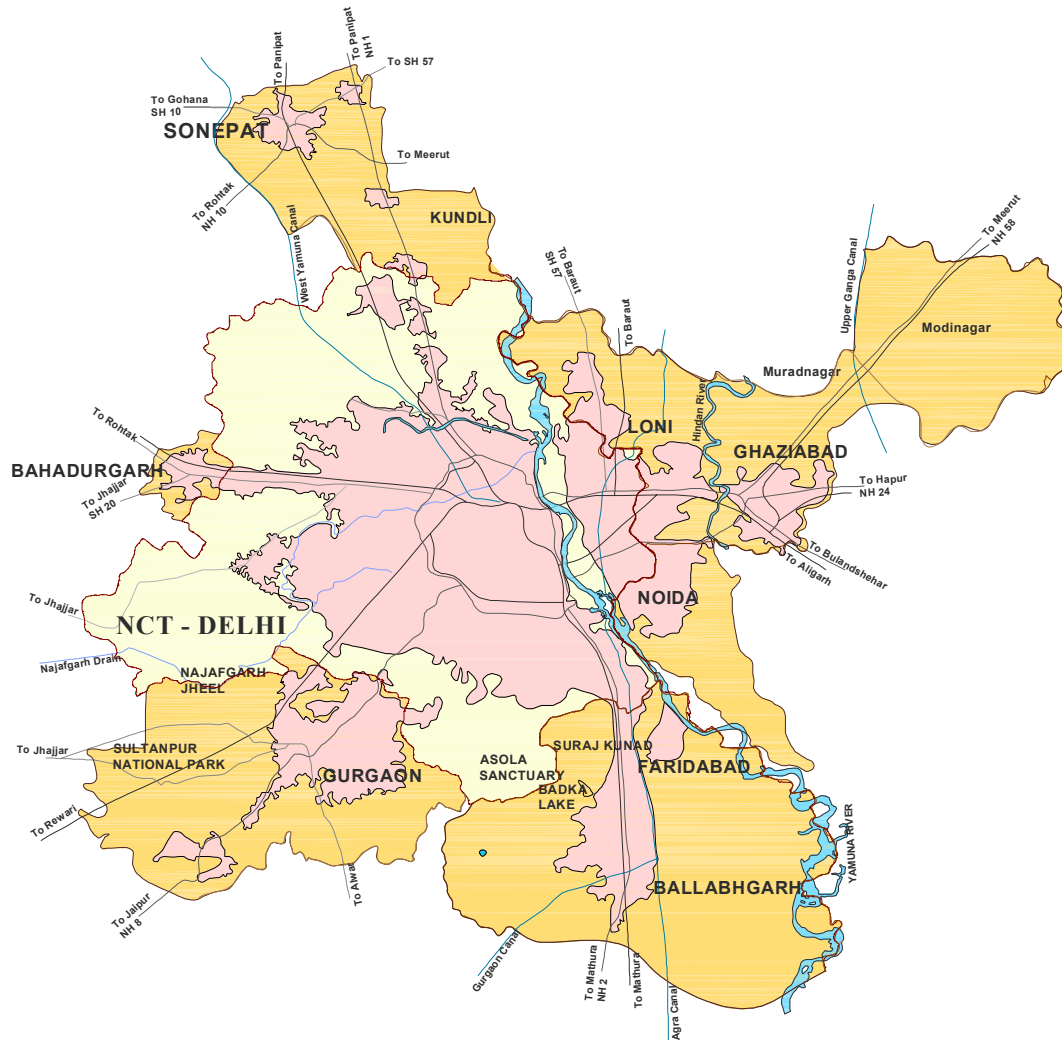


EVALUATION STUDY OF DMA TOWNS IN NATIONAL CAPITAL REGION (NCR)



**TOWN AND COUNTRY PLANNING ORGANISATION
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT**

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PREFACE

It has been more than two decades that the National Capital Regional Plan was formulated for decentralizing economic activities from National Capital Territory of Delhi to Delhi Metropolitan Area (now called CNCR) and other towns of NCR. Gaining from the experience of planning National Capital Region (NCR), this evaluation study of DMA Towns attempts to assess their role in achieving the overall objective of the NCR Plan. The NCR is already witnessing boom in real estate development and with efforts of the State Governments concerned to develop Special Economic Zones, Hi-Tech Cities, Industrial Estates etc., are bound to have spread effect on the vast hinterland.

The success or failure of the NCR Plan can not be assessed merely in quantitative or qualitative terms, as the vast scale changes in the development scenario in terms of economic liberalization, globalization and above all carrying out urban reforms definitely act as a role model for the State Capitals. The study also emphasizes the role of DMA (CNCR) Towns in reducing the burden on NCT Delhi and the operational problems in implementing the provisions of NCR Plan and brings out policy recommendations.

The Study was conducted by the *Metropolitan and Union Territories Planning Division of TCPO* under the guidance of Sh.R.Srinivas, Associate Town & Country Planner. He was assisted by Dr.S.KHusain, Dr.A.K.Banduni, Smt Raj Rani and Smt Shaswati Bhadra Research/Planning Assistants who conducted the primary surveys in DMA Towns and compiled the collected data. The secretarial work was done by Sh. Dharmendra Nandanwar, Senior Stenographer. Sh. Trilok Sharma, B.Planning student of SPA also assisted in preparation of graphs and analysis of primary survey data while undergoing practical training in TCPO.

TCPO acknowledges the financial assistance made available by Ministry of Urban Development which enabled it to carry out the study. Thanks are also due to Commissioner (Planning), DDA and Chief Regional Planner, NCRPB and PHD Chamber of Commerce and Industries for giving valuable comments on the draft report.

It is hoped that the study would be useful for Urban and Regional Planners, Policy makers, Academicians and Researchers.

September, 2007

(Jay B. Kshirsagar)
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1.1 INTRODUCTION

Ever since the NCR Plan - 2001, was formulated, the development of 'Delhi Metropolitan Area Towns' (DMA) has been receiving attention as important urban centers in the National Capital Region. Almost 20 years have passed since the formulation of NCR Plan - 2001 and now, the NCR Plan - 2021 has also been notified. Hence, it is pertinent to explore the developments in DMA towns - whether they have been helpful in fulfilling the objectives of NCR Plan, what has been their overall role in contributing towards the economic development of NCR and also how far they have offset the role of NCT Delhi in terms of urban primacy.

NCT Delhi has been experiencing rapid population growth and there has been no respite from unprecedented migration from small and medium towns and rural areas of the vast hinterland. On an average about 3 lakh persons are added every year to total population of NCT Delhi. It attracts number of migrants largely due to better employment opportunities, better infrastructure / services and above all better governance. In the past four decades, the population growth of NCT Delhi has been exceeding 50% per decade and has today resulted in a large population base of 13.85 million. Recent projections have indicated that population of NCT Delhi is slated to reach 18 million in 2001 and is likely to cross 23 million by 2021. At this pace of population growth, the entire NCT Delhi may have to be declared as 'urban' with very limited scope for horizontal expansion as the situation has reached saturation level. Hence, there is every possibility of catastrophic effect on the basic infrastructure / facilities, traffic and transportation and natural environment. To manage 23 million population in NCT Delhi by 2021 will be a challenging task for all concerned.

NCT Delhi cannot be viewed as the sole center of development in entire NCR. The Delhi Metropolitan Area Towns have to share the burden of NCT Delhi especially in terms of population redistribution, easing strain on infrastructure / services and effective transportation and communication linkages. Of late, with the emergence of new economic order in terms of globalization, liberalization and privatization, the emerging 'new development scenario' is likely to influence the urbanization pattern, which may alter investment decisions. This means that with the increasing innovation in information and communication technology (ICT), the forces of decentralization may gather momentum and thereby benefit relatively smaller urban settlements.

The Delhi Metropolitan Area Towns are those, which are located in the Delhi Metropolitan Area as delineated by NCR Plan - 2001. These towns are Ghaziabad and Noida in Uttar Pradesh Sub Region of NCR and Faridabad, Gurgaon, Bahadurgarh-Kondli in Haryana Sub Region of NCR. As per NCR Plan - 2021, the Delhi Metropolitan Area has been redesignated as *Central National Capital Region (CNCR)*. Among the DMA Towns, Faridabad and Ghaziabad have already attained the status of million plus cities.

As mentioned earlier the new economic order is bound to alter the importance of towns and above all the dynamism of urban development coupled with factors like rapid population growth of DMA Towns. Their potentials and constraints give an opportunity to explore the following:

- What have been the major reasons behind the rapid population growth of DMA cities/towns.
- Whether the DMA cities/towns have been able to absorb the immigrants who otherwise would have moved and settled down in NCT Delhi.
- Whether these towns actually offer infrastructure / facilities and services at par with NCT Delhi.
- Whether these towns have actually been able to develop on their own or they are just developing due to the proximity to NCT Delhi or they are developing under its shadow as NCT Delhi has urban primacy.
- In spite of rapid population growth in these towns, what are the probable reasons for them not achieving the assigned population as per the NCR Plan - 2001.
- Can these towns play an important role in redistributing the population, which is likely to be added to NCT Delhi (about 90 million till 2021).

Realizing the importance these issues, a study has been undertaken. The study has been sanctioned vide Ministry's OM No. K-14011/12/2001-02/UD.I dated 25th December, 2004. The objectives of the study are:

1.2 OBJECTIVES

- To make an assessment of the existing development scenario in DMA Towns.

- To analyze the Regional Plan-2001 vis-à-vis the existing ground realities.
- To assess the growth and development perspectives of DMA Towns in terms of demography, economic activities and planning efforts.
- To assess the implications of NCR Policy on landuse control, growth and development of infrastructure.
- To ascertain DMA town residents and Builders perception in terms of planning and development of DMA Towns.
- To discuss operational constraints, SWOT analysis and development options.
- To suggest suitable policy guidelines for the development of DMA Towns in the regional perspective.

1.3 METHODOLOGICAL FRAMEWORK AND DATA BASE

The study has been evolved with focus on analysis of primary surveys and analysis of secondary sources of data. The primary surveys were conducted through a structured questionnaire to ascertain the perception of residents and builders of DMA Towns. Further, the study relies heavily on secondary sources of data viz. Census publications, Master Plan of the towns concerned and information / data collected from the State Government agencies. Broadly, the study is divided into seven chapters.

Chapter-1 gives an introductory background to the study, highlighting need for the study, objectives, methodological framework and scope and limitations of the study.

Chapter-2 explains the concept of Delhi Metropolitan area and efforts of planned development in the respective cities/towns.

Chapter-3 details out demographic aspects, landuse analysis and developmental problems of DMA cities/towns.

Chapter-4 brings out the analysis of primary survey findings to ascertain residents and builders perception.

Chapter-5 provides for appraisal of issues related to DMA cities/towns.

Chapter-6 attempts to give an overview of operational constraints, SWOT analysis and development options for DMA cities/towns.

Chapter-7 gives broad policy recommendations for effective implementation of NCR Plan.

1.4 SCOPE AND LIMITATIONS

The study has by and large been an attempt to evaluate the role of DMA Towns in NCR. There have been constraints in availability of data so as to draw a comparative picture among the DMA cities/towns based on selected development indicators. Further, it has not been possible to assess the parameters in time series. The study is limited to five cities/towns and due to time constraints; it has not been possible to cover priority or regional towns of NCR.