



Levels of Development in Central National Capital Region 1981 – 2001

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Abstract

The paper studies the levels of development in the settlements of Central NCR, which is one of the three policy zones of NCR as per NCR Regional Plan 2021. Central NCR is an inter-state metropolitan region pivoted upon NCT of Delhi, and comprises six urban complexes in two states, Haryana and Uttar Pradesh. This is a micro-level study, involving 514 settlements (24 towns and 490 villages) comprising Central NCR. The study is based on secondary data available from Census of India for the years 1981, 1991 and 2001. Development has been conceptualized in terms of levels of demographic urban influence and functional hierarchy of infrastructure. Simple statistical techniques have been used to arrive at a composite index for each settlement, which was then grouped into three categories high, medium and low.

1. INTRODUCTION

Development is a social and economic change that is qualitative in some sense, and progressive according to some moral judgment. In practice, it is the central purpose of state power, which is exercised to create a better future for the people (Gore, 1984).

NCR Planning Board delineated the NCR, and till date has formulated two Regional Plans with perspective years 2001 and 2021. Both the plans aim to achieve harmonious growth and development in the NCR by decentralizing economic activities and dispersing services from the NCT of Delhi to the rest of the NCR by reducing its population pressure.

The present work attempts to determine the patterns of development in the Central NCR excluding the NCT of Delhi, which was earlier known as Delhi Metropolitan Area (DMA). The work primarily focuses on the formulation of suitable indicators of development, and to comprehend the emerging patterns over three time periods, 1981, 1991 and 2001. The aim of the study is to determine levels of development in the Central NCR. The objectives of the study are to evaluate the stages of urban influence on settlements; and to examine the ranks of functional hierarchy of settlements.

The Central NCR excluding the NCT of Delhi has been selected for the present study. It is an inter-state metropolitan region centered upon the NCT of Delhi. The Central NCR excluding the NCT of Delhi has an area of 2,331 square kilometers,

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with population of 48 lakhs in 2001. The Central NCR comprises six urban complexes in two neighboring states Sonipat-Kundli, Bahadurgarh, Gurgaon-Manesar, and Faridabad-Ballabhgarh in Haryana; and NOIDA and Ghaziabad-Loni in Uttar Pradesh (Fig. 1). The names of the settlements may be referred to against the numbers given in Table 1.

Fig. 1 Central National Capital Region

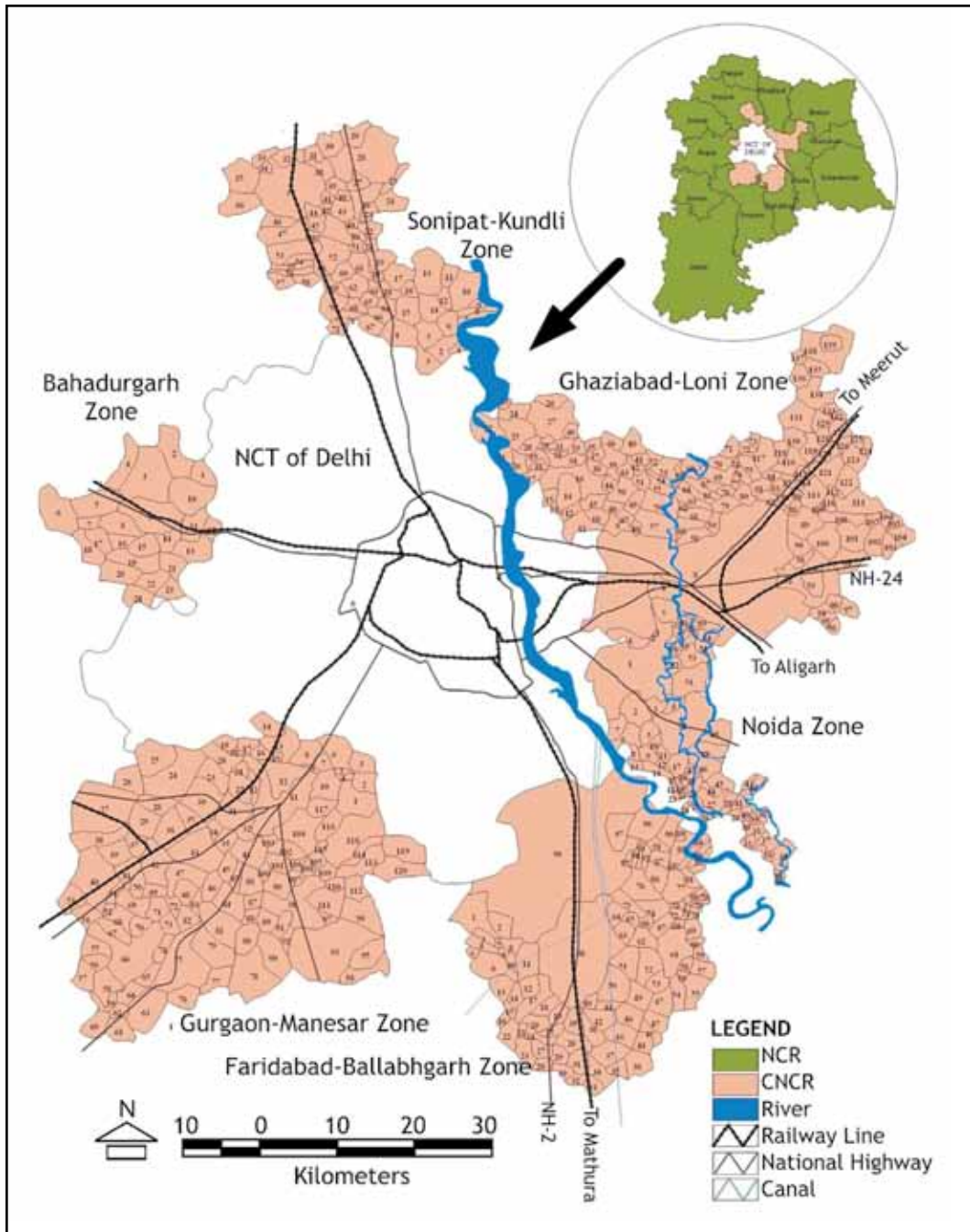




Table 1 List of Settlements in Central NCR

Sonipat-Kundli Zone				
1 Dahesra	2 Janti Kalan	3 Janti Khurd	4 Kundli	5 Sersa
6 Khatkar	7 Basantpur	8 Baqipur	9 Khurampur	10 Manoli
11 Pabsra	12 Hansapur	13 Jakhauli	14 Aterna	15 Nangal Kalan
16 Patla	17 Seoli	18 Badh Khalsa	19 Asawarpur	20 Ferozepur Khadar
21 Bahalgarh	22 Joshi Chohan	23 Kishora	24 Dipalpur	25 Murshidpur
26 Kamashpur	27 Nangal Khurd	28 Morthal Khas	29 Hassanpur	30 Karar Ibrahimpur
31 Abdulpur	32 Jawahri Part	33 Tharu	34 Uldaipur	35 Barwasni
36 Mahlana	37 Sonipat	38 Dewarhu	39 Rewali	40 Shahpur Turak
41 Shahjahanpur	42 Fazlpur	43 Raipur	44 Kabirpur	45 Shadipur
46 Lahrana	47 Bayyanpur	48 Bandepur	49 Hasamabad	50 Joshi Jat
51 Lawanspur	52 Rathdhana	53 Harsana Kalan	54 Harsana Khurd	55 Nasirpur Bangar
56 Bhawapur	57 Bidhnauli	58 Ladpur	59 Jagdishpur	60 Levan
61 Rai	62 Jatheri	63 Badh Malak	64 Rasoi	65 Pitampura
66 Nathupur	67 Bazidpur Saboli	68 Shafiabad Kheri Manajat	69 Akbarpur Barota	70 Kheri Mana Jat
71 Shafiabad Pana Paposhian		72 Munirpur Shafiabad Pana		
Bahadurgarh Zone				
1 Mukandpur	2 Kanonda	3 Barahi	4 Asauda Sew-an	5 Jakhauda
6 Mandothi	7 Saidpur	8 Kasar	9 Sankhol	10 Bahamnoli
11 Parnala	12 Hassanpur	13 Bahadurgarh Rural	14 Bahadurgarh	15 Sarai Aurangabad
16 Kherka Musliman	17 Tandaheri	18 Daboda Kalan	19 Nuna Majra	20 Lawa Khurd
21 Balaur	22 Barkatabad	23 Lowa Kalan	24 Soldha	
Gurgaon-Manesar Zone				
1 Chakarpur	2 Sikanderpur Ghosi	3 Nathupur	4 Sarhol	5 Shahpur
6 Dundahera	7 Molahera	8 Daulatpur Nasirabad	9 Inayatpur	10 Sukhrli C.T.
11 Gurgaon	12 Gurgaon Rural C.T.	13 Choma	14 Bajghera	15 Allawardi
16 Pawala Khasrupur	17 Babupur	18 Mohmadheri	19 Dharampur	20 Daultabad
21 Tikampur	22 Dhanwanpur	23 Kharki Majra Dhankot	24 Budhera	25 Mankrola
26 Kaliawas	27 Sultanpur	28 Chandu	29 Sadhrana	30 Dhankot
31 Basai	32 Kadipur Part	33 Garoli Khurd	34 Garoli Kalan	35 Gopalpur
36 Garhi Harsaru	37 Hamirpur	38 Sayyad Mohamadpur	39 Khetawas	40 Patli Hajipur
41 Dhanawas	42 Wazirpur	43 Harsaru	44 Khandsa	45 Mohammadpur Jharsa
46 Sihi	47 Hayatpur	48 Badha	49 Meoka	50 Dhorka
51 Jhund Sarai Viran	52 Jhund Sarai Abad	53 Jarola	54 Babra Bakipur	55 Baslambi
56 Kharkhari	57 Tatarpur	58 Mokalwas	59 Fakharpur	60 Binola
61 Chandla Dungerwas	62 Fazalwas	63 Gwaljar	64 Kukrola	65 Sehrwan
66 Kasan	67 Dhana	68 Basharia	69 Bhang Rola	70 Baskushla
71 Kankrola	72 Nawada Fatehpur	73 Naharpur Kasaro	74 Khoh	75 Manesar
76 Nainwal	77 Bar Gujar	78 Gairatpurbas	79 Navrangpur	80 Sakatpur
81 Shikohpur	82 Lakhnola	83 Sikanderpur Badha	84 Kharki Dola	85 Narsinghpur



86 Begampur Kha-tola	87 Darbaripur	88 Hassanpur	89 Palra	90 Tikli
91 Nurpur Jharsa	92 Aklimpur	93 Bhonsi	94 Sahjawas	95 Rethoj
96 Kadarapur	97 Dhumaspur	98 Badshahpur	99 Fazilpur Jharsa	100 Behrampur
101 Tikri	102 Islampur	103 Naharpur Rupa	104 Jharsa O.G.	105 Shamshpur
106 Fatehpur	107 Ghasula	108 Adampur	109 Tigra	110 Nangli Umarpur
111 Medawas	112 Ulhawas	113 Ghata	114 Haiderpur	115 Bindapur
116 Kanahi	117 Silokhara O.G.	118 Wazirabad	119 Gual Pahari	120 Balola
Faridabad-Ballabgarh Zone				
1 Gothda Mohbtabad	2 Pali	3 Pakhal	4 Paota	5 Alawalpur
6 Fatehpur Taga	7 Nekpur	8 Kheri Gujran	9 Kureshipur	10 Madalpur
11 Sarurpur	12 Samaipur	13 Firozpur Kalan	14 Karnera	15 Sikrona
16 Kabulpur Bangar	17 Bhanakpur	18 Kadhaoli	19 Kail Gaon	20 Nagla Jogian
21 Harphala	22 Mahola	23 Harphali	24 Sikri	25 Sahapur Khurd
26 Piala	27 Softa	28 Gadhuri	29 Dundsa	30 Medapur
31 Asoati	32 Jataula	33 Devli	34 Ladpur	35 Pahladpur Majra Digh
36 Fatehpur Biloch	37 Digh	38 Sagarpur	39 Jajru	40 Malerna
41 Shahupura	42 Sunper	43 Shahpur Kalan	44 Ladhauli	45 Bahbalpur
46 Sotai	47 Phophunda	48 Dayalpur	49 Machhgar	50 Chandaoli
51 Mujeri	52 Nawada Tigaon	53 Bukharpur	54 Junehera	55 Kurali
56 Pahladpur Majra Badrola	57 Bahadurpur	58 Badraula	59 Bhainsraoli	60 Landola
61 Tigaon	62 Nimka	63 Mortzapur	64 Badoli	65 Faizupur Majra Neemka
66 Faridpur	67 Sadpura	68 Bhuapur	69 Mandhawali	70 Mahmoodpur
71 Shahabad	72 Fattupura	73 Tajpur	74 Kheri Khurd	75 Bhatola
76 Kheri Kalan	77 Nachauli	78 Dhahkola	79 Jasana	80 Badarpur Said
81 Kanaura	82 Dungarpur	83 Bhaskaula	84 Maozmabad	85 Chakmajai
86 Bhopani	87 Dhadar	88 Mahavatpur	89 Lalpur	90 Kirawali
91 Sherpur Khadar	92 Rawajpur	93 Tekawli	94 Badshahpur	95 Palwali
96 Dadsia	97 Tilpal, C.T.	98 Ballabgarh	99 Faridabad M.C.	
Noida Zone				
1 Noida	2 Sadarpur	3 Hazipur	4 Salarpur Khadar	5 Sultanpur
6 Asagarpur Jagir	7 Raipur Khadar	8 Chak Basantpur	9 Shahpur Govardhanpur K	10 Shahpur Govardhanpur B
11 Rohilapur	12 Nagla Nagli	13 Basantpur Bangar	14 Nagli Bahrapur	15 Bajidpur
16 Chhaproli Khadar	17 Mangrola	18 Nagli Sabapur	19 Chak Mangrola	20 Asdullapur
21 Dostpur Mangroli Bangar	22 Dostpur Mangroli Khadar	23 Kidawali	24 Yakootpur	25 Yakutpur
26 Dalelpur	27 Gulavali	28 Jhatta	29 Kambakashpur	30 Aurangabad
31 Kondli Bangar	32 Gari Samastpur	33 Tilwara	34 Sikanderpur	35 Motipur
36 Gharbarah	37 Momna Thal	38 Shafipur	39 Kondli Khadar	40 Badauli Bangar
41 Badauli Khader	42 Mubarikpur	43 Begampur	44 Gohiyapur	45 Nalgadha
46 Chuharpur Bangar	47 Shahdara	48 Suthiyana	49 Kulesara	50 Greater Noida
51 Sorkha Jahidabad	52 Sharfabad	53 Parthala Khanjarpur	54 Haibatpur	55 Chipyana Khurd urf Tigri



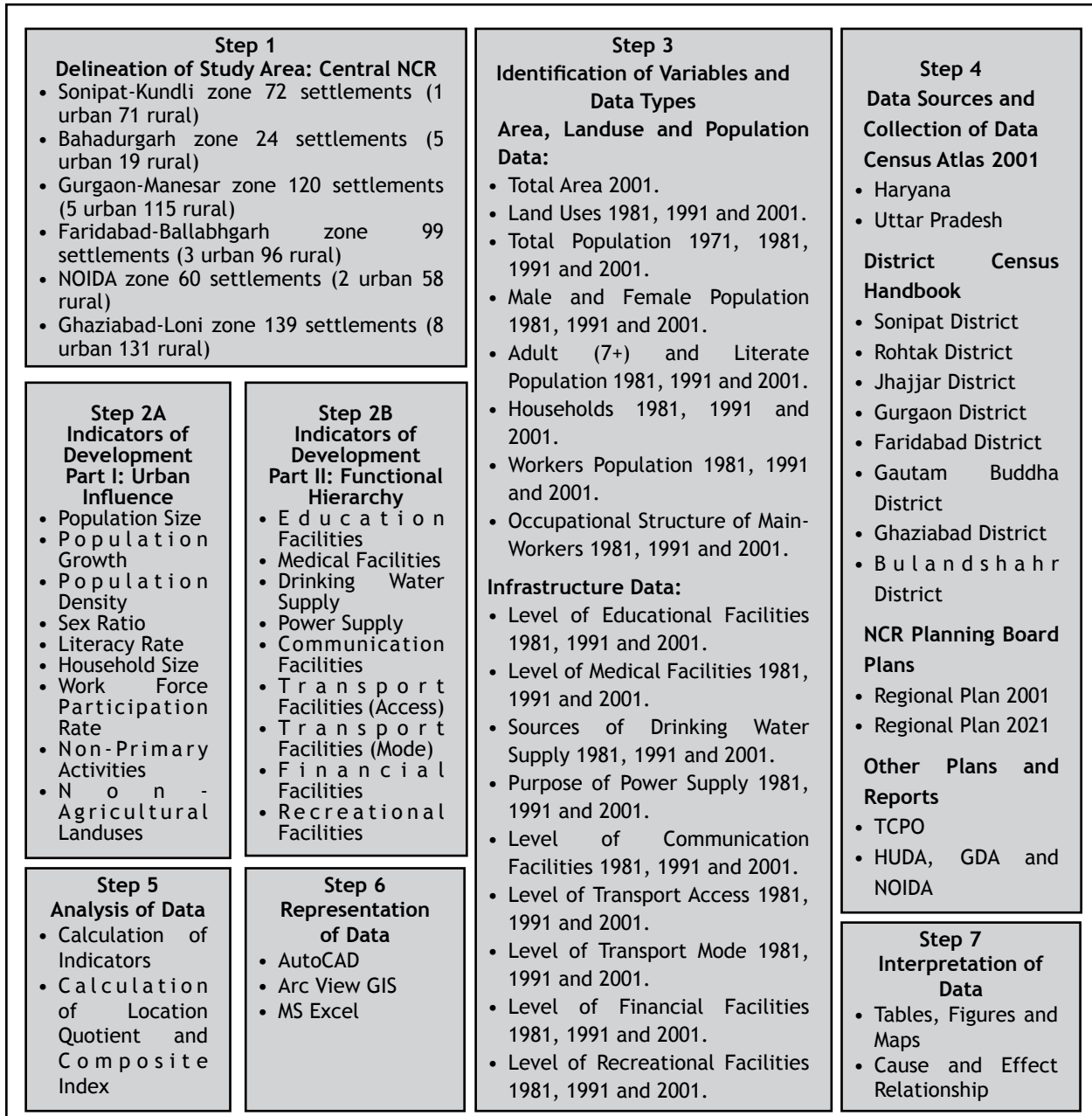
56 Garhi Chaukhandi	57 Basi Bahuddin Nagar	58 Bahlolpur	59 Yusufpur Chak Saberi	60 Chautpur
Ghaziabad-Loni Zone				
1 Khora	2 Hazratpur Wajidpur	3 Lalpur	4 Mahiuddinpur Kanawani	5 Chhajarsi Kulechnagar
6 Sahabad Urf Mitthapur	7 Akbarpur Bahrampur	8 Ghaziabad	9 Nistauli	10 Tila Shahbazpur
11 Behata Hajipur	12 Dharoti Khurd	13 Ahmad Nagar Nawada	14 Loni	15 Sadullabad
16 Loni Dehat	17 Ilaichipur	18 Haqiqatpur urf Khudawas	19 Khanpur Japti	20 Harampur
21 Badarpur	22 Panchayara	23 Nauraspur	24 Allipur	25 Mirpur Hindu
26 Nanu	27 Madaul	28 Lutfulapur Navada	29 Milk Bamla	30 Masudabad Bamla
31 Agraula	32 Sadabad Durgavali	33 Aliabad	34 Pavi Sadanapur	35 Daultabad Motapur
36 Jafarabad Ganauli	37 Nasaratabad Kharkhari	38 Fatiyabad Nihaura	39 Chirauri	40 Badshahpur Sirauli
41 Mewala Bhatti	42 Kotwalpur	43 Shakar Pulla	44 Sikhrani	45 Banthla
46 Narainpur urf Rampur	47 Afzalpur	48 Makarmat Pur	49 Sharifabad Rajapur	50 Sharfuddinpur Javli
51 Aurangabad Ristal	52 Dharipur	53 Ahmadnagar Naya-bans	54 Murtazabad Bhoopkheri	55 Afjalnagar Siti
56 Mahmoodpur	57 Bhanera Khurd	58 Asalatpur Farakh Nagar	59 Morti	60 Bhowapur
61 Aatur	62 Nagla Firoj Mohanpur	63 Champat Nagar	64 Shamsheer	65 Mathurapur
66 Bahadurpur	67 Makraida	68 Sirora Salempur	69 Bhadauli	70 Manauli
71 Sultan Nagar Chhajjupur	72 Roshanpur Salimabad PP	73 Roshanpur Salaimabad PJ	74 Kishan Chandpur Patti	75 Sultanpur
76 Milak/Milk Chakarpur	77 Mahmudabad	78 Bhikkanpur	79 Shahpur Nij Morta	80 Jagjivanpur
81 Nabipur	82 Basantpur Saitli	83 Shobhapur	84 Jalalpur Raghunathpur	85 Sahbiswa
86 Mohammadpur Dwedha	87 Asalat Nagar	88 Muhiuddinpur Hisauli	89 Kanauja	90 Matiala
91 Rasulpur Sikrod	92 Dasna Dehat	93 Dasana	94 Sadat Nagar Ikla	95 Inayatpur
96 Arifpur	97 Dinanathpur Putti	98 Raghunathpur	99 Masuri	100 Kushaliya
101 Nahal	102 Muhiddinpur Dabarsi	103 Masauta	104 Nidori	105 Nig Rayati
106 Karim Nagar Katiyar	107 Samaypur	108 Didwari	109 Muradgam Pur Parsi	110 Baraka Arifpur
111 Nurpur	112 Bhawanipur	113 Muradnagar	114 Ukharsa	115 Muradnagar, Vii
116 Sarna Murad Nagar	117 Khurrampur	118 Ajabpur Mangavali	119 Abupur	120 Yusufpur Manota
121 Jalalabad Morta	122 Misbapur	123 Dausa Banjarpur	124 Ganga Rampur	125 Abidpur Maniki
126 Kajampur	127 Sikri Kalan	128 Sadabad Jakhaiva	129 Mohammadpur Kadim	130 Shahzadpur
131 Didauli	132 Sikhaida Hajari	133 Fatehpur	134 Saunda	135 Painga
136 Arifpur Ujaira	137 Puthri	138 Niwari Dehat	139 Niwari	



2. URBAN INFLUENCE ON SETTLEMENTS

To calculate urban influence on settlements, indicators were standardized through the technique of Location Quotient (LQ), where the individual figures of settlements are divided by the Central NCR averages. The standardized LQ figures are then summed up and averaged to obtain a composite index, which represents urban influence on settlements.

Fig. 2 Research Methodology and Data Sources



Source: Computed by the Authors



Composite Index (CI) = $\Sigma LQ / N$;

Where, ΣLQ is sum of all Location Quotient and N is total number of Indicators.

Urban influence has been represented by the composite index with the three different categories high (more than 1), medium (0.67 to 1.0) and low (less than 0.67) during the periods of 1981, 1991 and 2001. Number of settlements under high influence has increased from 44 in 1981 to 58 in 2001 in the Central NCR (see Table 2). These 58 settlements have higher than average potential to become future agro-urban communities within their respective urban complexes. Among the six urban complexes, Gurgaon-Manesar zone recorded the highest urban influence while Faridabad-Ballabhgarh the lowest. (Fig. 3, 4 and 5)

2.1 Functional Hierarchy of Settlements

The settlements around urban complexes are characterized by specialized functions and high intra-regional accessibility. Indicators were standardized by assigning weights as per hierarchical criteria according to the significance of a function. The weighted figures are then summed up and averaged to obtain a composite index.

Table 2: Settlements by Urban Influence in Central NCR and Zones, 1981-2001

S. No.	Zone (with No. of Settlements)	Urban Influence	Number of Settlements					
			1981		1991		2001	
			No.	%	No.	%	No.	%
1	Sonipat-Kundli (72)	High (Above 1.00)	06	08	03	04	06	08
		Medium (0.67 - 1.00)	38	53	32	44	31	43
		Low (Below 0.67)	23	32	32	44	30	42
		Uninhabited	05	07	05	07	05	07
2	Bahadurgarh (24)	High (Above 1.00)	06	25	03	13	03	13
		Medium (0.67 - 1.00)	15	63	16	67	10	42
		Low (Below 0.67)	01	04	03	13	09	38
		Uninhabited	02	08	02	08	02	08
3	Gurgaon-Manesar (120)	High (Above 1.00)	06	05	08	07	23	19
		Medium (0.67 - 1.00)	52	43	48	40	51	43
		Low (Below 0.67)	60	50	62	52	44	37
		Uninhabited	02	02	02	02	02	02
4	Faridabad-Ballabhgarh (99)	High (Above 1.00)	07	07	04	04	06	06
		Medium (0.67 - 1.00)	34	34	24	24	34	34
		Low (Below 0.67)	52	53	65	66	53	54
		Uninhabited	06	06	06	06	06	06
5	NOIDA (60)	High (Above 1.00)	03	05	05	08	05	08
		Medium (0.67 - 1.00)	08	13	12	20	15	25
		Low (Below 0.67)	36	60	30	50	27	45
		Uninhabited	13	22	13	22	13	22
6	Ghaziabad-Loni (139)	High (Above 1.00)	16	12	10	07	15	11
		Medium (0.67 - 1.00)	58	42	64	46	58	42
		Low (Below 0.67)	56	40	56	40	57	41
		Uninhabited	09	06	09	06	09	06
	Central NCR Total (514)	High (Above 1.00)	44	09	33	06	58	11
		Medium (0.67 - 1.00)	205	40	196	38	199	39
		Low (Below 0.67)	228	44	248	48	220	43
		Uninhabited	37	07	37	07	37	07

Source: Computed, District Census Handbooks, 1981-2001.



Fig. 3 Central National Capital Region: Urban Influence on Settlements 1981

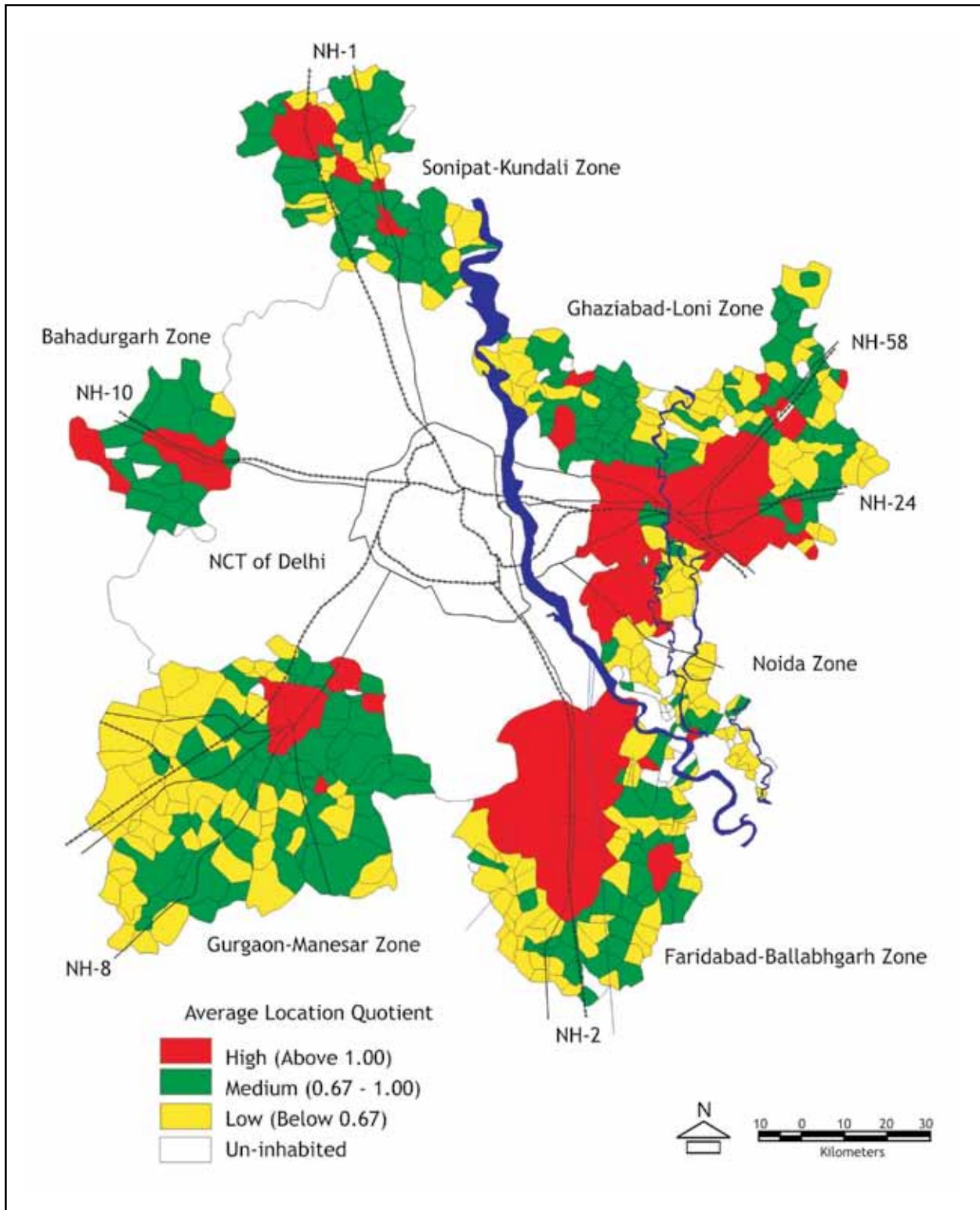


Fig. 4 Central National Capital Region: Urban Influence on Settlements - 1991

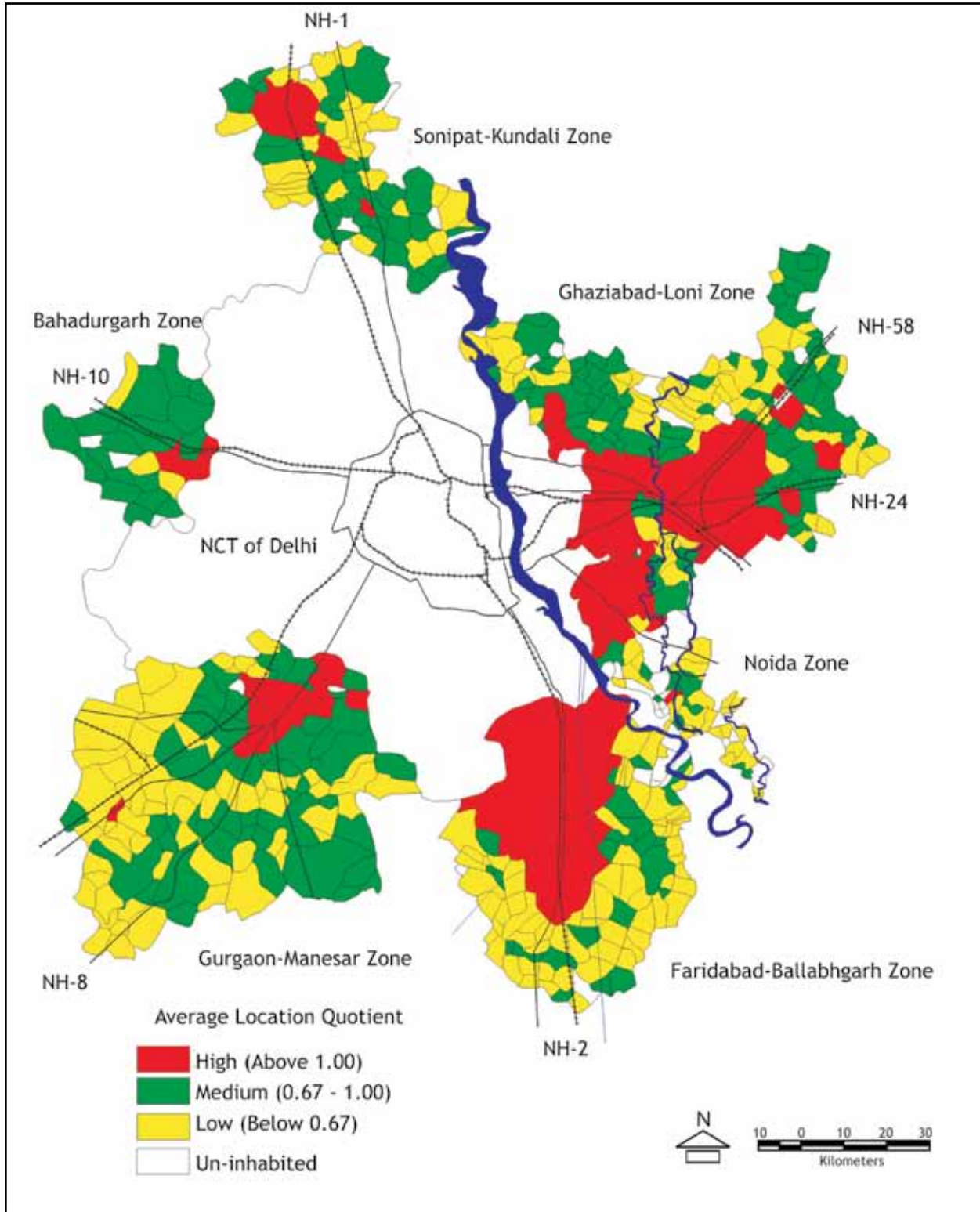
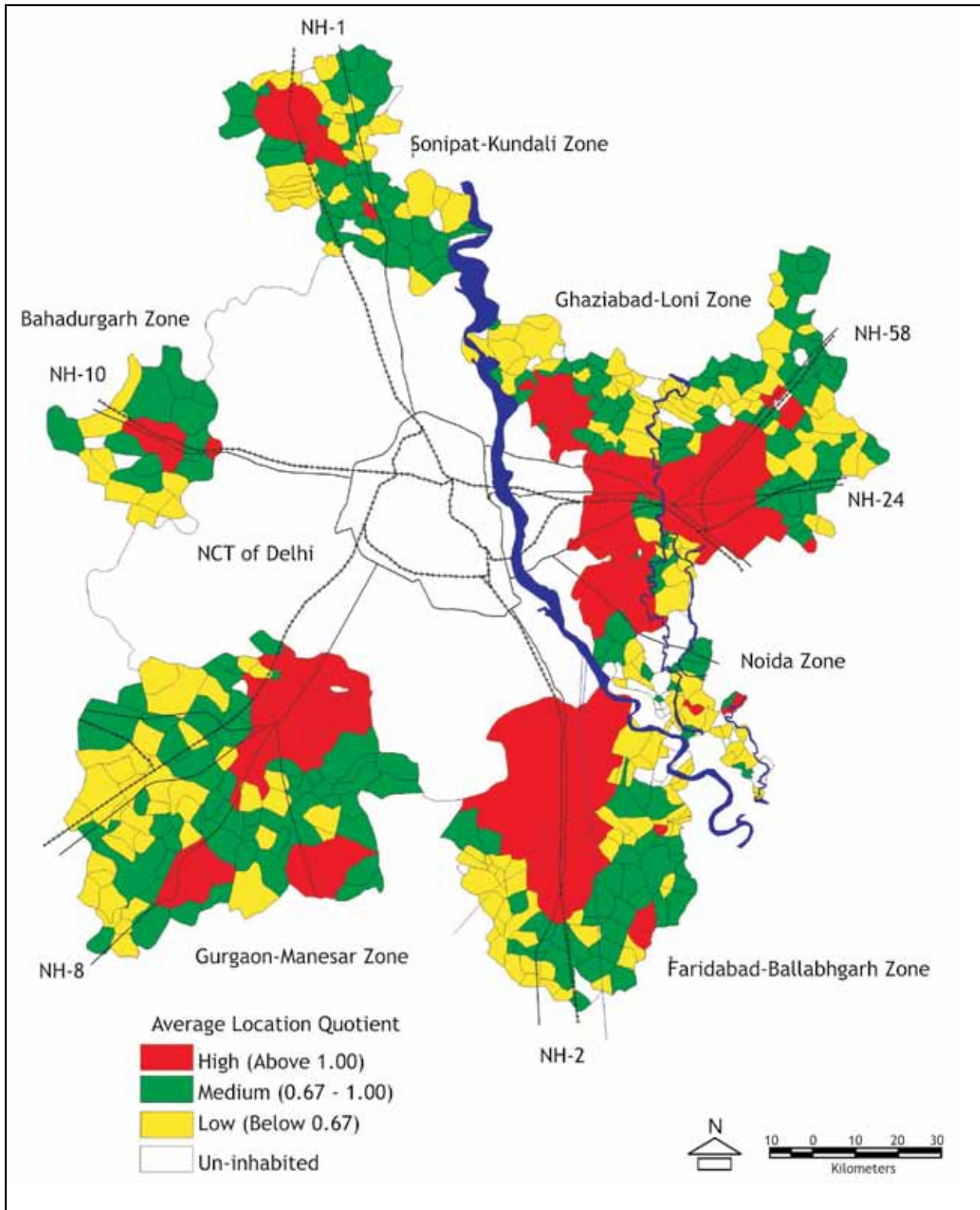




Fig. 5 Central National Capital Region: Urban Influence on Settlements - 2001





Composite Index (CI) = $\Sigma WF/N$;

Where, ΣWF is sum of Weighted Functions; and N is total number of Indicators.

Functional hierarchy are represented by composite index with the three different categories of high, medium and low during the periods of 1981, 1991 and 2001. Number of settlements under high availability of functions has increased from 6 in 1981 to 26 in 2001 in Central NCR (see Table 3). These 26 settlements have urban facilities within their respective urban complexes. Among the six urban complexes, Bahadurgarh zone recorded the highest functional hierarchy while the lowest was found in NOIDA. (Fig. 6, 7 and 8)

3. LEVELS OF DEVELOPMENT

Level of urban influence and functional hierarchy together represent the overall level of development in the settlements of the Central NCR. These settlements

Table 3: Settlements by Functional Hierarchy in Central NCR and Zones, 1981-2001

S. No.	Zone (with No. of Settlements)	Functional Hierarchy	Number of Settlements					
			1981		1991		2001	
			No.	%	No.	%	No.	%
1	Sonipat-Kundli (72)	High (5)	01	01	01	01	05	07
		Medium (3 - 4)	11	15	18	25	62	86
		Low (1 - 2)	55	76	48	67	00	00
		Uninhabited	05	07	05	07	05	07
2	Bahadurgarh (24)	High (5)	01	04	01	04	04	17
		Medium (3 - 4)	01	04	09	38	18	75
		Low (1 - 2)	20	83	12	50	00	00
		Uninhabited	02	08	02	08	02	08
3	Gurgaon-Manesar (120)	High (5)	01	01	01	01	04	03
		Medium (3 - 4)	13	11	42	35	114	95
		Low (1 - 2)	104	87	75	63	00	00
		Uninhabited	02	02	02	02	02	02
4	Faridabad-Ballabhgarh (99)	High (5)	02	02	02	02	04	04
		Medium (3 - 4)	06	06	20	20	89	90
		Low (1 - 2)	85	86	71	72	01	01
		Uninhabited	06	06	06	06	05	05
5	NOIDA (60)	High (5)	00	00	01	02	01	02
		Medium (3 - 4)	01	02	01	02	35	58
		Low (1 - 2)	43	72	45	75	11	18
		None (0)	03	05	00	00	00	00
		Uninhabited	13	22	13	22	13	22
6	Ghaziabad-Loni (139)	High (5)	01	01	01	01	08	06
		Medium (3 - 4)	04	03	16	12	113	81
		Low (1 - 2)	122	88	113	81	09	06
		None (0)	03	02	00	00	00	00
		Uninhabited	09	06	09	06	09	06
Central NCR		High (5)	06	01	07	01	26	05
		Medium (3 - 4)	36	07	106	21	431	84
		Low (1 - 2)	429	83	364	71	21	04
		None (0)	06	01	00	00	00	00
		Uninhabited	37	07	37	07	36	07

Source: Computed, District Census Handbooks, 1981-2001.



Fig. 6 Central National Capital Region: Functional Hierarchy of Settlements 1981

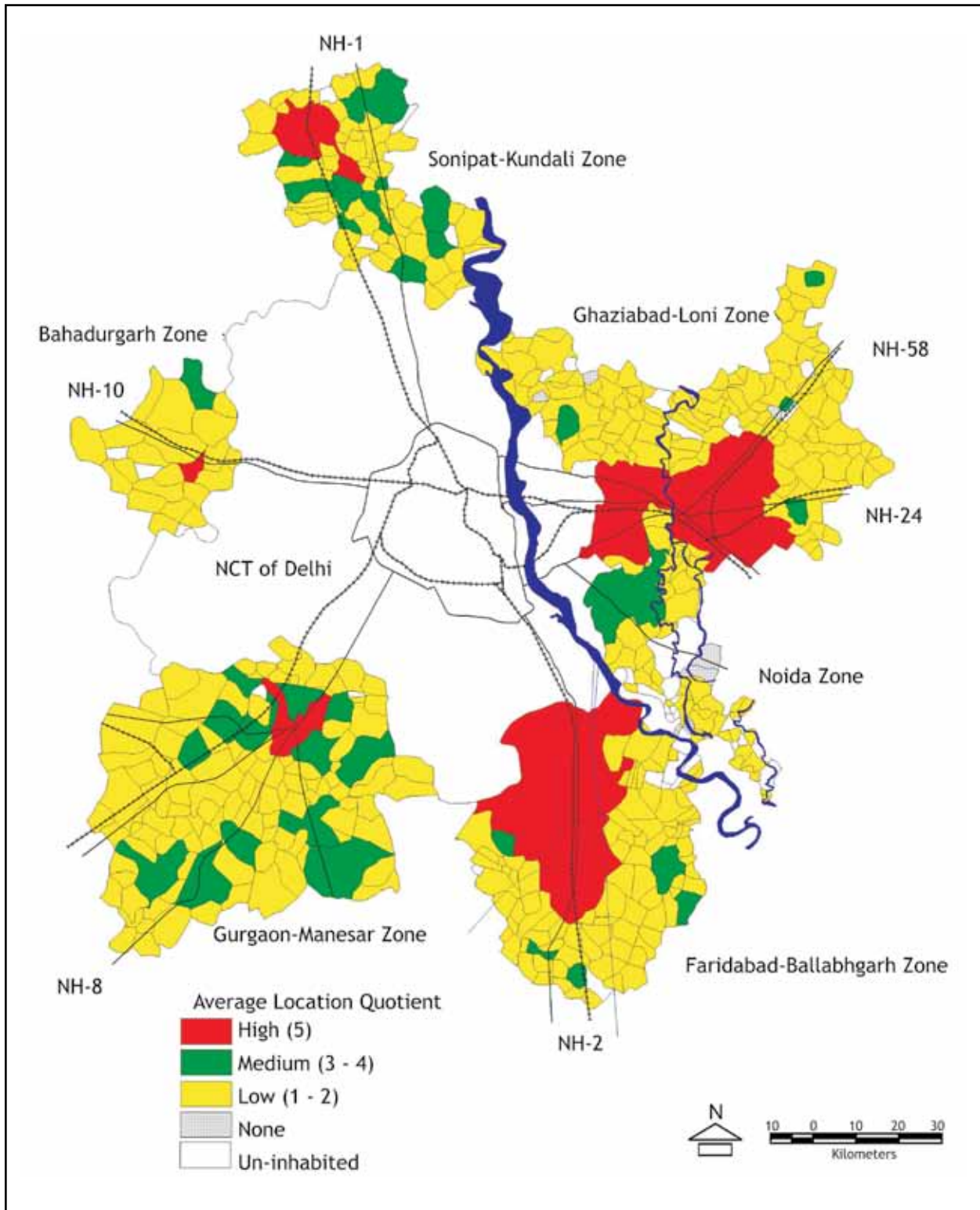


Fig. 7 Central National Capital Region: Functional Hierarchy of Settlements 1991

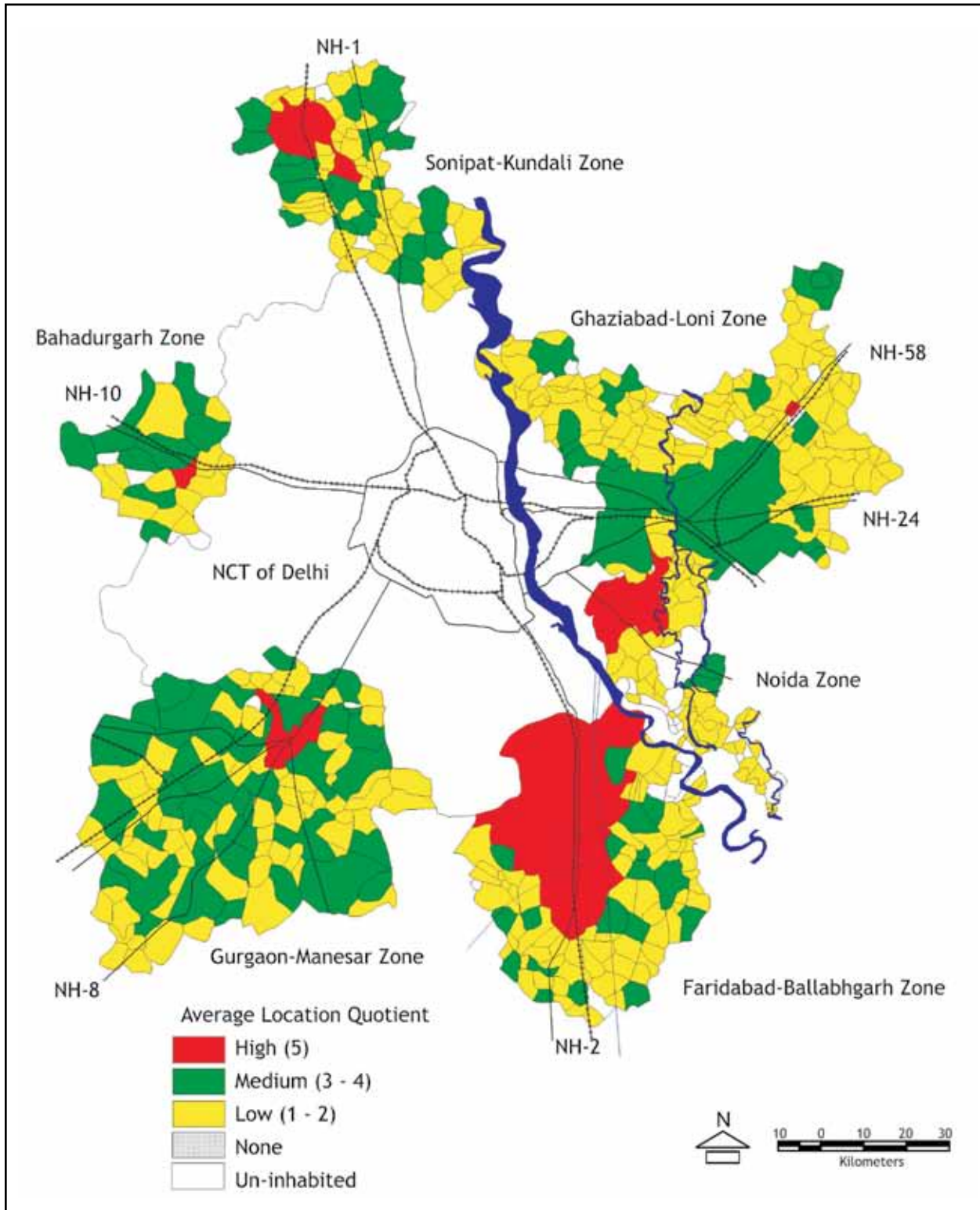
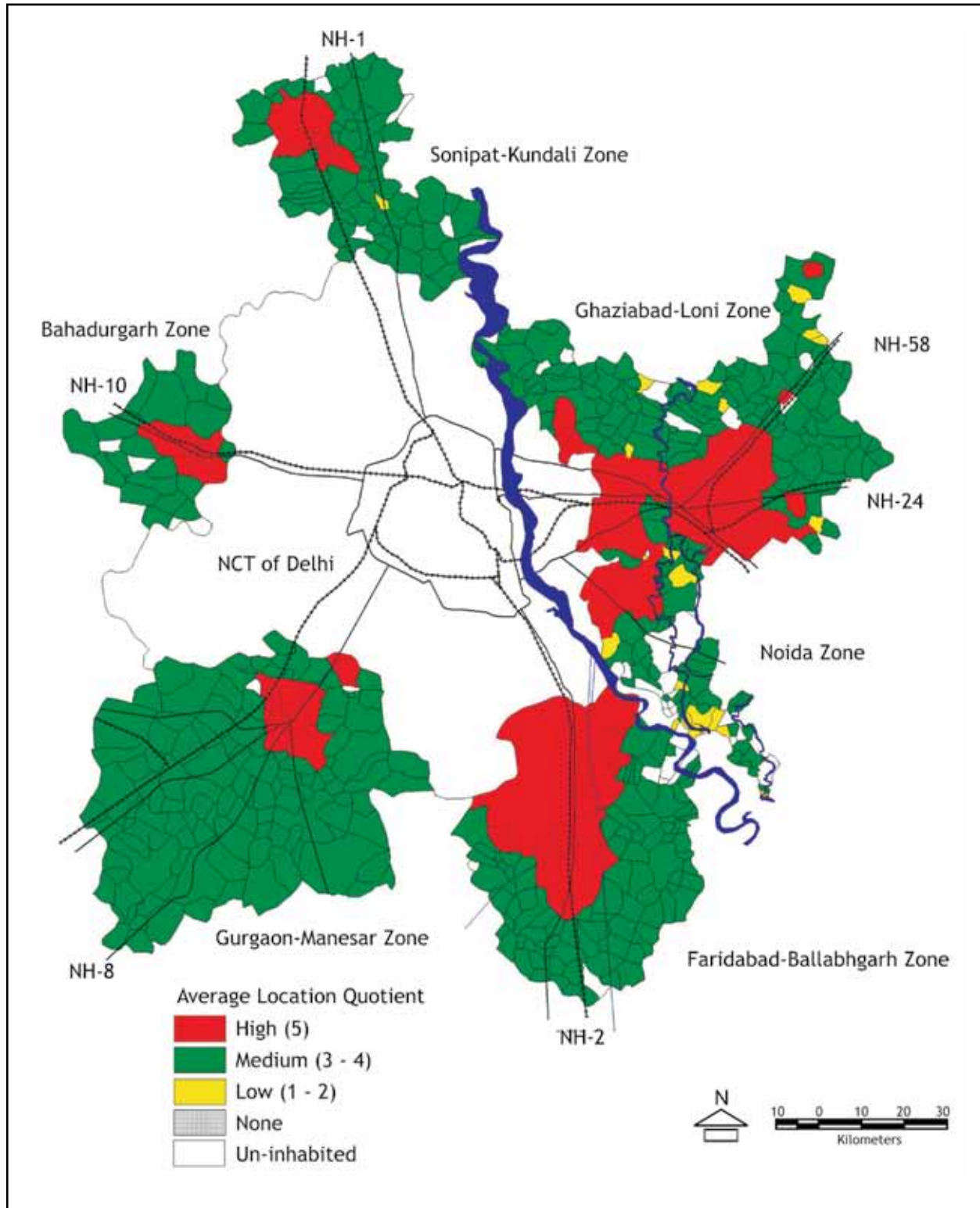




Fig. 8 Central National Capital Region: Functional Hierarchy of Settlements 2001





are grouped into nine sub-groups and three groups according to combination of urban influence and functional hierarchy, which are as follows:

High level of development includes the following three sub-groups:

- High Urban Influence and High Functional Hierarchy
- High Urban Influence and Medium Functional Hierarchy
- Medium Urban Influence and High Functional Hierarchy

Medium level of development includes the following three sub-groups:

- High Urban Influence and Low Functional Hierarchy
- Medium Urban Influence and Medium Functional Hierarchy
- Low Urban Influence and High Functional Hierarchy

Low level of development includes the following three sub-groups:

- Medium Urban Influence and Low Functional Hierarchy
- Low Urban Influence and Medium Functional Hierarchy
- Low Urban Influence and Low Functional Hierarchy

The above Table reveals that the number of settlements with high level of development has increased from 15 in 1981 to 65 in 2001. All these settlements have high or medium urban influence in combination with high or medium functional hierarchy. On the other hand, the number of settlements with low level of development has decreased from 406 in 1981 to 226 in 2001. All these settlements have low or medium urban influence in combination with low or medium functional hierarchy. Among the six urban complexes, Gurgaon-Manesar and Bahadurgarh zones are the most developed while NOIDA zone is the least developed.

Number of settlements is increasing under high urban influence and high functional hierarchy, while decreasing under low urban influence and low functional hierarchy group. The settlements with the highest hierarchy and high urban influence are service centers located adjacent to the NCT of Delhi - Sonipat-Kundli, Bahadurgarh, Gurgaon-Manesar, Faridabad-Ballabhgarh, NOIDA and Ghaziabad-Loni. The settlements with middle hierarchy are those located along major transport corridors and routes, whether national highways or rail routes. The settlements having lowest hierarchy are those located on the margins, far from both Delhi city or transport routes. All the settlements are grouped under three major categories of highly developed, medium developed and less developed settlements. (Fig. 9, 10 and 11)

Table 4: Settlements by Levels of Development in Central NCR, 1981-2001

S. No.	Levels of Development	1981		1991		2001	
		No.	%	No.	%	No.	%
1	High	15	03	18	04	65	13
2	Medium	56	11	71	14	186	36
3	Low	406	79	388	75	226	44
X	Un-inhabited	37	07	37	07	37	07
	Total	514	100	514	100	514	100

Source: Computed, District Census Handbooks.



Fig. 9 Central Capital Region: Levels of Development 1981

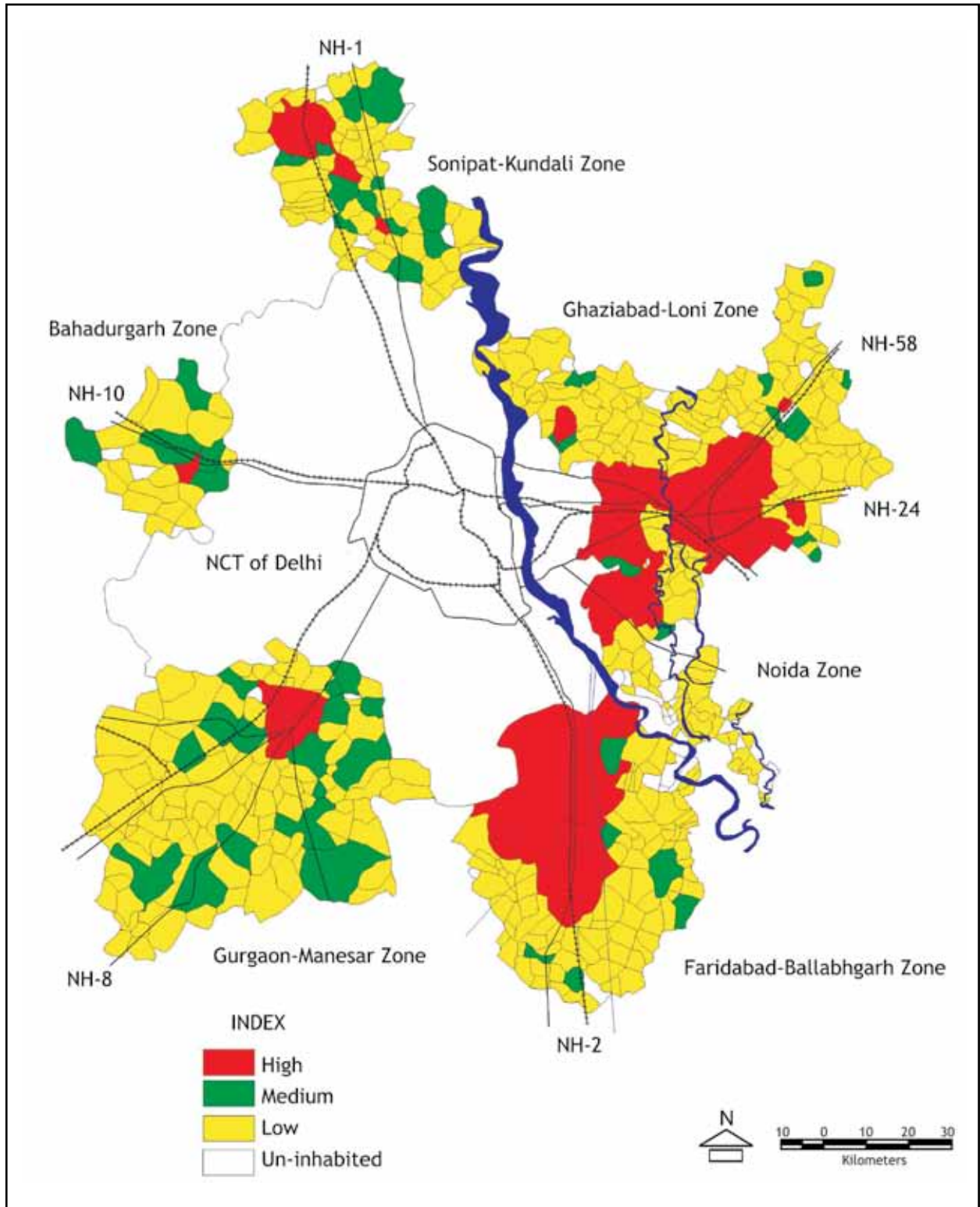


Fig. 10 Central Capital Region: Levels of Development 1991

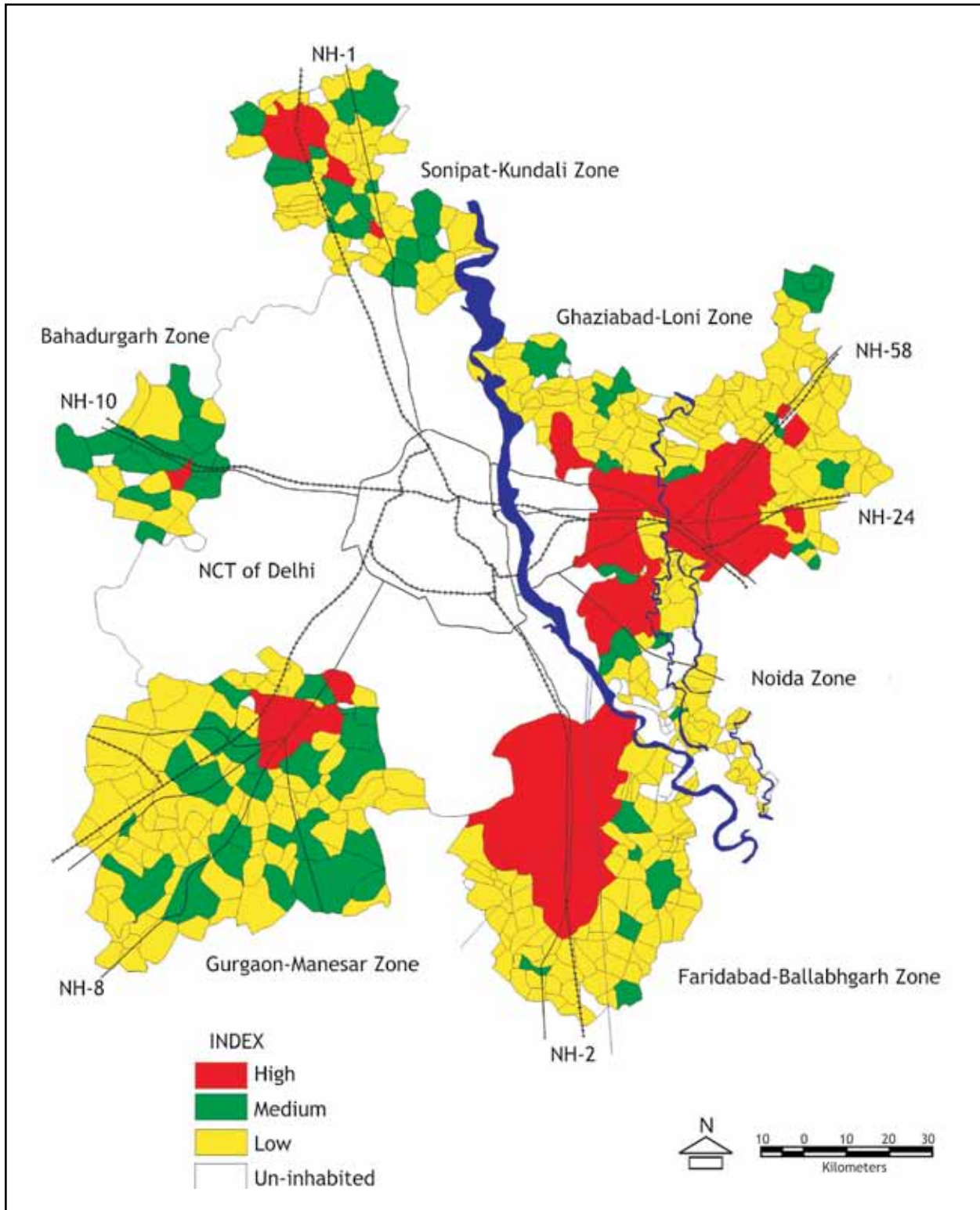
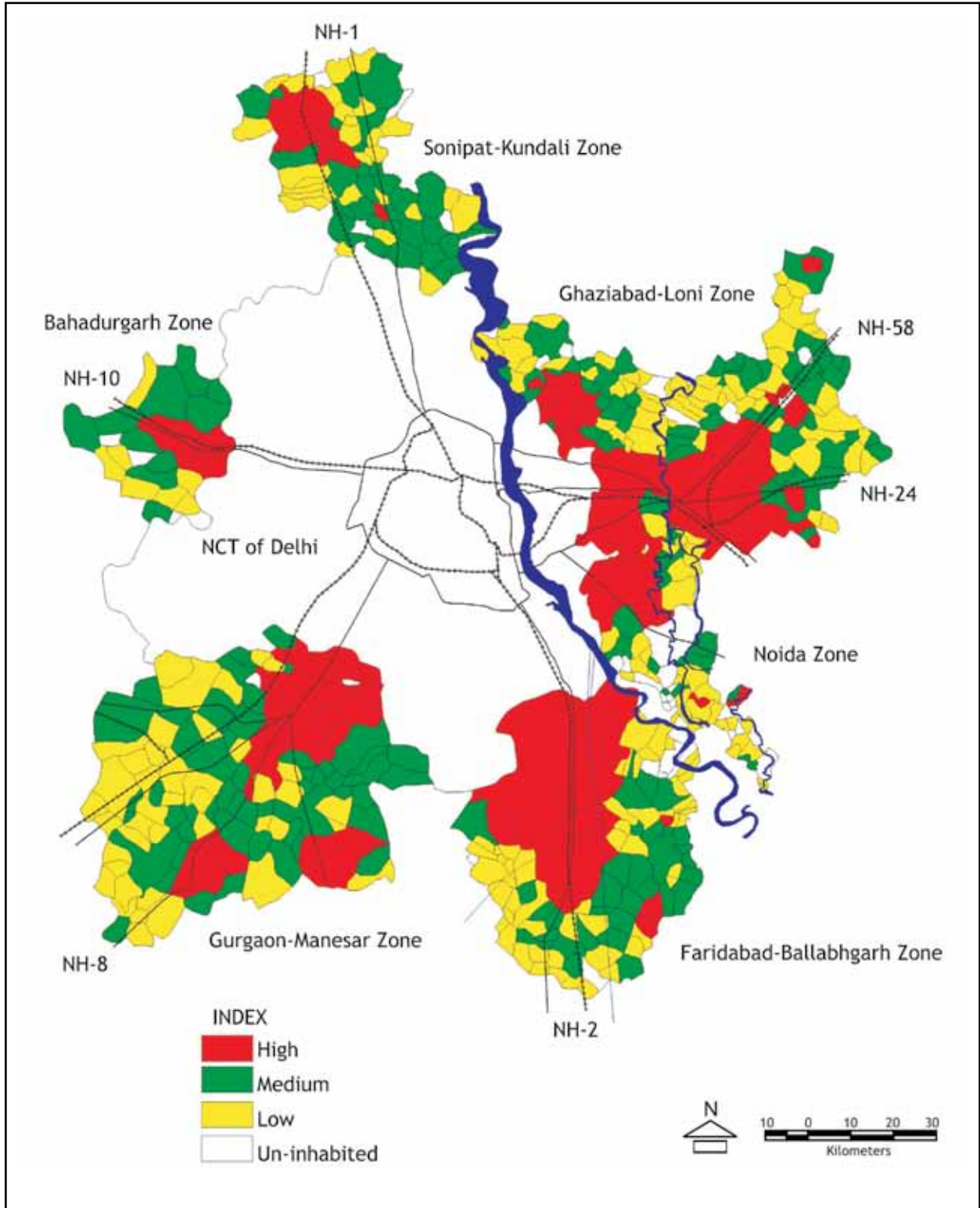




Fig. 11 Central Capital Region: Levels of Development 2001





4. CONCLUSIONS

The core settlements of the urban complexes are more developed, the settlements immediately surrounding them are moderately developed, while rest of the marginal settlements are least developed. The core settlements have the potential to develop into central places of higher order, which can share the burden of the NCT of Delhi. Governments and planning authorities are also supporting such settlements.

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THE PLANNED CITIES

New Delhi

To build a city is something happy to think of. To create a new town is itself a happy thing. There cannot be a greater joy than to create. It is almost godlike to create. To be associated, therefore, with the construction of a city has been a thing which I appreciate the most.

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What I should like in regard to every city is a clear plan of what the city will be like, say, twenty or thirty years later.

And then you can work by that plan slowly, gradually. Nothing should be allowed to come in the way of that plan, as has happened, for example, in our city of Delhi. Amazing structures have been put up in a haphazard manner all over Delhi and they come in our way now and in future.

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The sense of beauty has an important role to play on the minds of the young generation. So the new city should be a place of beauty, developing ideas of beauty and everything that should be good so that life might become an adjunct to beauty.

Pt. Jawaharlal Nehru