCR Secretariat had prepared a strong database using satellite data. The Secretariat has published a book "Delhi -99 A Fact Sheet" last year and this year "NCR Directory" alongwith 22 Image Atlases obtained from NRSA indicating the landuse changes in the NCR (Para 4).

Minister of Town & Country Planning, Govt. of Haryana stated that NCR had made certain schemes for RP-2001 which should not be lost sight of while preparing RP-2021. He stressed the need to prepare district plans under the Regional Plan 2021 as district plans had the sanctity of law (Para 8-ii & xiii).

Reacting to various responses for the Plan 2001-2021, Chairman stated that with the permission of the Board he was willing to constitute a Group under his own chairmanship and he would take one representative from each State as recommended by the States and a representative from all the Central Ministries and would try to resolve all differences of views at his level and if required at Prime Minister's level (Para 24).

- h) Payment of Interest on application money to private individual applications who could not be allotted Tax-free Bonds in the light of Ministry of Finance, Deptt. of Economic Affairs, Govt. of India, Guidelines of 25.5.98.

The Board noted the status.

- i) Change of landuse measuring an area of 82 acres in villages of Khijuriawas and Khampur from peripheral control belt to public utility in the Bhiwadi Master Plan, Rajasthan.

The Board noted the status.

- j) Methodology to exercise control of NCRPB over the NCR Cells in participating States.

The Board noted the status.

- k) Power sector, separate plans for Delhi as well as for the NCR:

The issue was discussed in the following paras of the Minutes:-

Chief Minister, Delhi indicated that Delhi was facing problems of Power for which she had to depend on the peripheral States. She wanted a forum in the NCR wherein the power problems be discussed and sorted out (Para 6-vii).

Minister of Town & Country Planning, Haryana stated that M/o Power had not made any progress on the proposal to install the proposed captive power plant in Manesar. He requested the Chairman to issue the orders to the M/o Power and NCRPB in this regard (Para 8-xii).

Joint Secretary M/o Power informed that his Ministry had set up a Committee for Power sector development i.e., setting up of Captive Power Plants at Manesar, Bhiwadi and Ghaziabad with a prespective of 15-20 years and Central Electricity Authority (CEA) was carrying out study in this regard. CEA had made the draft report for Manesar and Bhiwadi and report regarding Ghaziabad would be made soon after the data was made available (Para 25).

l) **Regional Rapid Transit System for NCR:**

The Board noted the status.

m) **Railways : Broad gauge for DMRC transit corridors for the convenience of commuters.**

The Board noted the status.

n) **Linking of Bhiwadi with Rewari-Gurgaon railway line.**

Minister for Urban Development, Rajasthan indicated that no decision had been taken (Para 10-ix).

Chairman, Railway Board informed that main reason for this was lack of funds and if the cost was shared, railway would bear its share and the project could be executed (Para 22).

o) **Extension of MTNL boundary to cover the entire NCR.**

Secretary, M/o Communication had stated the difficulty in extending the MTNL boundary presently co-terminus with Delhi to entire NCR because of administrative & operational reasons. However, he assured that their department would ensure the region as co-hesive & holistic and other value added services such as pager, cellular, digital network and internet had been provided at par with that of Delhi (Para 27).

p) **Minister to call meeting of Chief Ministers of the participating States frequently with smaller group of members to resolve various issues.**

The Board noted the status.

**(v) Agenda item No.3: Approval of items related to statutory provisions**

**(a) Loans and Advances sanctioned and received by the Board during the year 1998-99 as per Rule-47 of the NCR Planning Board Rules 1985.**

The information contained in the agenda item was noted.

**(b) Approval of Revised Budget Estimates for the year 1999-2000 under Non-Plan (Revenue) & Plan (Capital) & Budget Estimates 2000-01 under Non-Plan (Capital) & Budget Estimates 2000-01 under Non Plan (Revenue) as per Rule 33 of the NCR Planning Board Rules 1985.**

The Budget Estimates were approved.

- (vi) Agenda item No.4: Consideration of issues raised by the State Governments.**  
**(a) Issues/Agenda Items submitted by Govt. of Rajasthan: Consideration of the proposal for declaration of "Bhiwadi-Tapookra-Kushkhera" as Regional Complex in Regional Plan-2001-NCR.**

Govt. of Rajasthan submitted the proposal for Declaration of Bhiwadi-Tapookara-Kushkhera as a Regional Complex in the Regional Plan-2001 with the inclusion of the revenue area of 94 villages in Development Control Area of proposed complex and to earmark 29,342 acres (11,879 ha.) of land under urbanisable use including the revenue area of 5 villages for the assigned population of 11.00 lakhs by the year 2021. The proposal was considered in 45th Planning Committee meeting which recommended the proposal with certain conditions for the consideration of the Board.

The representative of the Govt. of Haryana who was a member of the 45th Planning Committee opposed this proposal. The Chairman suggested that the High Level Group proposed to be constituted for Regional Plan-2021 would also examine this matter and resolve the differences of perception.

**(b) Issues/Agenda Items submitted by Govt. of Uttar Pradesh: Consideration of the Change of Landuse of an Area Measuring 510 ha. for Development of Industrial/Commercial and Institutional area along G.T. Road in the Greater Noida notified area:**

Board considered the proposal and approved the modified proposal for change of landuse of an area measuring 460.10 ha. from 'rural use' to 'industrial/institutional/commercial use' with all the conditions.

**(c)Agenda submitted by Govt. of Haryana: Consideration of the Draft Development Plan for Rewari-2021**

Govt. of Haryana had submitted the proposal for Draft Development Plan for Rewari 2021 which was considered in the 45th Planning Committee meeting and the Committee had recommended the proposal for consideration of the Board with certain conditions. Chairman suggested that since the Plan relates to development of Rewari for the perspective year 2021, it would be appropriate to consider this issue in the High Level Group proposed to be constituted for preparation of Regional Plan 2021 along with the proposal of the Govt. of Rajasthan for Regional complex.

**(vii) Agenda item No.5: Consideration & approval of issues related to Financial Management**

**a) Commitment Charges/Deferment Charges for Non Drawal of Loan:**

The Member Secretary, NCR Planning Board placed the entire financial position of the Board. Then, the issues related to commitment charges and lowering of interest rate were taken up. The Chairman had conveyed his observations earlier at para 3(vi) and 9 while referring the lowering of interest rates. He further stated that the non-drawal of approved loan by State Govts./their implementing agencies and the financial loss suffered by the Board was placed in the 23rd Board meeting held on 13.6.98 and it was decided that henceforth for the period for which the state/their agencies did not draw the funds according to approved schedule after issue of sanctions, commitment charges equivalent to the difference between the rate of interest and the interest at which the money was parked with the bank would be charged from the concerned agencies. This decision was conveyed to all the participant States but, there was no improvement. This issue was again raised in the 26th meeting of the PSMG-I held on 2.7.99 and it was deferred to be discussed again in its next meeting to evolve a general policy. Therefore, this issue was discussed in the 27th meeting of the PSMG-I chaired by the Secretary (UD) and held on 13.3.2000 wherein it was informed that due to non-lifting of funds in time by the participating states, the NCRPB had incurred financial loss to the tune of Rs.1.65 crs. in 1997-98, Rs.4.38 crs. in 1998-99 & Rs.3.24 crs. in the year 1999-2000. This had also slowed down the pace of development in the region therefore, PSMG-I had taken following decisions:

- The Commitment charges shall be applicable to new sanctions only.
- No Commitment charges shall be levied for one year from the date of sanction of loan amount. After the expiry of this period commitment charges to the extent of 1% on the loan instalment shall be charged.
- If any State Govt./Agency wanted to defer the drawal of instalment of loan amounts, deferment charges to the extent of 0.5% of the loan amount shall be charged.

The Board approved the decision taken by the Project Sanctioning & Monitoring Group-I and agreed to levy the commitment charges for new projects @ 1% on the undrawn loan instalment after one year from the date of sanction of the loan amount of new projects. Board also approved the deferment charges to the extent of 0.5% of the loan amount to be levied in case any state govt./agency wants to defer the drawal of the instalment of the loan amount.

**b) Reduction of interest rates:**

Regarding the question of lowering the interest rates, participating State Governments in various meetings of the Board, Planning Committee, PSMG and in their various letters had pointed out that the interest rates on the loan assistance provided to them for implementation of NCR Projects were on the higher side, especially for infrastructure projects related to roads, sewage, water supply etc. having long gestation period and practically having no return. This was also pointed out during the visit of the Chairman, NCRPB alongwith Secretary (UD) to NCR areas of Rajasthan and Haryana that urban development projects had a long gestation period, hence high interest rates makes these projects unattractive and unviable. State Govt. of Haryana, U.P. and Rajasthan in their various letters had

indicated that the infrastructure projects were having a high gestation period and their cost recovery was very slow that's why there was hardly any enthusiasm on the part of their organisations to take loan assistance for these projects. Similar views were expressed by the Chief Minister of Haryana vide his letter D.O.No.CMH-93/3761 dt. 23.12.98 addressed to Hon'ble Prime Minister and the Chief Minister of U.P. vide his letter D.O.No.P/77/C.M-1/2000 (Housing) dt.1.7.2000. Keeping in view the importance of the development of regional infrastructure, the NCRPB asked the Financial Advisor to examine this issue in detail and advice. Accordingly, after detailed discussions with the Advisor, to make the interest rates more competitive so as to induce development in NCR vis a vis infrastructure projects, it was suggested to marginally reduce our interest rates for an initial period of one year only.

The Board approved the reduction in the interest rate for the infrastructure projects from 12% to 10% per annum for the current financial year. The Board directed that the NCRPB should work on the concept of "basket of proposal" ensuring cross-subsidy within the basket.

c) The Board also approved the constitution of in-house Bond Management Committee for advising on day to day matters related to Bonds Management.

**(viii) Agenda item No.6: Approval of Annual Plan for the year 2000-2001 of NCRPB**

Board approved the Annual Plan for the year 2000-01 of NCRPB.

**(ix) Agenda item No.7: Consideration of inclusion of additional areas in the NCR**

a) In the 24th meeting of the NCR Planning Board held on 23.3.1999, the proposal to include additional areas in NCR was approved in principle and the Board suggested that the details alongwith their implications should be carefully worked out. As a follow-up action, the Govts. of Haryana, UP and Rajasthan submitted their proposals vide their letters dated 22.7.99, 30.9.99 and 14.9.99. The proposals for inclusion of additional areas were deliberated and their implications discussed in the 44th meeting of the Planning Committee held on 14.1.2000. The Planning Commission had reservation for the inclusion of additional areas, however, the Planning Committee of the Board accepted the proposals for inclusion of additional areas. The Planning Commission's views were also conveyed in writing to the Board vide their D.O. No.PC/H/7/15/95-Vol.II dated 12.7.2000.

b) The observations of Shri Dhir Pal Minister of Town and Country Planning & Urban Estates, Haryana had been recorded as para 8(xvi). He had reservations on the proposal for inclusion of additional areas in the NCR, pointed out that over the last 15 years, since the inception of the Board in 1985, very little financial and physical effort had gone into the development of this region either by Govt. of India or by the National Capital Region Planning Board. The Regional Plan-2001 for the existing National Capital Region areas remained a theoretical exercise without either a political will to implement it, or administrative willingness on the part of the Central Govt. and its Ministries to make considerable investments in the Region for its development. Under the circumstances, he said that Haryana Govt. will not support any move to

increase the area of the National Capital Region without first fully developing the existing areas. Even, if the proposal was otherwise approved, the proposed additional area falling in Haryana areas might be excluded.

- c) Shri Lalji Tandon, Minister of Urban Development, Uttar Pradesh fully agreed with the proposal for inclusion of additional areas in NCR and stated that in addition to the proposal already submitted for inclusion of old Aligarh, Mathura and Muzzafarnagar, Hathras district in UP might also be included in the NCR since the Hathras district had been carved out from Aligarh and Mathura districts.
- d) Shri Inderjeet Kumar, Minister of Housing & Environment, Madhya Pradesh while agreeing with the proposal, mentioned that the Rajasthan Govt. had proposed to include some additional areas to NCR which included Dholpur district also. It may be appropriate to clarify that Dholpur district was adjacent to the Morena district of Madhya Pradesh and Morena town was only 25 km. from Dholpur. Further he added that 6 villages of Morena tehsils had been included in the counter magnet area of SADA which were adjacent to Gwalior district. Therefore, Gwalior and Morena districts of Madhya Pradesh were suitable for inclusion in NCR in all respects like regional location, water resources, transportation, manpower and availability of land. The Minister of Housing & Environment, M.P. also requested that Morena and Gwalior districts of Madhya Pradesh might be developed through Central Govt. projects of rail, road, telecommunication etc. after their inclusion in NCR extended boundary.
- e) Shri Shanti Dhariwal, Minister of Urban Development, Rajasthan stated that the 44th Planning Committee had already accepted the proposals for inclusion of rest of the tehsils of Alwar district, Bharatpur and Dholpur districts and the tehsils of Kotputli and Shahpura of Jaipur district. He also said that Virat Nagar Tehsil of Jaipur District situated between the Tehsils of Kotputli and Shahpura on the National Highway No.8 might also be included in the National Capital Region.
- f) Chairman stated that this proposal had been approved in principle in the 24th Board meeting and there would be no change in the decision already taken, however, while preparing Regional Plan-2021, the views of the Haryana Govt. would be kept in mind by the High Level Group. The earlier proposal of Govt. of Haryana examined and recommended by the 44th Planning Committee would be treated as withdrawn. The issue of inclusion of the additional areas of U.P., Rajasthan and M.P. raised in the meeting would also be considered by the High Level Group.

**(x) Agenda item No.8: Review of NCR Planning Board funded Projects:**

The Chairman had dealt with the delays, cost over-runs, non-starting of projects etc. vide his observations in para 3 (ii).

**(xi) Agenda item No.9: Preparation of Regional Plan 2021:**

The Board Secretariat had taken following activities towards preparation of Regional Plan 2021.

- a) Updation of landuse 1993 data base : A study Project on "Updation of Urban Sprawl and existing Landuse/Land cover and Image Atlas using high resolution IRS Sattelite data for NCR" was awarded to NRSA which was in final stage of completion. Regional Atlases with 196 image products at 1:25000 scale with value addition were prepared for whole of the region. Town Atlases for 21 priority towns in NCR in the scale of 1:12500 were prepared. The draft landuse 1999 map which would be the base map for Regional Plan 2021 had already been prepared.
- b) Study on "Development of digital data base in Hydrogeomorphology, Geology and Ground Water for NCR" was conceived by the Board to know the ground water potential & quality in the region. The study was in final stage of award to NRSA.
- c) ISRO had identified NCRPB as a centre of National Natural Resources Management system which would act as a respository of data base and update the NCR GIS data base.
- d) Towards preparation of RP 2021 the Board had made demographic projections for the year 2021.
- e) Board had collected preliminary information and published "Delhi-1999-A fact Sheet" and "NCR Directory". These documents were compilation of spatial and attribute data which would act as a data base for preparation of 2021.
- f) The Board noted the progress made towards preparation of RP-2021 and decided to constitute a High Level Group under the Chairmanship of the Minister for Urban Development and Poverty Alleviation with representatives from participating States, Central Ministries and experts from the relevant field, who would go into the details and prepare the Plan 2021. The Board also empowered the Chairman to take all necessary decisions and undertake work studies to prepare the Plan with the help of reputed consultants, if necessary. The expenditure would be borne by the NCR Planning Board.

**(xii) Agenda item No.10: Expressways proposals in NCR:**

This agenda item was placed before the board members for information regarding the actions and initiatives undertaken by the Board in order to implement the expressway proposals of the Transport Sector Functional Plan.

The Chairman stated that none of the six Expressways proposed in the Transport Sector Functional Plan had been started on the ground (Para 3-iii).

Mrs. Sheila Dikshit, Chief Minister, Delhi indicated (para 6-i & ii) that the implementation of the projects including the expressways as envisaged in the NCR Plan was of utmost importance for the regional development. She also stated that the available funds in the Government sector were always scarce commodity. She emphasised that the Private Sector had necessary resources at their disposal and was prepared to use them provided there was a concrete Government policy for sharing the risk involved in implementation of such big capital intensive infrastructure project. She had urged for the bigger role of the participating State Govts.

Referring to the remarks of Chairman (para 8-xi), Shri Dhirpal, Minister of Town & Country Planning and Urban Estates, Govt. of Haryana expressed his doubt on a plan for Kundli, Bahadurgarh Gurgaon, Faridabad expressway made by the previous Govt. of Delhi. He stated that Haryana had given consent for its areas and the expenditure on land to be borne by Haryana and he requested Chief Minister of Delhi through Chairman to solve this problem by rising above politics, as this was not a political issue. He also stated that delay due to political reasons was not only resulting in cost escalation but also stopped the development in the region.

Shri Vishnu Bhagwan, Principal Secretary to Chief Minister, Haryana suggested (para 21-iii) that in order to provide big push to the development of NCR, Delhi should be connected with expressways and railways and Central Govt. should provide the funds. No State Govt. was in a position to connect small towns with 4 lane expressways. He suggested to construct 4-5 expressways on lines similar to the Delhi- Chandigarh and Delhi-Agra. He also said that if the distance of 100 kms. was covered in one & a half to two hours, the whole area would open up and development activity would start automatically.

Shri S.C. Sharma, Chief Engineer, Ministry of Surface Transport stated (para 26) that the Ministry of Surface Transport could not take up the development of expressways in NCR region as it was committed to Golden quadrilateral and National Highway Development Project with a huge financial commitment of Rs. 54000 Cr. He submitted that NCR would have to think of other innovative methods to fund its expressway projects.

Mrs. Sheila Dikshit, Chief Minister, Delhi mentioned (para 29) that one of the main reason for pollution in Delhi is passing of commercial vehicles through the main roads of Delhi. She wanted to draw the attention of the Board on this and suggested to work a formula for the construction of expressways on the similar lines to the RRTS proposal on cost sharing basis.

**(xiii) Agenda item No.11: Consideration & approval of issues related to Human Resource Development and Personnel Management**

Board approved the Recruitment Rules for the posts of Director, Joint Director (Technical) and Joint Director (Finance) ex-post facto, re-designation of officers and the Revised Assessment Scheme for the Technical Officers in the Recruitment Rules.

**(xiv) Agenda item No.12: Consideration & approval of payment of Honorarium to the Chairman, Steering Committee and the Chairmen of 7 Sub-groups for Review of Regional Plan-2001**

The matter was discussed and Board authorised the Chairman to take a decision in the matter.

**(xv) Agenda item No.13: Ratification of the agenda approved by circulation**

Board ratified the agenda approved by the members earlier by circulation.

33. The Chairman thanked all the members and participants for having taken all the trouble to come and enlighten with their views and also appreciated the enthusiasm shown by all. He invited all the participants to see the exhibition "Towards Regional Plan 2021: A Geomatics Perspective" arranged in the foyer which was inaugurated by the Chairman, NCR Planning Board and Chief Minister, Delhi.

Meeting ended with a vote of thanks to the Chair.

No.K-14011/58/99-2000-NCRPB(25th)  
National Capital Region Planning Board  
First Floor, Core IV B, India Habitat Centre,  
Lodhi Road, New Delhi

Dated :30th October, 2000

Copy of minutes forwarded to the Chairman and members of the Board and Special Invitees.

*Sarita J Das*  
30.10.2000

**(SARITA J.DAS)**  
**Member Secretary**



**LIST OF PARTICIPANTS:****MEMBERS:**

- |    |   |                         |   |
|----|---|-------------------------|---|
| 1. | Shri Jagmohan<br>Minister for Urban Development &<br>Poverty Alleviation,<br>Govt. of India,<br>Nirman Bhawan,<br>New Delhi.                | 8.                      | Shri R.S. Varma<br>Chief Secretary,<br>Govt. of Haryana,<br>Civil Secretariat,<br>Chandigarh (Haryana).   |
| 2. | Smt. Sheila Dikshit.<br>Chief Minister,<br>Govt. of NCT-Delhi,<br>Old Secretariat,<br>Delhi.  | 9.                      | Shri P.S. Bhatnagar<br>Chief Secretary,<br>Govt. of NCT Delhi,<br>5, Shamnath Marg,<br>Delhi.   |
| 3. | Shri Bandaru Dattatreya<br>Minister of State for<br>Urban Development,<br>Govt. of India,<br>Nirman Bhawan,<br>New Delhi.                   | 10.                     | Shri A.K. Gupta<br>Secretary (Housing),<br>Govt. of Uttar Pradesh,<br>Sachivalaya,<br>Lucknow (U.P.).   |
| 4. | Shri Lal Ji Tandon<br>Minister of Urban Development,<br>Govt. of Uttar Pradesh,<br>Sachivalaya,<br>Lucknow (U.P.).                          | 11.                     | Shri D.S. Meshram<br>Chief Town Planner,<br>Town & Country Planning Org.,<br>Govt. of India, B-Block,<br>Vikas Bhawan, I.P. Estate,<br>New Delhi. |
| 5. | Shri Dhirpal<br>Minister of Town & Country<br>Planning & Urban Estates<br>Govt. of Haryana<br>Haryana Civil Sectt.<br>Chandigarh (Haryana). | 12.                     | Smt. Sarita J. Das,<br>Member Secretary,<br>NCR Planning Board,<br>New Delhi.   |
| 6. | Shri Shanti Lal Dhariwal,<br>Minister of Urban Development,<br>Govt. of Rajasthan,<br>Rajasthan Secretariat,<br>Jaipur (Rajasthan).         | <b>CO-OPTED MEMBERS</b> |   |
| 7. | Shri Ashok Pahwa,<br>Secretary,<br>Ministry of Urban Development,<br>Govt. of India,<br>Nirman Bhawan,<br>New Delhi.                        | 13.                     | Shri V.K. Agarwal,<br>Chairman,<br>Railway Board,<br>Rail Bhawan,<br>New Delhi.   |
|    |   | 14.                     | Shri P.K. Ghosh,<br>Vice-Chairman,<br>Delhi Development Authority,<br>Vikas Sadan,<br>New Delhi.  |

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3. Shri Rajeev Malhotra,  
Project Officer 'C'
4. Shri K.A. Reddy,  
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5. Dr. N.B. Johri,  
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6. Shri V.K. Thakore,  
Project Officer 'B'
7. Shri N.K. Aneja,  
Deputy Director (Inspection)
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10. Shri Manmohan Singh,  
Project Officer 'A'
11. Shri P. Sisupalan,  
Project Officer 'A'
12. Shri S. Surendra  
Project Officer 'A'
13. Shri Suresh K. Rohilla,  
Project Officer 'A'
14. Shri Utpal Deka,  
Project Officer 'A'
15. Shri Abnash Lal,  
Asstt. Director
16. Shri Raghu Nath,  
Asstt. Director (Estt.)
17. Shri R.M. Pandey,  
Asstt. Accounts Officer
18. Shri P.K. Jain,  
Asstt. Accounts Officer
19. Shri D.K. Verma,  
Asstt. Accounts Officer



राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
की 25वीं बैठक में

श्री औ३म प्रकाश चौटाला  
मुख्य मन्त्री, हरियाणा

का

अभिभाषण

बुधवार, 12 जुलाई, 2000  
नई दिल्ली



आदरणीय केन्द्रीय शहरी विकास मंत्री श्री जगमोहन जी, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के सदस्यगण और उपस्थित महानुभाव!

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड की इस बैठक में मुझे राष्ट्रीय राजधानी क्षेत्र से सम्बन्धित कुछ महत्वपूर्ण मामलों पर आपसी विचार-विमर्श करने का अवसर मिला है और इसके लिए मैं माननीय केन्द्रीय शहरी विकास मंत्री जी का आभारी हूँ।

जैसा कि आप जानते हैं कि राष्ट्रीय राजधानी क्षेत्र विश्व के सबसे बड़े अन्तर्राज्यीय महानगरीय क्षेत्रों में गिना जाता है। इसके संतुलित एवं समन्वित विकास के लिए वर्ष 1985 में इस बोर्ड का गठन किया गया, जो कि एक अति महत्वपूर्ण घटना थी। इस क्षेत्र की संरचना बड़ी अनूठी है क्योंकि इसकी परिधि में चार राज्यों के क्षेत्र आते हैं।

हमें अपनी ऐतिहासिक एवं गौरवशाली राजधानी की अमूल्य विरासत की हर हालत में रक्षा करनी है। अब समय आ गया है कि हम यह आत्मविश्लेषण करें कि हमने राष्ट्रीय राजधानी क्षेत्र के विकास के उद्देश्यों को कहां तक प्राप्त किया है और 21वीं सदी की जरूरतों के अनुसार इसके विकास के लिए हमें क्या कदम उठाने चाहिए। मुझे विश्वास है कि वर्ष 2021 तक के लिए नई योजना बनाने और इसके क्रियान्वयन के बारे में विचार-विमर्श करते समय रीजनल प्लान-2001 की कमियों को ध्यान में रखा जायेगा।

अध्यक्ष महोदय, मैं आपके ध्यान में यह लाना चाहूंगा कि अब तक डी.एम.ए. कस्बों और प्राथमिक कस्बों के विकास पर ही बल दिया जाता रहा है और एन.सी.आर. में पड़ने वाले ग्रामीण क्षेत्रों के विकास को गति प्रदान करने के लिए कोई ठोस नीति नहीं बनाई गई है। जब तक बोर्ड या भारत सरकार ग्रामीण क्षेत्रों में रोजगार के नए अवसर पैदा करने के लिए नीति नहीं बनाते हैं और इसके लिए राज्य के सामान्य बजट प्रावधानों के इलावा समुचित फण्ड उपलब्ध नहीं करवाते हैं तब तक लोगों का पलायन निर्बाध रूप से होता रहेगा, जिससे राष्ट्रीय राजधानी क्षेत्र के गठन का मूल उद्देश्य ही प्रभावित हो रहा है।

पिछली बैठकों में विचार-विमर्श का मुख्य मुद्दा दिल्ली राज्य पर अपने आर्थिक क्रियाकलाप पड़ौसी राज्यों में हस्तांतरित करने के लिए आवश्यक कदम उठाने हेतु प्रभावित करने का रहा है। वास्तविक स्थिति यह

है कि दिल्ली दिन दोगुनी और रात चौगुनी दर से बढ़ रही है। इसकी जनसंख्या वृद्धि दर 50 प्रतिशत प्रति दशक है। यदि जनसंख्या की वृद्धि दर इसी तरह बनी रही तो इसकी जनसंख्या सन् 2012 तक 2 करोड़ और सन् 2021 तक 2.24 करोड़ होने की आशा है। ये आंकड़े भविष्य में दिल्ली की भयावह तस्वीर प्रस्तुत करते हैं। दिल्ली में पहले ही आवश्यक मूलभूत सेवाएं जैसे कि पेयजल, बिजली, सीवरेज, मल निपटान व उपचार और सोलिड वेस्ट डिस्पोजल सुविधाओं की बहुत ही कमी है। विशेषकर दिल्ली में पानी की तो इतनी कमी है कि वर्तमान पेयजल आपूर्ति मुश्किल से 60 प्रतिशत आबादी के लिए ही पर्याप्त है और शेष 40 प्रतिशत जनसंख्या के लिए दिल्ली सरकार और भारत सरकार सीधे तौर पर या माननीय सर्वोच्च न्यायालय के माध्यम से हरियाणा के किसानों की कीमत पर पेयजल देने के लिए हरियाणा पर दबाव डालती रहती है। जनसंख्या यदि इसी दर से बढ़ती रही तो, सन् 2021 तक दिल्ली की 60 प्रतिशत से अधिक आबादी के लिए पीने का पानी उपलब्ध नहीं होगा। दिल्ली की परिवहन व्यवस्था पहले ही चरमराई हुई है, यहां पर 30 लाख से अधिक वाहन चलते हैं, जिससे दिल्ली में मुख्य मार्गों पर वाहनों की गति 15-12 कि०मी० प्रतिघण्टा ही रह गई है। वाहनों की संख्या अंधाधुंध रूप से बढ़ने से सन् 2011 तक इनकी संख्या 60 लाख होने की संभावना है, जिससे वाहनों की गति 5 कि०मी० प्रतिघण्टा ही रह जाएगी।

अध्यक्ष महोदय, यह बात समझ से परे है कि इस विकराल परिदृश्य के दृष्टिगत दिल्ली सरकार और दिल्ली विकास प्राधिकरण दिल्ली से आर्थिक क्रियाकलापों के स्थानांतरित करने की प्रक्रिया के प्रति गंभीर नहीं है। मुझे यह जानकर और भी हैरानी हुई है कि दिल्ली विकास प्राधिकरण की दिल्ली क्षेत्र में 35,027 हैक्टयर क्षेत्र का शहरीकरण करने की प्रस्तावना है जो कि शहरी विकास मंत्रालय के पास विचाराधीन है। यमुना नदी की तटबंदी करने और इस से उपलब्ध भूमि का शहरी क्रियाकलापों के लिए प्रयोग करने की प्रस्तावना इस समस्या को और भी संगीन करेगी। इससे हरियाणा के क्षेत्रों, विशेषकर कुंडली कस्बे पर भी दूरगामी कुप्रभाव पड़ेगा।

अध्यक्ष महोदय, दिल्ली के लोगों की प्रति व्यक्ति आय देश में सबसे ज्यादा है और करों की दरें कम हैं और जन-सेवाएं भी बहुत ही रियायती दरों पर उपलब्ध हैं। इसकी वजह से राष्ट्रीय राजधानी की ओर लोगों का पलायन बढ़ रहा है और अधिक से अधिक आर्थिक क्रियाकलाप केन्द्रित हो

रहे हैं। अन्तर्राज्यीय व्यापार के परावर्तन को रोकने के लिए दिल्ली सरकार को पड़ोसी राज्यों के समान बिक्री कर लागू करना चाहिए, विशेषकर, गेहूँ, चावल, आटा और मैदा आदि पर यह बिक्री कर राष्ट्रीय राजधानी क्षेत्र राज्यों की तरह कम से कम 4 प्रतिशत होना चाहिए। समान बिक्री कर न होने से इस क्षेत्र के राज्यों की कीमत पर दिल्ली में इन वस्तुओं का कारोबार बड़ी तेजी से फलफूल रहा है। अब समय आ गया है कि दिल्ली में रियायती दर से सेवाएं और निम्न कर ढांचे को बदला जाए ताकि दिल्ली में अधिक प्रवासी न आएँ और इससे क्षेत्र में आर्थिक गतिविधियाँ स्थानांतरित होने में भी सहायता मिलेगी।

माननीय सर्वोच्च न्यायालय के ऐतिहासिक निर्णय से दिल्ली से उद्योगों के स्थानांतरण होने की कुछ आशा बंधी थी। इसके मद्देनजर राष्ट्रीय राजधानी क्षेत्र में राज्यों द्वारा औद्योगिक मूलभूत सुविधायें विकसित करने के लिए काफी निवेश किया है, परन्तु दिल्ली सरकार के बवाना में 1500 एकड़ भूमि में औद्योगिक सम्पदा स्थापित करने के निर्णय से दिल्ली से किसी भी उद्योग के पलायन पर प्रश्न चिन्ह लग गया है। वास्तव में शहरीकरण के यह प्रस्ताव दिल्ली में माईग्रेशन के बढ़ावे को सुनिश्चित करेंगे एवं दिल्ली सरकार की यह कार्यवाही राष्ट्रीय राजधानी क्षेत्रीय योजनाओं के उद्देश्यों के भी विपरीत है।

हरियाणा द्वारा राज्य के समुचित विकास के लिए अनथक प्रयत्न किये गये हैं एवं राष्ट्रीय राजधानी क्षेत्र में आने वाले क्षेत्रों के विकास पर विशेष बल दिया गया है। हरियाणा शहरी विकास प्राधिकरण द्वारा डी.एम.ए. एवं प्राथमिक नगरों में शहरी सुविधायें पैदा करने हेतु उत्कृष्ट कार्य किया गया। इस द्वारा राष्ट्रीय राजधानी क्षेत्र के शहरों में 3050 करोड़ रुपये का निवेश किया गया है एवं लगभग 7000 हैक्टेयर क्षेत्र को विकसित किया गया है। हरियाणा राज्य औद्योगिक विकास निगम द्वारा भी 1882 करोड़ रुपये के निवेश से 4639 हैक्टेयर क्षेत्र राष्ट्रीय राजधानी क्षेत्र में विकसित किया गया है।

यह विडम्बना ही है कि राज्य सरकार एवं इसके अदायारों के अनथक प्रयत्नों से जो वाणिज्यिक एवं औद्योगिक सम्पदाओं के रूप में शहरी मूलभूत सुविधायें पैदा की गई हैं, का उपयोग नहीं किया जा सका है। इसके अतिरिक्त राज्य में एन.सी.आर. नगरों के लिए बनाई गई विकास योजनाओं में आवासीय, औद्योगिक, वाणिज्यिक, संस्थागत आदि विभिन्न

शहरी भूमि उपयोगों के लिए 30,000 हैक्टेयर क्षेत्र आरक्षित है, जिसे मांग अनुसार विकसित करके उपयोग किया जा सकता है। ऐसी स्थिति में यह उचित होगा कि जब तक दिल्ली के बाहर एन.सी.आर. उप क्षेत्रों में शहरीकरण के लिए नियोजित क्षेत्र उपलब्ध है, तब तक दिल्ली में अतिरिक्त क्षेत्र का शहरीकरण न किया जाये।

अध्यक्ष महोदय, मेरा आग्रह है कि भारत सरकार, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड एवं दिल्ली सरकार द्वारा यह सुनिश्चित किया जाना चाहिए कि भविष्य में आर्थिक एवं इससे सम्बन्धित शहरी क्रियाकलाप उप क्षेत्रों में स्थापित किये जायें न कि दिल्ली में। किसी भी क्षेत्रीय विकास योजना की सफलता के लिए क्षेत्रीय स्तर की सुविधायें जैसे कि रेल, सड़कें, बिजली एवं दूरसंचार इत्यादि की ठोस एवं विशेष भूमिका होती है। इन क्षेत्रीय स्तर की सुविधाओं को विकसित करने का प्रस्ताव केवल कागजों पर ही है, क्योंकि दूरसंचार मंत्रालय के अलावा शेष केन्द्रीय मंत्रालयों ने राष्ट्रीय राजधानी क्षेत्र में प्रस्तावनाओं के क्रियान्वयन के लिए सबकम्पोनैट प्लान बनाने हेतु कोई प्रयास नहीं किया है। वास्तव में केन्द्रीय मंत्रालय यह आशा करते हैं कि इन परियोजनाओं पर भी राज्य सरकारें ही निवेश करें। इन परियोजनाओं पर अत्यधिक निवेश के दृष्टिगत एवं दूसरी तरफ राज्यों के सीमित साधनों एवं राष्ट्रीय राजधानी क्षेत्र के बाहर पूरे राज्य की जिम्मेवारियों को देखते हुए यह संभव नहीं है कि राज्य सरकारें इस उद्देश्य के लिए अलग से विशेष फंड्स उपलब्ध करवायें। इसलिए मैं अध्यक्ष महोदय से प्रार्थना करूंगा कि वे इस मुद्दे को योजना आयोग में उठायें और प्रत्येक केन्द्रीय मंत्रालय की वार्षिक एवं पंचवर्षीय योजनाओं में राष्ट्रीय राजधानी क्षेत्र परियोजनाओं के लिए सबकम्पोनैट प्लानज होने चाहिए एवं प्रत्येक मंत्रालय इन क्षेत्रीय परियोजनाओं का क्रियान्वयन समयबद्ध ढंग से सुनिश्चित करे।

राज्य में आर्थिक क्रियाकलापों की लोकेशन एवं राष्ट्रीय राजधानी क्षेत्र के नगरों में लोगों के बसने को बढ़ावा देने के लिए यातायात प्रणाली में सुधार ही एकमात्र रास्ता प्रतीत होता है। इसलिए यह आवश्यक है कि राष्ट्रीय राजमार्गों एवं अन्य महत्वपूर्ण सड़कों को अपग्रेड किया जाये। दिल्ली से क्षेत्रीय नगरों तक तेज गति की ई.एम.यू. रेल सेवा प्रदान की जाये, जिससे कि क्षेत्र में द्रुतगति से यातायात संभव हो सके।

राज्य सरकार पिछले काफी समय से बाह्य ग्रिड जिससे खुर्जा-पलवल-रिवाड़ी-झज्जर-रोहतक-पानीपत एवं मेरठ नगरों को सीधा जोड़ा जाना संभव हो सकेगा, को अपग्रेड करने बारे प्रार्थना करती रही है। इस ग्रिड का पानीपत-रोहतक-झज्जर-रिवाड़ी का भाग राष्ट्रीय राजमार्ग 71 एवं 71-ए के रूप में अधिसूचित किया जा चुका है। भूतल परिवहन मंत्रालय को इन राष्ट्रीय राजमार्गों को 4-लेन करने के प्रावधान तुरन्त करने चाहिए। हरियाणा सरकार ने इस ग्रिड के शेष भाग को अपग्रेड करने के लिए राज्य प्लान के अतिरिक्त विशेष धनराशि उपलब्ध करवाने हेतु पहले ही योजना आयोग को सिफारिश की हुई है। राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड को यह अतिरिक्त योजना धनराशि आबंटित करवाने बारे सहायता करनी चाहिए। ऐसा समझा जाता है कि भूतल परिवहन मंत्रालय द्वारा पानीपत में उठा हुआ राजमार्ग निर्मित करने के लिए व्यवहार्यता अध्ययन करवाया जा चुका है। इस परियोजना को तुरन्त क्रियान्वित करने की आवश्यकता है। इससे इस क्षेत्र में बड़े यातायात गतिरोध को समाप्त करने में सहायता मिलेगी। इसी प्रकार राष्ट्रीय राजमार्ग न0-10 पर बहादुरगढ़ में और राष्ट्रीय राजमार्ग न0-2 पर आश्रम चौक से बदरपुर सीमा तक भी ऐसा ही उठा हुआ राजमार्ग बनाने की आवश्यकता है। इसके अतिरिक्त, राष्ट्रीय राजमार्ग नं0-1 पर संजय गांधी ट्रांसपोर्ट नगर के समीप "करनाल मोड़" पर ग्रेड सैपरेटिड जंक्शन की अति आवश्यकता है।

मुझे बताया गया है कि "एक्सप्रेस वे" परियोजनाओं के लिए व्यवहार्यता अध्ययन पहले ही पूरा हो चुका है, परन्तु निजी क्षेत्र में इन परियोजनाओं को लेने वाला कोई नहीं है। राज्य सरकार फरीदाबाद-नोएडा-गाजियाबाद-कुंडली एक्सप्रेस वे के निर्माण हेतु "स्पेशल प्रपोज वैहीकल" (एस.पी.वी.) बनाने के लिए राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड/भारत सरकार द्वारा किए जाने वाले प्रयासों का पहले ही समर्थन कर चुकी है और तदनुसार इस परियोजना को प्राथमिकता के आधार पर लागू किया जाना चाहिए। बोर्ड को दिल्ली सरकार से कुंडली-बहादुरगढ़-गुडगांव-फरीदाबाद को जोड़ने वाली दिल्ली "परिवृत्तीय एक्सप्रेस वे" परियोजना शीघ्रातिशीघ्र शुरू करने का आग्रह करना चाहिए। हरियाणा सरकार राज्य में से गुजरने वाली प्रस्तावित अलाइनमेंट से पहले ही अपनी सहमति जता चुकी है। क्षेत्रीय योजना-2001 में प्रस्तावित पलवल-रिवाड़ी-रोहतक-पानीपत को जोड़ने वाला क्षेत्रीय रेलवे बाईपास एक अन्य महत्वपूर्ण प्रस्ताव है। रेलवे को चाहिए कि वह इस परियोजना के प्रति सकारात्मक रुख अपनाए। यह

भले ही आर्थिक रूप से लाभदायक न हो, परन्तु यह आर्थिक-सामाजिक विकास के लिए एक उत्प्रेरक के रूप में कार्य करेगी और इससे क्षेत्र में सर्वाधिक पिछड़े क्षेत्रों के विकास का मार्ग प्रशस्त होगा।

काऊंटर मैगनेट शहर हिसार का दिल्ली से सीधा रेल सम्पर्क न होने से इसका विकास अवरुद्ध है। रोहतक से हांसी के बीच लगभग 55 किलोमीटर लम्बी रेलवे लाईन नहीं है। इस सम्पर्क रेलवे लाईन के निर्माण से दिल्ली-हिसार के बीच न केवल सबसे छोटा मार्ग उपलब्ध होगा, अपितु इससे फतेहाबाद तथा सिरसा जैसे पिछड़े क्षेत्रों के त्वरित विकास का मार्ग भी प्रशस्त होगा। मैं यहां यह भी उल्लेख करना चाहूंगा कि हरियाणा के गठन के बाद प्रदेश में रोहतक-भिवानी रेलवे लाईन को छोड़कर और कोई अन्य लाईन नहीं बिछाई गई। समय की मांग है कि रेलवे मंत्रालय हरियाणा के लोगों की आवश्यकताओं तथा आकांक्षाओं को पूरा करे।

रेलवे मंत्रालय ने राष्ट्रीय राजधानी क्षेत्र में दैनिक रेल यात्रियों की तीव्र यात्रा सुनिश्चित करने के लिए "क्षेत्रीय त्वरित पारगमन प्रणाली" (आर.आर.टी.एस.) विकसित करने की आवश्यकता ठीक ही महसूस की है। इस परियोजना के लागू होने से न केवल दिल्ली-पटुचने में कम समय लगेगा, अपितु दैनिक यात्री, सड़क परिवहन, जिस पर पहले से ही बहुत अधिक भार है, की अपेक्षा सुविधाजनक रेलवे परिवहन को भी अपनाएंगे। इस परियोजना को पूरा करने के लिए राज्य सरकार द्वारा योजना आयोग से सामान्य योजनागत आबंटन के अतिरिक्त पर्याप्त राशि का आबंटन करने का अनुरोध पहले ही किया जा चुका है।

राज्य सरकार राष्ट्रीय राजधानी क्षेत्र की "क्षेत्रीय त्वरित पारगमन प्रणाली" (आर.आर.टी.एस.) को दिल्ली के लिए बनाई जा रही दिल्ली मेट्रो के साथ समेकित करने पर बल देती रही है। चूंकि क्षेत्रीय त्वरित पारगमन प्रणाली (आर.आर.टी.एस.) एक माध्यमिक व्यवस्था है, इसलिए मेट्रो को प्रथम चरण में डी.एम.ए. कस्बों तक तथा अनुवर्ती चरणों में अन्य राष्ट्रीय राजधानी क्षेत्र तथा क्षेत्रीय कस्बों तक विस्तार करने के लिए योजनाएं तैयार की जानी चाहिए।

बिजली मंत्रालय/केन्द्रीय बिजली प्राधिकरण राष्ट्रीय राजधानी क्षेत्र में मानेसर में कैप्टिव पावर प्लांट्स स्थापित करने के लिए व्यवहार्यता अध्ययन कर रहे हैं। मैं समझता हूँ कि इन्होंने अपनी रिपोर्टों को अन्तिम

रूप दे दिया है। बिजली मंत्रालय/बोर्ड को मानेसर में कैप्टिव पावर प्लांट स्थापित करने का अपना वायदा शीघ्रातिशीघ्र पूरा करना चाहिए।

सांझे आर्थिक क्षेत्र की अवधारणा तत्कालीन प्रधान मंत्री की अध्यक्षता में 2 सितम्बर, 1997 को हुई बोर्ड की विशेष बैठक में रखी गई थी। इसका विवरण तैयार करने और सम्बद्ध मुख्य मंत्रियों के साथ उस पर विचार-विमर्श करने की जिम्मेदारी योजना आयोग को सौंपी गई थी। इस अवधारणा को ठोस रूप दिए जाने की आवश्यकता है ताकि इसे तत्काल लागू किया जा सके।

में क्षेत्रीय योजना-2021 तैयार करने के लिए बोर्ड द्वारा किए जा रहे प्रयासों की सराहना करता हूँ। तथापि, यदि बोर्ड भागी राज्यों, केन्द्रीय मंत्रालयों तथा क्षेत्रीय आयोजना व क्षेत्रीय विकास के विशेषज्ञों की एक समिति गठित कर दे तो यह अत्यधिक लाभदायक होगा। हरियाणा सरकार ने 73वें तथा 74वें संवैधानिक संशोधनों के अनुरूप अपने नगरपालिका अधिनियम तथा पंचायत अधिनियम में आवश्यक संशोधन पहले ही कर दिए हैं, जिससे स्थानीय शासन प्रणाली के इस तृतीय स्तर को संस्थागत रूप प्राप्त हुआ है। इसलिए यह उचित होगा कि इस पहलू को ध्यान में रखते हुए जिला योजनाएं तैयार करने पर बल दिया जाना चाहिए क्योंकि ये संवैधानिक तौर पर लागू की जा सकती हैं। जिला/ग्राम स्तर पर आयोजना प्रस्तावनाओं को लागू करने के लिए राज्यों के पास पर्याप्त प्रशासनिक आधारभूत ढांचा उपलब्ध है।

जहां तक राष्ट्रीय राजधानी क्षेत्र की सीमाओं को बढ़ाने का प्रस्ताव है, उस बारे में मैं यह कहना चाहूंगा कि पिछले 15 वर्षों में जब से इस बोर्ड का गठन हुआ है तब से अब तक वर्तमान क्षेत्र के आर्थिक व भौतिक विकास के संबंध में न तो भारत सरकार और न ही बोर्ड द्वारा कोई विशेष कदम उठाये गये हैं। क्षेत्रीय योजना, 2001 जिसका प्रकाशन 1989 में हुआ था, केवल एक पाठ्य पुस्तक बन कर रह गई है। इसको लागू करने में न तो कोई राजनीतिक इच्छा दिखाई दी है और न ही केन्द्रीय सरकार व उसके मंत्रालयों द्वारा इस क्षेत्र में विशेष निवेश करके 'रिजनल प्लान' की परियोजनाओं को क्रियान्वित करने का प्रयास ही किया गया है, जिससे कि यह क्षेत्र विकसित हो सकता। अतः जब तक वर्तमान क्षेत्रों को पूरी तरह विकसित नहीं किया जाता, तब तक अतिरिक्त क्षेत्रों को इस राष्ट्रीय राजधानी क्षेत्र में सम्मिलित करने बारे हरियाणा की सहमति का प्रश्न ही उत्पन्न नहीं होता।

जैसा कि पहले ही उल्लेख किया जा चुका है कि हरियाणा शहरी विकास प्राधिकरण तथा हरियाणा राज्य औद्योगिक विकास निगम राष्ट्रीय राजधानी क्षेत्र में शहरी/औद्योगिक मूल सुविधायें जुटाने के लिए अत्यधिक उपयोगी कार्य कर रहे हैं। चूंकि राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड द्वारा दी जाने वाली ऋण सहायता पर ब्याज दर 13 प्रतिशत है, इसलिए विकास एजेन्सियां ऋण सहायता से वंचित हैं। मुझे यह जानकर खुशी हुई कि बोर्ड का ब्याज की दरों में मामूली कमी करने का प्रस्ताव है, परन्तु इन एजेन्सियों की गतिविधियों का विस्तार करने के लिए ऋण-स्थगन तथा मुगतान की लम्बी अवधि के साथ आसान शर्तों पर ऋण तथा अनुदान देने की आवश्यकता है। बोर्ड को शहरी स्थानीय निकायों के लिए भी अनुदान तथा ऋण देने का प्रावधान करना चाहिए।

चूंकि भाग लेने वाले सभी राज्यों द्वारा प्रत्येक बैठक में इस मांग को उठाया जाता है, इसलिए इस अनुरोध पर सकारात्मक रूप अपनाने की आवश्यकता है तथा भारत सरकार भी राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड को दिए जाने वाले योजना अनुदान में पर्याप्त वृद्धि करे तथा इसे कर मुक्त ऋण-पत्रों का अधिक आबंटन करे ताकि यह बाजार से सस्ते संसाधन जुटा कर राज्यों को अनुदान तथा कम ब्याज दर पर लम्बी अवधि के ऋण उपलब्ध करवाने में सक्षम हो सके।

अन्त में, मैं अन्य राज्यों से आए मेरे सहयोगियों, बैठक में उपस्थित बोर्ड के सदस्यों तथा अधिकारियों के साथ विचार विनिमय करने का अवसर प्रदान करने के लिए अध्यक्ष महोदय का धन्यवाद करता हूँ। मुझे पूरा विश्वास है कि इस बैठक में हुए विचार-विमर्श से लम्बे समय से लम्बित मुद्दों का व्यवहार्य समाधान करने में काफी मदद मिलेगी।

जय हिन्द।

31901/OPR-H & P CHD.

राजस्थान सरकार



श्री शांति धारीवाल

नगरीय विकास मंत्री, -राजस्थान

का

राष्ट्रीय राजधानी क्षेत्र योजना मण्डल की 25 वीं बैठक

के अवसर पर

भाषण

नई दिल्ली, 12 जुलाई, 2000



आदरणीय अध्यक्ष महोदय,

उपस्थित मुख्यमंत्री गण, बोर्ड के अन्य सदस्यगण एवं उपस्थित महानुभाव

में अध्यक्ष महोदय का आभारी हूँ कि उन्होंने मुझे राजस्थान राज्य की ओर से इस बैठक में विचार प्रस्तुत करने का अवसर दिया ।

मैं राष्ट्रीय राजधानी योजना बोर्ड का आभार व्यक्त करता हूँ कि विगत वर्षों में राजस्थान उप क्षेत्र में 45 परियोजनाओं के क्रियान्वयन हेतु वित्तीय सहायता उपलब्ध कराई जिनमें से राज्य द्वारा 30 योजनाएँ पूर्ण कर ली गई है एवं 15 योजनाओं का क्रियान्वयन किया जा रहा है ।

बोर्ड की 24 वीं बैठक में राष्ट्रीय राजधानी क्षेत्र में राजस्थान का अतिरिक्त क्षेत्र सम्मिलित करने की वर्षों पुरानी मांग को बोर्ड द्वारा सैद्धान्तिक रूप से स्वीकार करने का मैं स्वागत करता हूँ । इसी क्रम में योजना समिति की 44 वीं बैठक में अलवर, भरतपुर तथा धोलपुर सम्पूर्ण जिले व जयपुर जिले की शाहपुरा व कोटपुतली तहसीलों को सम्मिलित करने पर सहपत्ति व्यक्त की गई । इस संदर्भ में कोटपुतली व शाहपुरा तहसीलों के बीच में स्थित व राष्ट्रीय राजमार्ग से सटी हुई विराट नगर तहसील को भी राष्ट्रीय राजधानी क्षेत्र में सम्मिलित किया जाना उचित होगा ।

नगर सुधार न्यास अलवर तथा रीको ने राष्ट्रीय राजधानी क्षेत्र के राजस्थान उप क्षेत्र में विकास कार्यों पर अत्याधिक धनराशि इस आशा के साथ लगाई थी कि दिल्ली से विस्थापित उद्योगों तथा कार्यालयों के इस क्षेत्र में बसने से औद्योगिक तथा आवासीय व संस्थागत भूखण्डों की मांग में अत्यधिक वृद्धि होगी लेकिन दुर्भाग्यवश इस उप क्षेत्र में औद्योगिक, आवासीय व अन्य भूखण्डों पर बसने वालों की संख्या काफी कम रही । यहां तक कि अलवर तथा भिवाडी में भी मांग काफी कम रही जबकि रीको चौपाकी, खुशखेडा तथा नीमराना में और औद्योगिक क्षेत्र विकसित करने में काफी धनराशि लगा चुका है ।

राज्य द्वारा राजस्थान उप क्षेत्र में अब तक क्रियान्वित की गई आवासीय, वाणिज्यिक एवं संस्थागत योजनाओं में नगर विकास न्यास अलवर द्वारा 15020 भूखण्ड व रीको द्वारा 1522 भूखण्ड विकसित किये गये हैं लेकिन दिल्ली से औद्योगिक इकाईयों के स्थानान्तरण नहीं होने के कारण कुल 8946 भूखण्ड आज भी अनिष्पादित पड़े हुए हैं जो कि राज्य के लिये बहुत ही चिन्ता का विषय है ।

में मुख्यमंत्री राष्ट्रीय राजधानी क्षेत्र दिल्ली से अनुरोध करूंगा कि वे उद्यमियों को राजस्थान उप क्षेत्र के अलवर, भिवाडी, नीमराना एवं शाहजहांपुर में अपने उद्यम स्थापित करने के लिये प्रेरित करें । राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड को भी चाहिये कि वे दिल्ली सरकार को अपने ही राज्य में उद्योग स्थापित करने की नीति पर पुनः विचार करने तथा भविष्य में और औद्योगिक भूखण्ड विकसित करने पर अंकुश लगाने के लिये दबाव डाले ताकि दिल्ली स्थित पुर्नस्थापित किये जाने वाले उद्योग तथा नये उद्योग दिल्ली के आसपास के राज्यों यथा राजस्थान में विकसित हो सके । मैं विश्वास दिलाता हूँ कि राज्य में आने वाले उद्यमियों को सभी तरह की सुविधाएँ उपलब्ध होगी ।

राष्ट्रीय राजधानी क्षेत्रीय योजना में दिल्ली की जनसंख्या वर्ष 2001 तक 1 करोड़ 12 लाख नियत की गई थी लेकिन जनसांख्यिकी विद्वानों के आंकलन के अनुसार अब इसके लगभग 1 करोड़ 40 लाख तक पहुँचने की सम्भावना है, जो एक गम्भीर चिन्ता का विषय है ।

इस तीव्र वृद्धि के मुख्य कारण हैं:

- उत्तरी भारत के लिये दिल्ली का प्रमुख व्यापार केन्द्र बने रहना
- बेहतर जनसुविधाओं मुख्यतः स्वास्थ्य एवं शिक्षा की प्रचुरता
- आधुनिक लघु एवं मध्यम उद्योगों का विकास
- आसपास के क्षेत्रों की तुलना में कम टेक्स दर

राष्ट्रीय राजधानी दिल्ली में जनसंख्या वृद्धि के साथ साथ विद्युत आपूर्ति की समस्या, वायु प्रदूषण, यातायात की स्थिति अत्यन्त चिन्ता का विषय है । हमने राष्ट्रीय राजधानी क्षेत्र की योजना तो बनाली है लेकिन सहभागी राज्यों एवं केन्द्र सरकार के सम्बन्धित विभागों में इच्छाशक्ति तथा समन्वय के अभाव से इसका क्रियान्वयन नहीं

हो पा रहा है । दिल्ली विकास प्राधिकरण द्वारा वर्ष 2001 तक लगभग 35000 हेक्टेयर अतिरिक्त भूमि पर प्रस्तावित नगरीय विस्तार जिसमें 50 लाख जनसंख्या को समायोजित करने से एक ओर जहां दिल्ली को विद्युत, जलापूर्ति एवं पर्यावरण जैसी विकराल समस्या का सामाना करना पड़ेगा वहीं दूसरी ओर राजस्थान उपक्षेत्र के अलवर एवं भिवाडी प्रादेशिक केन्द्रों में दिल्ली से अभिमुख होने वाली जनसंख्या के लिये आधारभूत सुविधाओं के विकास पर जो करोड़ों का व्यय किया है वह व्यर्थ जायेगा । अतः मैं बोर्ड से आग्रह करूंगा कि बोर्ड थोक व्यापार व वाणिज्य को विकेंद्रित करने, केन्द्रीय व पब्लिक सेक्टर कार्यालयों को दिल्ली से बाहर ले जाने, उद्योगों को दिल्ली से बाहर क्षेत्रीय केन्द्रों में स्थापित करने इत्यादि के लिये गंभीरता से विचार कर प्राथमिकता के आधार पर नीति बनाये ताकि राजस्थान व अन्य राज्यों द्वारा विकसित सुविधाओं का अधिकतम उपयोग हो सके ।

लघु एवं मध्यम कस्बों के विकास हेतु शहरी विकास एवं रोजगार मंत्रालय आई.डी.एस.एम.टी. योजना के तहत एक ओर जहां-अत प्रतिशत अनुदान उपलब्ध कराता है वहीं दूसरी ओर राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड विकास के लिये ऋण उपलब्ध कराता है वह भी 13 प्रतिशत ब्याज दर पर जो कि एक विसंगति है ।

मेरी यह मान्यता है कि राष्ट्रीय राजधानी क्षेत्र के संतुलित एवं त्वरित विकास हेतु शहरी विकास मंत्रालय आई.डी.एस.एम.टी. योजना के अन्तर्गत राजस्थान उप क्षेत्र में स्थित सभी कस्बों के विकास के लिये प्राथमिकता पर अनुदान उपलब्ध करायें । मैं बोर्ड से आग्रह करूंगा कि इस सम्बन्ध में अपने स्तर पर भी प्रयास करें ।

राष्ट्रीय राजधानी क्षेत्र के राजस्थान उप क्षेत्र में काफी तादाद में ग्रामीण क्षेत्र हैं । उनमें से कुछ क्षेत्रों के उद्योग, वाणिज्य तथा अन्य महत्वपूर्ण गतिविधियों के रूप में विकसित होने की विपुल सम्भावनाएँ हैं । राष्ट्रीय राजधानी क्षेत्र के अन्दर भयंकर असंतुलित विकास से बचने के लिये भी ग्रामीण क्षेत्रों का विकास आवश्यक है । राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड अभी तक क्षेत्रीय शहरी केन्द्रों के विकास के लिये ही वित्त उपलब्ध कराता है तथा ग्रामीण क्षेत्रों के विकास के लिये कोई वित्तीय सहायता उपलब्ध नहीं कराई है यद्यपि राष्ट्रीय राजधानी योजना में गांवों के विकास के लिये सुझाव दिये गये हैं लेकिन ग्रामीण विकास के नाम पर अभी तक कोई पहल

नहीं की गई है। अतः ग्रामीण क्षेत्रों में प्रस्तावित सेवा केन्द्रों एवं मूल गांवों में पर्याप्त सामुदायिक सुविधाएँ स्वास्थ्य सेवाएं, विशिष्ट आधारभूत सुविधाएं आदि उपलब्ध कराने के लिये बोर्ड एक नीति बनाकर अनुदान या ब्याज रहित ऋण राशि उपलब्ध कराने पर विचार करें ताकि इन केन्द्रों में विकास कार्यों का क्रियान्वयन किया जा सके।

बोर्ड राष्ट्रीय राजधानी क्षेत्र में सहभागी राज्यों की परियोजनाओं के क्रियान्वयन हेतु आवासीय परियोजनाओं के लिये 13 प्रतिशत, व्यवसायिक परियोजनाओं के लिये 14 प्रतिशत ब्याज दर पर तथा आधारभूत परियोजनाओं के लिये 12 प्रतिशत ब्याज दर पर पांच वर्ष के लिये तथा 2 साल के मोरीटोरीयम पर ऋण उपलब्ध कराता है। नगरीय विकास परियोजनाओं के क्रियान्वयन में काफी लम्बा समय लगता है अतः इतनी अधिक ब्याज दर तथा बोर्ड की अन्य शर्तें परियोजनाओं को जटिल कर देती हैं।

अतः बोर्ड को ब्याज दर में कमी करने पर तथा पुर्नभुगतान समय कम से कम 20 वर्ष तक बढ़ाने पर पुर्नविचार करना चाहिए जैसा कि आधारभूत सुविधाओं हेतु ऋण देने वाली अन्य वित्तीय संस्थाएं कर रही हैं। राजस्थान उप क्षेत्र तृतीय नीति जोन (पॉलिसी जोन) में पड़ता है अर्थात् दिल्ली मेट्रोपालिटिन क्षेत्र के बाहर का क्षेत्र शेष राष्ट्रीय राजधानी क्षेत्र। यह क्षेत्र राष्ट्रीय राजधानी क्षेत्र के अन्य क्षेत्रों से उपेक्षाकृत कम विकसित है। अतः बोर्ड इस क्षेत्र के नगरीय व ग्रामीण क्षेत्र के विकास के लिए क्रमशः 5 प्रतिशत व 7 प्रतिशत ब्याज दर पर 20 वर्ष की अवधि के लिये ऋण उपलब्ध कराये। अभी हाल ही बैंको ने भी ऋण पर ब्याज दर में कमी की है।

किसी भी क्षेत्र के सम्पूर्ण विकास के लिये अनेक प्रकार के विकास कार्य करने पड़ते हैं जिनमें कुछ आय रहित भी होते हैं। इनमें से प्रमुख परियोजनाएं हैं - भिवाडी परिक्षेत्र की जलमल विकास परियोजना, महत्वपूर्ण सड़क निर्माण, सामुदायिक आधारभूत सुविधाओं का विकास जैसे अल्प लागत आवास, शैक्षिक एवं चिकित्सा सुविधाएं इत्यादि। उक्त सुविधाएं राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड के विभिन्न क्षेत्रों एवं उप क्षेत्रों में विकसित की जानी आवश्यक है ताकि जन समुदाय उन क्षेत्रों (यथा भिवाडी) एवं उप क्षेत्रों की तरफ बसने के लिये आकर्षित एवं प्रेरित हो सके।

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड का प्रमुख उद्देश्य राष्ट्रीय राजधानी की जनसंख्या वृद्धि को इन ग्रोथ सेन्ट्रों की तरफ मोड़ना है। अतः यह उचित होगा कि बोर्ड को व्यावसायिक दृष्टि से आय रहित योजनाओं जैसे आधारभूत विकास पर अनुकूल विचार करना चाहिये। इनपरियोजनाओं पर बोर्ड को परियोजना लागत का 25 प्रतिशत अनुदान तथा शेष लागत पर 4 प्रतिशत से 6 प्रतिशत की अल्प दर पर 20 से 30 वर्ष के पुर्नभुगतान समय के अनुसार ऋण उपलब्ध कराना चाहिये। इससे इन क्षेत्रों का सर्वांगीण विकास भी होगा तथा बोर्ड का प्रमुख उद्देश्य भी सफल होगा।

परियोजनाओं को क्रियान्वित करने वाली संस्थाओं यथा रीको, नगर सुधार न्यास कोटा व अलवर को बोर्ड द्वारा ऋण उपलब्ध कराने पर वर्तमान में बोर्ड राज्य सरकार को गारंटी देने के लिये बाध्य करता रहा है। राजस्थान सरकार द्वारा क्रियान्वित करने वाली संस्थाओं को राज्य सरकार की गारंटी के एवज में बैंक गारंटी दिये जाने का निर्णय किया है। अतः बोर्ड को चाहिये कि राज्य सरकार की गारंटी की शर्त से क्रियान्वयन संस्था व राज्य सरकार को मुक्त करें।

राजस्थान उप क्षेत्र में जल मल निस्तारण की समस्या अति गंभीर है। धारुहेडा एवं भिवाडी कस्बों का एकीकृत मास्टर प्लान बोर्ड के दिशा निर्देशों के अनुसार बनाया गया है। भिवाडी में औद्योगिक व आवासीय क्षेत्रों का विकास काफी तेजी से हुआ है। भिवाडी व इसके आसपास के औद्योगिक क्षेत्र के जलमल का निस्तारण व शोधन चिंताजनक है। भौगोलिक बनावट के अनुसार इस सम्पूर्ण क्षेत्र का ढलान हरियाना में साहिबी नदी की ओर है। अतः धारुहेडा एवं भिवाडी कस्बों के औद्योगिक व घरेलू जलमल निस्तारण के लिये बोर्ड द्वारा एक एकीकृत जलमल विस्तारण एवं प्रबंधन की योजना बनाकर इसका संयुक्त रूप से क्रियान्वयन किया जाना अपेक्षित है। अतः बोर्ड को जलमल निस्तारण व प्रबंधन के लिये दोनो राज्यों में समन्वय हेतु एक तकनिकी समिति का गठन करना चाहिए ताकि समस्या का सर्वमान्य हल निकाला जा सके। साथ ही इस परियोजना के लिये अनुदान के रूप में वित्तीय सहायता भी उपलब्ध कराई जानी चाहिये।

भिवाडी एक आधुनिक औद्योगिक नगर के रूप में विकसित हुआ है, लेकिन रेलमार्ग

के अभाव में औद्योगिक यातायात के संचालन पर प्रतिकूल प्रभाव पड रहा है । भिवाडी से रेवाडी की 25 कि.मी. की दूरी को ब्रोर्ड गेज रेल लाईन से जोडने का मुददा राजस्थान राज्य प्रायः विगत सभी बैठकों में उठाता रहा है जिसका अभी तक कोई सार्थक परिणाम नहीं निकला है । अतः में बोर्ड से पुनः अनुरोध करूंगा कि भिवाडी को रेल लाईन से जोडने के लिये वह अपने स्तर पर विशेष प्रयास कर रेल मंत्रालय से योजना प्रारम्भ अति शीघ्र करायें । इसके लिये यदि कोई Feasibility Study करवाई जानी है तो बोर्ड द्वारा अपने स्तर से उसे वहन किया जाना उचित होगा ।

भिवाडी व इसके आसपास रीको द्वारा अनेक औद्योगिक क्षेत्र विकसित किये जा चुके हैं । यहां के उद्यमियों को एसटीडी टेलीफोन सेवा पर काफी खर्चा करना पड रहा है । अतः यहां के उद्यमियों की मांग नोएडा, गुडगांव तथा फरीदाबाद की तरफ ही भिवाडी से दिल्ली तक सीधी डायलिंग सेवा उपलब्ध करवाने की है । अतः बोर्ड इस प्रकरण में दूर संचार मंत्रालय से सम्पर्क कर भिवाडी व इसके आसपास के क्षेत्रों को सीधी डायलिंग सेवा उपलब्ध करायें ।

सैरेमिक व ग्लास उद्योग के लिये कच्चा माल जैसे कोलायत से बालक्ले, अजमेर का ब्यावर से फेलस्पर, बून्दी से सिलिका सेण्ड, अनेक क्षेत्रों से लाईम स्टोन अन्तराष्ट्रीय स्तर का उपलब्ध है । भिवाडी में एलपीजी, एलडीओ, तथा एचएसडी उपलब्ध है । लेकिन सैरेमिक तथा ग्लास उद्योग सम्पूर्ण रूप में ईंधन आधारित उद्योग हैं तथा प्राकृतिक गैस के उपयोग से उत्पादन की गुणवत्ता भी बढती है । भिवाडी में एक बहुत बडा सैरेमिक तथा ग्लास उद्योग परिक्षेत्र स्थापित किया जाना प्रस्तावित है जहां परियोजनाएं जैसे विटरस चाईना सैनेटरी बेयर्स, सैरेमिक ग्लेज्ड टाइल्स, टेबल वेयर क्रॉकरी, रिफरंक्टरीज, ग्लास कंटेनर्स शीट ग्लास, आथेल्मिक ग्लास ब्लेक्स तथा अन्य मध्यम व वृहत परियोजनाएं प्रस्तावित हैं । ये परियोजनाएं ग्लास तथा सैरेमिक पर आधारित अनेकानेक लघु इकाईयों को भी प्रोत्साहित करेगी । इससे भिवाडी क्षेत्र का तेजी से विकास भी होगा । इस परिक्षेत्र के विकास को प्रोत्साहित करने के लिये प्राकृतिक गैस उपलब्ध कराया जाना होगा । अतः बोर्ड केन्द्रीय सरकार से उचित स्तर पर प्रयास कर भिवाडी से सैरेमिक परिक्षेत्र विकसित करने हेतु उपरोक्त स्तर की प्राकृतिक गैस आवंटित करायें ।

भिवाडी तथा आस पास के क्षेत्रों में औद्योगिक एवं अन्य गतिविधियों के तेजी से विकास के परिणाम स्वरूप जनसंख्या में वृद्धि हुई है। जनसंख्या विस्तार तथा औद्योगिक गतिविधि में वृद्धि की आवश्यकताओं को दृष्टिगत रखते हुए समुचित जलापूर्ति का स्रोत होना आवश्यक है। वर्तमान में जल आपूर्ति हेतु इस क्षेत्र में भूमिगत जल का दोहन हो रहा है तथा जल स्तर घटता जा रहा है। घटते जल स्तर के कारण इन नल कूपों से भावी आवश्यकतानुसार पानी का उपलब्ध होना संदिग्ध है।

भिवाडी तथा इसके समीपस्थ क्षेत्र के लिए वैकल्पिक व्यवस्था के अन्तर्गत यमुना नदी को पानी उपलब्ध करवाने के लिए विस्तृत योजना बनाया जाना आवश्यक है। अतः मेरा यह प्रस्ताव है कि राष्ट्रीय राजधानी क्षेत्र परियोजना बोर्ड को इस परियोजना के लिए ब्याज मुक्त ऋण उपलब्ध कराना चाहिए।

राज्य सरकार ने अलवर में राष्ट्रीय राजधानी विश्वविद्यालय-खोलने के लिये पूर्व में मानव संसाधन विकास मंत्रालय एवं योजना बोर्ड को प्रस्ताव भेजे हैं। इस सम्बन्ध में कोई अन्तिम निर्णय लेने से पूर्व में बोर्ड से आग्रह करूंगा कि वह मानव संसाधन विकास मंत्रालय से इस विश्वविद्यालय को उप क्षेत्रीय विकास की दृष्टि से अलवर में ही स्थापित किये जाने की पहल करें।

काउन्टर मैगनेट नगरों के विकास के लिये आज तक बहुत कम प्रयास हुए हैं। काउन्टर मैगनेट विकास योजना के नाम पर कोटा में मात्र एक आवासीय योजना को विकसित की गई है। क्षेत्रीय जनसंख्या के दिल्ली की ओर पलायन को रोकने के लिये काउन्टर मैगनेट नगरों एवं उनके पृष्ठ प्रदेशों का सर्वांगीण विकास किया जाना आवश्यक है। कोटा शहर को एक शक्तिशाली काउन्टर मैगनेट के रूप में विकसित करने की विपुल सम्भावनाएं हैं। यहां की भावी वायु यातायात की आवश्यकताओं को देखते हुए एक नये हवाई अड्डे की आवश्यकता है। इसके अतिरिक्त प्रस्तावित बड़पास एवं चम्बल नदी पर एक अतिरिक्त पुल, जलापूर्ति एवं जल मल निस्तारण योजना का क्रियान्वयन किया जाना आवश्यक है। मुझे आशा है कि राष्ट्रीय राजधानी योजना बोर्ड कोटा काउन्टर मैगनेट के अन्तर्गत उपरोक्त योजनाओं के विकास के लिये हर सम्भव सहायता उपलब्ध करायेगा। विद्यमान प्रक्रिया के अन्तर्गत योजना बोर्ड विकास कार्यों के लिये केवल नगर विकास न्यास कोटा को ही ऋण राशि

उपलब्ध कराता है इससे विकास कार्यों में क्रियान्वयन में व्यवहारिक कठिनाईयां उत्पन्न होती है। अतः बोर्ड इस प्रक्रिया में संशोधन कर राष्ट्रीय राजधानी क्षेत्र के विकास हेतु क्रियान्वयन संस्थाओं को जिस तरह ऋण राशि उपलब्ध कराता है ठीक वहीं प्रक्रिया काउन्टर मैगनेट के विकास हेतु भी अपनाई जाये तथा कोटा काउन्टर मैगनेट के अतिरिक्त अजमेर, सीकर को काउन्टर मैगनेट के रूप में विकसित करने हेतु वित्तीय सहायता उपलब्ध कराई जावे।

राजस्थान उप क्षेत्र के विकास कार्यों में गुणवत्ता एवं सार्थकता के अध्ययन हेतु कई प्रकार की उपयुक्तता रिपोर्ट उप क्षेत्रीय स्तर पर वांछनीय होती है जिस पर हाने वाले व्यय की पूर्ति कोई व्यवस्था बोर्ड के प्रावधानों में नहीं है। मेरा यह सुझाव है कि उत्तम विकास किए जाने की दृष्टि से इस प्रकार के अध्ययन हेतु क्रियान्वयन संस्थाओं को बोर्ड द्वारा राशि अनुदान के रूप में उपलब्ध कराने का प्रावधान किया जाना चाहिए।

विभिन्न अध्ययनों से यह विदित होता है कि बोर्ड की योजना के उद्देश्यों की पूर्ति में अगर कोई कमी रही है तो वह क्रियान्वयन की कमी है। योजना की समीक्षा हेतु गठित समिति ने भी अपनी रिपोर्ट में इस बात को स्वीकारा है। यदि दिल्ली में जनसंख्या के आप्रवासन की ओर दृष्टि डाले तो स्पष्ट होता है कि यहां पर लगभग 50 प्रतिशत अप्रवासी उत्तर प्रदेश से 12 प्रतिशत हरियाणा एवं 11 प्रतिशत बिहार से आते हैं। अतः दिल्ली की जनसंख्या में हो रही अप्रत्याशित वृद्धि को रोकने के लिये राष्ट्रीय राजधानी बोर्ड द्वारा सहभागी राज्यों के अन्य शहरों को भी काउन्टर मैगनेट शहरों के तहत विकास के बारे में सोचना चाहिए ताकि क्षेत्रीय योजना के उद्देश्यों की पूर्ति की जा सके।

आशा है कि मेरे द्वारा दिये गये सुझावों पर बोर्ड द्वारा आशाजनक निर्णय लिये जायेंगे। मैं आश्वस्त करना चाहूंगा कि योजना के क्रियान्वयन में राज्य सरकार सदैव अपना सहयोग प्रदान करती रहेगी।

जय हिन्द।



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का

सम्बोधन

नई दिल्ली : 12 जुलाई, 2000

