



# planners newsletter

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## PUBLIC PRIVATE PARTNERSHIP IN URBAN DEVELOPMENT

The Punjab Regional Chapter of ITPI organized a regional conference on 5th August 2005 on 'Public Private Partnership in Urban Development' at Pathankot. Inaugurating the conference Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab reminded that two years ago a seminar was organized by the Chapter at the same venue on the theme 'Regularization of Un-authorized Colonies' in which planners and delegates from other parts of the country participated. Outcome of this seminar was very useful in framing the Urban Development Policy of the Punjab state. Today's seminar on 'Public Private Partnership in Urban Development' would also be very useful

specifically when Government of Punjab has initiated outright efforts in establishing new residential colonies in various cities like Mohali, Ludhiana, Jalandhar, Khanna, Bathinda, Nawan Shahar, Zarakpur, Fatehgarh Sahib, Gurdaspur, Amritsar, Sujampur, etc. He contended that we can not afford to ignore the role of private investors, builders and colonizers any more. They must come forward in a big way as Government of Punjab has already liberalized the licensing policy for small colonizers and promoters. Now, licenses for new colonies upto 10 acres are being issued at district level. Procedures have also been simplified and the whole process could be completed within a month's time for granting license to the

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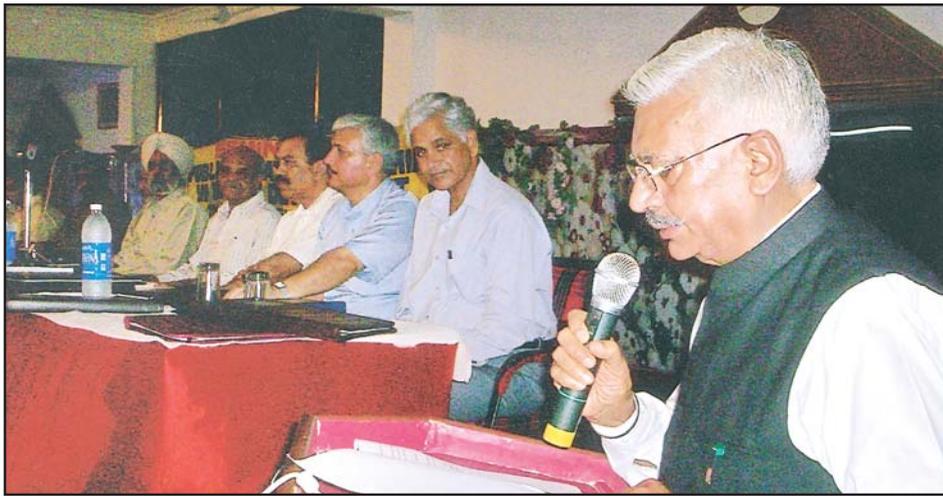
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promoter for developing a colony. The Minister mentioned that he is also directing the district level officers, who have been declared competent authorities for providing all help and assistance to private colonizers but at the same time he was not going to spare unauthorized colonizers who are still indulging in illegal practices. Government is also working on Land Pooling Schemes for the development of residential colonies. He invited all the delegates, officers and promoters to give their valuable suggestions. Delegates and experts should also highlight the problems in the existing system, as in the democratic set up views of every person are equally important.

Shri Kuldip Singh Dhaliwal, Chairman, Punjab Regional Chapter stated that the role of private sector needs to be made more effective by actively involving this sector in the process of urban development. He pleaded that impediments in this process are required to be removed by framing appropriate policy. Government of Punjab has already taken a number of steps, in this direction. We have already ensured liberalization of licensing policy to



Present on the dias are Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab on his left is Shri D.S. Meshram, former President ITPI and Shri Pradeep Kapoor, former Secretary General ITPI; and on his right is Shri Dharam Singh Dhillon, Chief Town Planner, Government of Punjab; Shri Kuldeep Singh Dhaliwal, Chairman, Punjab Regional Chapter and Shri Naresh Kumar Puri, President Municipal Comittee, Sujampur



*Shri Raghunath Sahai Puri, Hon'ble Minister for Housing and Urban Development, Government of Punjab addressing the conference.*

colonizers and regulation of growth outside municipal limits, etc, but much more needs to be done to achieve desired results, he said. He has also identified the need to simplify legal procedures for preparation of master plans, and accordingly amend the Punjab Regional and Town Planning and Development Act, 1995.

Shri Dharam Singh Dhillon, Chief Town Planner, Government of Punjab narrated the steps taken by the government, especially to facilitate the private developers in participating in urban development. He highlighted that since January 2005, the Department has approved more than 103 colonies covering an area of 700 acres. Department has also earned more than Rs.1 crore during this period as processing charges from the private developers.

In the Technical Session chaired by Shri D.S. Meshram former President ITPI, the key speakers namely Prof. Sarup Singh, Shri Dinesh Tandon, Prof. Balvinder Singh, Shri Pradeep Kapoor, Prof. Ashwani Luthra, Shri D.S. Sekhon, made their presentations. Besides Shri K.L. Dham, Shri Seet Singh, Shri Deepak Khosla and Shri H.S. Bhogal made observations in open house discussions. Prof. Harbans Singh and Shri Gurpreet Singh were rapporteur.

Making Chairmen's remarks Shri D.S. Meshram noted that recently exercises to prepare master plans for the cities of Delhi, Bangalore, Patna, etc, have been completed and plans have been notified

for public objections and suggestions. It is interesting to observe that not much emphasis has been placed on the public private partnerships. He was of the opinion that public and private sector are not only required to be involved only in the implementation of plans but also at all the three stages namely plan preparation, plan implementation and plan enforcement. Quoting the success stories of involvement of private sector in urban development specifically of Haryana, and land pooling and town planning schemes of Gujarat, he argued that there is a scope to follow similar techniques in Punjab. He further highlighted following issues.

- To make institutional arrangements for managing public private participation in urban planning and

development by upgrading existing system and improving upon the technical know how and management

- To make regulatory framework for inspiring confidence in investors and at the same time controlling exploitation of the consumers and weaker sections of the society.
- To bring about clarity and transparency in the process of public-private partnership arrangements
- To create healthy environment for inviting private sector in urban development by treating them as equal partners in development
- While following participatory approaches, care should be taken to avoid conflicts between the public and private sector

In his concluding remarks Shri Raghunath Sahai Puri, Hon'ble Minister informed that Government of Punjab would encourage participation of private developers, colonizers, investors and financiers by resolving their problems on priority. He also mentioned that unauthorized colonies numbering 1,600 would also be considered for regularization. Public and private participation in urban development is not only going to be a milestone for planned future growth of cities and towns of Punjab but it will also provide better infrastructure and living conditions for the people of Punjab. Shri M.L. Kaushal, Secretary, Punjab Regional Chapter of the ITPI proposed a vote of thanks.

## INTERNATIONAL WORKSHOPS / CONGRESS

### **The Millennium Development Goals and the City**

The United Nations has designated the first Monday in October every year as World Habitat Day to reflect on the state of human settlements and the basic right to adequate shelter for all. It is also intended to remind the world of its collective responsibility for the future of the human habitat.

This year, the World Habitat Day will be held on Monday, 3 October 2005. The theme of this year's celebrations is 'The Millennium Development goals and the City'. This theme, chosen by the United

Nations, is to remind all of us that in the year 2000, world leaders meeting at the dawn of the new Millennium, committed themselves to launch a concerted attack on poverty, illiteracy, hunger, unsafe water, disease and urban and environmental degradation by adopting a set of eight goals. In September this year, the UN General Assembly will hold a five-year review meeting to weight progress on these eight goals.

UN-HABITAT is working with a number of international and civil society organizations, cities and governments to realize Target 11 of Millennium

Development Goal 7 – improving the living conditions of at least 100 million slum dwellers by the year 2020. We are also working together on Target 10 of MDG 7 — reducing by half, the proportion of people without sustainable access to safe drinking water, Global Campaign on Urban Governance and Global Campaign for Secure Tenure enhance this work through a series of UNHABITAT programmes, mainly in developing countries, that shoulder the heaviest poverty burdens.

This year the global observance will be spearheaded from the Indonesian capital of Jakarta and its outskirts Banten. Indonesia has been chosen for this year's celebration to highlight the country's drive to keep the millennium promise on slum upgrading and the major relief, rehabilitation and reconstruction efforts that have been underway in the wake of widespread coastal devastation caused by the recent tsunami disaster.

Our quest for a better urban world is by no means an easy task, as demonstrated by the fact that since the Millennium Declaration, the global slum population has already risen by more than 75 million. Already, half of humankind lives in cities. By the middle of this century, two-thirds of the global population will be living in towns and cities. Yet, nearly 32 per cent of the world's urban population – roughly 1 billion people – lives in slums, mostly in or on the edges of cities across the developing world. In process, UN-HABITAT, the UN human settlements agency, call the urbanization of poverty, the locus of global poverty is moving into towns and cities.

Sub-Saharan Africa has the largest proportion of its urban population resident in slums – nearly 72 per cent in the year 2001. The figure for South-Central Asia was 58 percent, followed by 36 percent for East Asia, 33 percent for West Asia, 32 percent for Latin America and the Caribbean, 28 percent for North Africa, 28 percent for Southeast Asia, and 24 percent in Oceania.

In absolute numbers of slum dwellers, Asia as a whole has by far the largest number at 554 million making up 60 percent of the world's total slum

populations, followed by Africa with 187 million (20 percent of the global figures), and Latin America and the Caribbean with 128 million slum dwellers (14 percent of the global figures). Compare that to the slum population of 54 million in the developed countries making up just 6 per cent of the global slum population.

It is not an exaggeration, therefore, to state that we are sitting on a social time bomb, that this is a scandalous situation in our modern world. The goals are also intended at making us think harder and working better to make towns and cities inclusive, acceptable places of abode. Otherwise the urban time bomb will start ticking faster than ever.

Let us make no mistake, cities are much more than national engines of economic growth. They are the crucibles of cultural fusion. Standing astride every intersection on the global network of trade and migration, the world's cities must become shining examples of inclusiveness and equity as called for in the Millennium Declaration. Otherwise, they will remain potential flashpoints of conflict and reservoirs of poverty – barriers to humanity's further development. We must at least try to keep the promise for the Millennium Development Goals and the City.

This year, again our partners in central government, local government, civil society and the private sector are called to take part in organizing activities to raise awareness and stimulate debate on the important theme of 'The Millennium Development Goals and the City'.

As a guide, recommended by UN – HABITAT the activities that ITPI, and its Chapters can help organize:

- Draw attention to the challenges of the MDGs, particularly the targets on slums and access to water and sanitation through press, articles, radio and television documentaries and panel programmes with policy makers, government officials, academics, journalists other professionals, and community representatives. Public information campaigns, and use of popular theater can also help to create

awareness of the problems and issues.

- Use the occasion to publicize, reward and demonstrate tangible improvements in the lives of slum dwellers and the level of access to water and sanitation facilities.

For further details and enquiries, contact

United Nations Human Settlements Programme (UN-Habitat)  
5th Floor, CMDA Building, Gower – I  
Egmore, Chennai – 600 008  
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Fax : 28516273  
E-mail : unchssp@md2.vsnl.net.in

### **Sustainable Urban Development – from Research to Action**

The Nanning Conference is part of a research initiative between the European Union and UN-HABITAT. It is also a component of the project RELAY – Research for Local Action towards Sustainable Human Settlements, coordinated by ICLEI – Local Governments for Sustainability. The event is co-organized by the Ministry of Construction of the People's Republic of China, the People's Government of Nanning City, Directorate-General Research of the European Commission, UN-HABITAT and the European Secretariat of ICLEI – Local Governments for Sustainability on 9th – 11th November 2005 at Nanning, China.

The Conference will foster an exchange on projects and programmes deriving from research activities that have been carried out for and in co-operation with local governments, focusing on the following main themes:

- Urban governance and sustainable management and planning
- Sustainable land-use planning
- Sustainable housing and construction

The conference participants will discuss and evaluate framework conditions for the exchange of research on human settlements and sustainable Urban Development, with a view to contribute to improving local government policies. To this end, the questions to be discussed will be, among others:

- Under what conditions can research act or react to real local needs?
- How can local governments provide their input to the design of research?
- How can local governments be active partners in research?
- How can results of research best be transferred to the local level and find entry into local implementation?

The city of Nanning, China, will be the host of an international Conference on 'Sustainable Urban Development' bringing together representatives of the scientific community and local government for evaluating research approaches and results, stimulating their take-up by local authorities and designing further scientific co-operation activities.

The participants will also provide their comments and input to a set of draft recommendations targeted at decision-makers of the European Commission, national and international funders of research, local governments and their associations as well as other key players in research for local sustainability. The recommendations will give directions for better frameworks and innovative means to accelerate the diffusion and use of successful experiences and practices on sustainable urban management.

The European Commission, Directorate-General Research, UN-HABITAT, the Ministry of Construction of the People's Republic of China, and the People's Government of Nanning City will be co-financing the Conference.

For further details and enquiries, contact  
International Training Centre (ITC)  
Leopoldring 3  
D-79098 Freiburg, Germany  
Fax : +49-761/368 92 29  
Email : relay-conference@iclei.org  
Website : www.iclei.org/itc/relay

### **International Sustainability Conference - 2005**

Since the idea of sustainable development became a political and scientific issue two decades ago, its

legitimacy has been seriously discussed and questioned. Whereas radical environmentalists reject its very idea as totally mistaken and ineffective it has also become a widely used popular word with as many definitions or meanings you can image. On the background of its immanent heterogeneity and of still increasing global environmental problems the question to be asked is whether sustainability is an adequate and useful guideline for our actions.

The ISC2005 in its turn intends to contribute to this consensus attitude with delivering the necessary platform for both inter-disciplinary and trans-disciplinary co-operations. The conference aims to supply a meeting point for committed individuals from the political, corporate, and academic-world as well as representatives from the civil society.

Initiating corporate change by committing itself to sustainable development, involves a systematic review of all existing structures and processes that define the organizational management system. Though the focus mostly lies on internal processes, the external ones should not be underestimated or ignored. Even though the legislation provides a set of rules addressing sustainability issues, sustainability is in many ways organization specific. Considering this individual trait, business cases have proven to be at the forefront to supply answers many of the questions related to integrating sustainable development into organizations.

Stemming from the traditional business communication theories, the widening of the concept into sustainability communication includes a greater set of receivers and topics discussed. The concept includes a vast set of strategies, tools and possible actions. In this workgroup, the topic is narrowed down to include the practical tools used to communicate with stakeholders.

The concept of sustainability is often being criticized as merely a newer version of green washing, or a fancy way to sell more products/services. However, keeping in mind that even a

sustainable company has to generate a profit in order to remain competitive in the open marketplace, their marketing staffs has to both uphold the company's ethical standard as well as to recognize the customer needs and supply the solution. How to use the sustainability concept lies solely in the hands of the organization; in other words, will it market the image of sustainability or market products/services in a sustainable (ethically correct) way.

On a theoretical and hypothetical level, the concept of sustainability is largely outlined. However, putting the idea into practice, on an organizational level as well as in every-day life, we are faced with new problems. For future generations to be able to reap the fruits of sustainability, further steps have to be taken in educating and informing people. For an organization, the number one target group is the employees.

For any variation of 'Sustainable development' inter-and intra-generational justice, issues of social cohesion and political participation play, in one-way or the other, an important role. The mutual dependency between the concepts of justice and sustainable development cannot be overseen, not only from a theoretical point of view, but also regarding its practical implications. However, the relation between ecological goods and social goods is far from being well understood.

The conference is being organized by the University OAS North western Switzerland, Institute for Sustainable Management in association with the University of Basle, Programme MUG on 12th – 15th October 2005 at the University of Basel, Kollegiengebaude, Petersplatz 1, CH-4051 Basel, Switzerland,

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## NATIONAL WORKSHOPS AND SEMINARS

### Cities: Engines of Rural Development

Urban and rural areas have traditionally been viewed as exclusive and competing spheres placed in separate areas of planning, development and investment purposes. The importance of a more holistic approach to local, national and regional territorial development is currently receiving increasing recognition in the international development agendas, and the potential of urban-rural linkage approach to development is attracting greater advocacy. Considering rural development as completely distinct from urban development is no longer valid. Urban and rural areas should be considered as part of the same interdependent space such that people of both areas receive benefits of an increased and sustainable urbanization process. It is therefore important to add to this the flow of ideas, information and innovation.

The Human Settlement Management Institute is organizing a two-day conference on the theme 'Cities: Engines of Rural Development'. The conference is scheduled for the 8th and 9th of September 2005, at the India International Centre IIC, New Delhi. The participants of this conference include HUDCO Chair professors besides Directors of the representative institutes and professionals from other academic and training institutions of repute in the country, as also consultants and professionals having special projects experience.

The conference is a platform for experience sharing and to discuss alternative strategies for urbanization in the context of emerging scenarios of expansion around urban centers. The concept of PURA (provision of Urban Amenities in Rural Areas), which has been propagated by Hon'ble President Dr. APJ Abdul Kalam, is a desirable step towards reducing urban-rural divides and the conference aims at discussing the initiatives taken in this direction. Finally, it is intended to arrive at a meaningful contribution for future policy formulation on National urbanization strategy.

For further details and enquiries, contact The Executive Director Human Settlement Management Institute (HSMI) HUDCO House, Integrated Office Complex, Lodhi Road, New Delhi.

### Green Building Congress: 2005

The Green Building movement is advancing at a rapid pace in India. Considering the tremendous benefits that Green Buildings can result in, several corporate and Government agencies are considering green Buildings by design. This could open up a plethora of opportunities for several stakeholders like construction industry, architects, material and equipment manufacturers; etc. The projected growth potential for Green Buildings in India is estimated to be Rs.730 crore by the year 2007. Adoption of environmentally benign technologies and practices in the building sector contributes to conserving the national resources, besides saving on the operating costs.

Going for Green Buildings have tremendous benefits, both tangible and intangible. The most tangible benefit is in reduction of operating energy and water costs right from day one during the entire life cycle of the building. Green Buildings offer a range of benefits like: 30 percent to 40 percent reduction in operation costs

- Green corporate image
- Health and safety of building occupants
- Enhance occupant comfort
- Improve productivity of occupants
- Imbibe best operational practices from day one
- Incorporate latest techniques and technologies

To spread awareness on Green Buildings amongst the construction community and further enhance the growth potential, India Green Building Council of C11-Sohrabji Godrej Green Business Centre brings its flagship event, 'Green Building Congress 2005' between 14 and 17 September 2005 at New Delhi, India.

The objective of Green Building / congress is to create awareness, provide a platform for networking, promote business opportunities and facilitate market transformation of green products. The Conference will attract more than 450 senior level professional from various specialized areas:

For further details and enquiries, contact

Confederation of Indian Industry  
C11-Sohrabji Godrej Green Business Centre  
Survey No.64, Kothaguda Post, Near Kothaguda Cross Roads  
R R Dist., Hyderabad – 500 032  
Phone : 9140-23112971-73  
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## SUGGESTIONS OF THE ITPI ON THE DRAFT OF THE MASTER PLAN FOR DELHI, 2021

### 1. INTRODUCTION

In response to the gazette notification issued by the Ministry of Urban Development and Poverty Alleviation, Government of India on 16th March 2005 for carrying out extensive modifications in the Master Plan for Delhi, 2021, objections and suggestions were invited. The Institute of Town Planners, India, constituted a committee of experts comprising of Prof. A.K. Maitra, Chairman, Shri V.K. Bugga, Prof. S.K. Saha, Dr. Ashok Kumar, Shri M.L. Chotani, Dr. S.P. Bansal, Shri R.M. Lal, Shri D. Madhu Babu, Ms. Poonam Prakash, Shri N. Raghu Babu, Prof. P.K.

Sarkar, Shri P.K. Jain, Shri Rajeev Malhotra, Dr. S.K. Kulshrestha, Prof. Surender Suneja and Shri B.C. Datta as the Convener. This Committee deliberated on various issues and gave the following recommendations for the consideration of the DDA. .

### 2. PLANNING PROCESS: SURVEYS AND BACKGROUND STUDIES

Main purpose of making a master plan is to promote growth, and guide and regulate development. It is also an instrument to work out spaces, propose for infrastructure requirements in respect

of various urban and rural uses, and allocate land to various uses. This is done with a view to obtaining harmonious and sustainable distribution of land uses so that a settlement is provided with a form and structure within which it could perform efficiently for all its economic and social functions. In order to achieve this kind of distribution of land uses, it is essential to conduct surveys of existing land uses, and also to conduct studies dealing with housing, environmental resources, traffic and transportation, infrastructure, community facilities, etc. It is expected that these surveys and studies will provide background and context for arriving at decisions on land use distribution in terms of compatibility and conformity to various activities and policies respectively. Normally, proposed land uses to various parcels of land are made known to all stakeholders and the public in general. Strangely, the Master Plan for Delhi, 2021 however, is silent about these surveys, studies and also on the existing land use and land use plan of MPD 2001. It remains silent on work studies for housing, environmental resources and pollution, traffic and transportation, infrastructure, community facilities, industries, commercial areas, public open spaces, and recreational facilities:

In the absence of filed surveys and background studies, it is not clear how various decisions have been arrived at by the DDA. It is worth noting that a draft of the Master Plan, 2021 has proposed significant reduction in standards in respect of amenities without explaining how these lower standards have been arrived at and why these are adopted. Therefore ITPI suggests that methodology and logic of arriving at the revised standards should be made explicit through work-study documents so that the same is placed in the public domain.

In paragraph 2 of Introduction, the DDA refers to planning process, governance and management as cornerstone to make Delhi a world-class city. However, in the entire Master Plan, 2021 further elaboration of planning process, governance and management has not been provided, which needs to be addressed on priority.

In paragraph 3 of Vision, the DDA talks about 'decent standards' of living and quality of life in a sustainable environment without providing any benchmark for standard of living or without making mention of any mechanism for achieving sustainable environment. In this respect the DDA needs to make assessments of all parameters.

Delhi Development Authority in the section 'Review of the Past Experience' clearly shows that there is a wide gap in plan preparation and implementation of plan policies. Monitoring mechanisms are almost non-existent and the all important aspect of enforcement has been ignored. Plan monitoring mechanisms provided in Master Plan, 2001 were not followed as envisaged. Without learning from the past experience, loosely structured management action groups have been proposed in a draft of Master Plan, 2021 without proper integration and coordination provisions. A High Level Committee has been suggested without a proposal for any functional structure. While proposing a monitoring framework between 2001-2021, no attempt has been made where review of MPD, 2001 could be provided. Without such an exercise, it is not possible to know what has gone wrong and what has been achieved.

Although Master Plan, 2021 attempts to provide temporal phasing for carrying out development, it has not given any spatial planning framework of development, which is a must for implementation. Master Plan, 2021 should have given agency-wise action plan for implementation of plan proposals. Similarly, projects, programmes and schemes under each sector of development should have been indicated in the Master Plan, 2021 in a time bound manner.

### **3. POPULATION**

Population of Delhi is projected at 82 lakhs for 2011 and 230 lakhs for 2021. Nearly half of the additional 92 lakhs population is likely to increase due to in-migration. A major sporting event that is the Commonwealth Games, 2010 will further accelerate population growth of Delhi. Even if additional population is taken to be 100 lakhs and added to 138

lakhs (the 2001 population of Delhi), planning and development authorities need to make efforts to look after at least approximately 240 lakhs people by 2021. Delhi Development Authority in its draft of the Master Plan for Delhi, 2021 somehow manages to show that its planning policies are capable of making land and built up area provisions for about 220 lakh people by 2021. It is not understood how the remaining twenty lakh people will be catered to by this Plan.

As per their own estimates, the Delhi Development Authority in its draft of the Master Plan 2021 has noted that it could provide space (urbanizable land and existing built up area) only for 220 lakh population if gross density is assumed to be 225 persons per hectare. Main issue here is not about the accuracy of population projections but about the fact that if all the existing spaces are consumed by 2021 to accommodate projected population, what would happen after this year. It is therefore suggested that a major planning effort is required to be made by the DDA and GNCTD to limit population growth of Delhi to 20 million by 2021 for sustainable development through strategies of containment.

#### **3.1 Non-Allocation of Land Uses Generating Large Number of Jobs**

Since detailed Land Use Plan, 2021 has not been provided with the Master Plan, 2021 document, it is not possible to ascertain how much land is likely to be allocated for new commercial use. It is suggested that as a policy matter, area under commercial use at city level should be restricted as far as possible particularly at the level of district centers. In any case the policy of containment at the district level has failed.

Thirteen additional district centers are proposed in the Master Plan, 2021. Do we really need these additional 13 district centers? It is suggested that proposal for planning and development of district centers should be restricted only to new planned sub-cities like Rohini, Dwarka and Narela. At present Karol Bagh is classified as part of the Special Area. We recommend that it

should be included in the commercial use and classified as the Sub-CBD.

### **3.2 Focus on Housing for the Poor**

Housing policies could also be deployed to contain population growth apart from providing shelter. It is suggested that major part of housing policy should focus on shelter for the urban poor. MIG and HIG housing must be restricted appropriately. It is also proposed that authorities should use most of the available land for housing the poor. Intense *in-situ* residential development for EWS and lower income groups of population, to be served by Delhi Metro, is proposed. Policy to 'accommodate a part of resettlement of squatters outside Delhi' should be dropped, as it is anti-thesis of the development of 'inclusive city'. The DDA should also strengthen mechanisms to increase supply of housing stock. Other measures such as policy on freight complexes, etc. is also important to contain growth of population.

## **4 HOUSING**

The draft MPD, 2021 has proposed that the urban area could hold population of 89.78 lakhs can accommodate 114 lakhs (Zone- A to H) by 2021. Further, it is also envisaged that Dwarka, Rohini-III, IV and V, and Narela can additionally hold population of 39 lakhs by 2021. However, no details about how this additional population is to be housed geographically in terms of sub-zones or sectors are provided. Main implication of proposed additional population on the existing service networks that is physical and social infrastructure is not provided. These details were worked out earlier in case of MPD, 2001 Work Studies.

There is a need to clearly define 'bungalow zone' in terms of boundary description and area with a map, and 'slum area' in terms of boundary description and area with a map.

In the absence of approved policy guidelines for regularization of unauthorized colonies, the policy statement made in paragraph 4.2.2 (II) 3 for redevelopment of unauthorized colonies irrespective of the proposed land use provisions, may defeat the objectives

of planned development, and may promote further unauthorized developments.

Built up accommodation for rehabilitation and relocation of slum and JJ clusters is proposed in the draft of the Master Plan, 2021. An institutional arrangement has also been proposed under the Company's Act. But the Plan is devoid of any rational background studies for making recommendations for such alternative approaches. The issue of resale of properties, mobilization of seed capital and advance preparation required for construction of built up accommodation especially in the background of existing huge backlog for such work and incrementally needs due consideration. Development control norms in the draft Master Plan, 2021 are silent about the provision of service apartments. There is no policy statement on rental housing.

## **5 ZONING REGULATIONS**

### **5.1 Trade and Commerce**

Master Plan, 2021 has redefined the CBDs of MPD, 2001 as 'Metropolitan City Centre' (MCC). Broad description of two such proposed MCCs is also provided. It is essential that the MCC areas are clearly defined in terms of boundaries and geographical extent to avoid any confusion during project planning and enforcement. In Table 5.4 of the Master Plan for Delhi, 2021, development control norms for 'service market' and 'organized informal bazaar' have been prescribed. It is suggested that FAR proposed for 'organized informal bazaar' may be looked into afresh in view of the activities proposed in such bazaar.

### **5.2 Wholesale Trade**

Contents of paragraph 6.4 of the draft of the Master Plan appear to be incorrect. Exiting oil depot at Shakur Basti is yet to be re-sited, as part of approved Rohtak Road Scheme. ITPI recommends that the same may be duly incorporated.

### **5.3 From Manufacturing to Industry**

The draft plan has changed the nomenclature of land use from 'manufacturing' to 'industry without specifying any reason for such

modification. In order to maintain the character of 'green belt', as proposed in the draft Master Plan; the list of industrial units permitted in villages falling under the proposed green belt, will obviously defeat the basic objective of green buffer.

The draft Master Plan proposes to shift existing prohibitive category of industries to conforming areas or relocate them outside Delhi within a period of three years. Based on the recent past experience of non-implementation, it is suggested that a well worked out institutional mechanism for shifting and relocation of such units, in a realistic time frame should be provided.

The draft of the Master Plan for Delhi, 2021 does not specify 'service centers'. However, a mention of the same, as a footnote to Table 7.3 in the context of development control has been made. This has caused confusion about the proposal with regard to 'service market (categorized as commercial use)' in Chapter V, and 'service centre' forming part of industrial use. Table 7.1 as well as Annexure 7.1 does not differentiate between household and service activities.

### **5.4 Location of Government Offices**

Master Plan for Delhi, 2021 does not propose any specific planning norms for locating offices of local bodies and various departments of the GNCT, Delhi to meet functional needs at various levels.

### **5.5 Open Spaces and Parks**

Identification of area under the 'regional park' as per the draft Master Plan (in the framework of Delhi Development Act, 1957) may or may not be exactly same as that of reserve forests notified under the Indian Forest Act. Hence, land use provisions of draft MPD, 2021 in respect of Ridge and Regional Parks as given in paragraph 9.2.2 needs to be accordingly re-examined. The draft Master Plan in paragraph 9.5 has proposed 'amusement parks' in the green belt. However, in Table 9.4, amusement park is not identified as one of the permitted activities. This needs to be corrected. Draft Plan is silent about farmhouses. A policy statement with regard to existing farmhouses, as

well as policy for their permissibility in 'green belt' areas and also use permissibility needs to be clarified.

## **6 CONSERVATION OF BUILT HERITAGE**

About 170 monuments have been declared as 'protected' by the Archeological Survey of India. It may be desirable to identify all the protected monuments together with their influence area in the draft of the Master Plan or Zonal Development Plans so that planning and enforcement for their conservation is taken up. The draft Master Plan for Delhi, 2021 in paragraph 10.3 and 10.4 has identified 'heritage zone' and 'archaeological park'. For clarity, it is desirable that a map showing the boundary of the proposed heritage zone, as well as archaeological park is provided.

On page 271 of the draft MPD, 2021 it is observed that traditional areas in the Walled City need special treatment to conserve its heritage value while retaining the residential character. Accordingly seven building control regulations have been prescribed. Giving blanket higher FAR upto 1.5 times, may not be advisable because it may restrict the visibility and grandeur of monuments. It is also not clear as to who will prepare the Integrated Comprehensive Scheme and by what time. If it is not prepared well in time it is feared that unwarranted developments may take place by using higher FAR of 1.5 times. This situation calls for adequate safeguards. Similarly for 'Urban Renewal Areas' the Plan mentions that the Authority may prescribe suitable Regulations but MPD, 2021 is silent on time frame that is by what date it will prescribe suitable regulations.

On page 327 of Chapter 10, it is mentioned that while preparing Layout Plans heritage buildings should be suitably incorporated. It is well known fact that Layout Plans are not prepared in majority of the cases unless modifications and revisions are contemplated. In this process monuments and heritage buildings get damaged, encroached and even demolished besides the surrounding area of 100 meters. ITPI therefore

recommends that an appropriate authority or agency for preparation of such layout plans may be identified on priority. It may further be mentioned that 100 meter belt around the monuments may not be feasible in some cases and owners of land and buildings are not allowed to redevelop their areas even though MPD, 2021 provides for identification of the surrounding areas in layout plans. Therefore, concerned authorities should prescribe building control regulations in relation to height, materials and spread of monuments. Governing 100 meter belt by general stipulations of height, materials, etc, may not be advisable, as it may block the visibility and grandeur of monuments.

On Page 329 of the Master Plan for Delhi, 2021 it is stated that each local body and land owning agency should formulate 'Special Development Plan' for the conservation and improvement of listed heritage complexes and zones. It would be more appropriate to specify the time span for preparation of such 'Special Development Plan' by land owning agencies. With reference specifically to private sector, if the preparation of such plans is not taken up urgently, then the Heritage Conservation Committee (HCC) may be empowered to appoint an agency for the preparation of 'Special Development Plan' so as to avoid damage to monuments and encroachment of the surrounding 100 meter area.

## **7 ENVIRONMENT**

Master Plan for Delhi 2021 should be modified with a view to improving and conserving environment and environmental resources by enforcing various environmental laws, norms and guidelines. It should also identify areas to be protected and conserved in order to ensure balanced distribution of activities compatible with environmental sensitivity and sustainable use of available resources. The Plan should include policies for identifying activities having pollution potential viz. industries, activities using polluting fuels, automobile exhausts, etc, in order to resolve land use conflicts.

### **7.1 Environmental Impact**

Even rudimentary assessment of the likely impacts of 'development' to

accommodate 23 million people has not been undertaken. ITPI recommends that for achieving sustainable development of Delhi, the Master Plan should specify EIA for identified development activities so that it could prevent and mitigate adverse environmental impacts.

The Master Plan has not indicated how the existing pollution levels would be reduced and whether environmental laws, rules and norms pertaining to ambient air quality, surface water quality, noise, etc, would be complied with.

Between Wazirabad Barrage and Okhla Barrage, 21 drains carrying about 3,212 MLD (estimated in 2003 as mentioned at Annexure 21) of wastewater with 1,93,456 kg/d of BOD load join river Yamuna. Drains meant for carrying storm water also carry city's wastewater posing tremendous health risks across length and breadth of Delhi. River Yamuna is also highly polluted far exceeding the permissible standards. However, the BOD level of the River on an average is of 32 mg/l (reference year 2004) at Okhla after confluence of Shahadra drain and coliform bacteria at Okhla exceeds 17.5 million MPN. As observed from the ground water quality data, water is mainly polluted with nitrates, TDS, F, coliform, iron, sulphates and fluoride.

Noise levels are generally higher than standards at most of the monitored locations. While the day time standard is 55 dB (A) Leq for residential areas, the observed values are going as high as 71 dB (A) Leq.

The Master Plan could be used an instrument to consider these aspects through land use planning and management. Thus, MPD-2021 needs to address these issues. ITPI has accordingly identified action areas as given below:

- Identify the polluted (air, water, noise, etc.) areas in Delhi, their sources of pollution and incorporate preventive and mitigation measures in the Master Plan for Delhi 2021 so as to ensure that the specified environmental quality standards are complied with as per the Environment Protection Act, 1986 and best designated use criteria for river water quality by PCB.

- Project pollution loads (air, water, noise, wastes, etc.) from various planned activities/land uses and ensure that these do not add to pollution loads and that they do not have any adverse impacts. Accordingly the draft Master Plan to be modified.
- Incorporate the requirements of the EIA in conformity with EP Act for new construction projects as in the 'Guidelines for Redevelopment Scheme' 'Industrial Use Zones - Guidelines', etc, including all planned and redevelopment schemes.

In addition, the pertaining to 25,00,000 MT of solid waste in a year, 1,777 industries generating hazardous wastes in 31 industrial areas and generating 15,000 T/annum of hazardous wastes, generation of biomedical wastes amounting to about 8.375 kg/day have to be addressed. In the Master Plan, 2021, land admeasuring 10,000 hectares has been kept for disposal of solid wastes generated upto 2051. However, land required for compliance of environmental laws and norms has not been identified.

Existing capacities of STPs in Delhi is 512.4 MGD and additional capacities for 2011 are 293 MGD. Apart from collection of wastes, use of all STPs is one of the major environmental concerns. Delhi also has water shortage as well as the problem of handling large volumes of wastewater. However, the treated sewage has nutrient value, which could be gainfully utilized in parks, gardens, green belts, etc. Similarly, garbage could be converted to manure and used in parks, gardens, green belts, etc. This requires planning for decentralized treatment systems in smaller areas based on local topography, lithology, population, land uses, vegetation, etc.

## 7.2 Area Prone to Natural Disasters

Delhi is located in the high earthquake risk zone and within Delhi there are areas where industrial activities and high density development viz. multi-storeyed structures may be prone to risks due to soil conditions, geology, hydrology and other related factors. All these aspects should be taken into consideration in the Master Plan for Delhi 2021, while

allocating land uses for planned development as shown below:

- Restrict incompatible activities in the critical seismic zones
- Restrict incompatible activities in the areas prone to flash floods
- Protect areas under flood plains from habitation development.
- Protect areas of bio-diversity

On page 302 of the Master Plan for Delhi 2021 it is stated that hi-tech industries would be promoted. But there is no statement about restricting polluting industries. Out of 1,30,000 industrial units in Delhi, only 25,000 to 30,000 units are located in planned industrial areas or comprise permissible household industries. A sizeable number of units are to be relocated in Delhi or elsewhere. No land has been earmarked for this purpose in the Master Plan. As a policy, all new industrial development including relocation could be directed to the NCR. However, it is not clear how this policy could be implemented. If new industrial areas are earmarked in Delhi, guidelines specified on page 308 are not adequate. Hence, guidelines on page 308 for land distribution in industrial areas need to be reviewed in order to fulfill EIA requirements as stipulated in the Environment Protection Act, 1986.

On page 303, it is stated that "the existing industrial units under prohibited category need to shift to conforming area or to relocate themselves outside Delhi within a period of three years". This statement has validation by the DPCC or else it amounts to issuing 'consent to operate' for three years, exposing the Delhi people to environmental hazards, otherwise avoidable.

Based on further environmental assessments, the Prohibited (Negative) List as in page 314 of the Master Plan should be enhanced. There are many process such as bulk drugs, pesticides, smelters, petrochemical industries, etc, that could be added to the list of prohibited activities (reference Annexure 6).

A feasible approach to prepare the EIS holistically through Project Appraisal for Development Control (PADC) technique

be done separately, according to the pronounced differences of densities and built-form characteristics in the Walled City and the Lutyens' Delhi. In order to minimize land suitability and proposed land use in the emerging sub-cities such as Narela, Dwarka and other similar development in the future, isopleths based analysis method may be used for interpreting ecological values.

## 8 TRAFFIC AND TRANSPORTATION

Objectives of the Master Plan 2021 state that provision of significant increase in efficient rapid public transport system will reduce private transport use. However, as it involves many independent agencies like the GNTDC, DTC, Metro Rail Corporation, Indian Railways and private bus operators, the DDA needs to strengthen its co-ordination with these agencies.

Since 1961 onwards, master plans have been emphasizing the role of ring rail and restructuring of land use along this line. Therefore, detailed land use plans need to be prepared along the Ring Rail corridor for facilitating rail transit with the feeder services. It is also suggested that important corridors for bicycle traffic based on their OD patterns may be identified and developed by giving full treatment to bicycle lanes or routes.

There are number of rail and road based passenger terminals as identified in the earlier master plans, but have not been fully developed. Development of Bharthal (Dwarka), Okhla, Holambi Kalan (Narela) rail terminals have to be taken up on priority for implementation. Similarly only one truck terminal on G.T. Road is functional today and other terminals including Madanpur Khadar (NH2), Patpar Ganj (NH-24), and Bharthal (NH-8) need to be developed.

Development of freight complexes is a welcome step. However, their development needs to be expedited. This must correlate with the shifting of wholesale markets from selective areas, which need strict enforcement from the place of relocation.

MPD 2021 has mentioned about the need for developing a parking policy for

Delhi. However, it is not about creating only parking spaces, deciding upon parking fees, etc, which is going to solve the parking problems in Delhi. Some innovative mechanisms for reducing the use of personalized vehicles are required to be explored. MPD-2021 is not very categorical about how to deal with such mammoth problem.

The Metro network has not covered a significant portion of the southern parts of the Delhi. A feasibility study of the Metro along the Outer Ring Road, connecting IIT, Swaminagar, Nehru Place and Okhla needs to be carried out. Scope of integrating metro system with the city buses by introducing an integrated fare system to promote the public transport system is required to be taken up by DDA along with the concerned agencies. Without restructuring the land uses along the Ring Road and Metro corridor, the growth of personalized vehicles cannot be minimized. It therefore calls for proper densification along the ring and metro corridors. This aspect has been neglected for a long time and therefore this needs to be addressed on priority. There is also a need to add the RRTS and its interface with the MRTS at various locations because major portion of the RRTS will pass through Delhi on major rail transport corridors.

In the light of the increasing number of air passengers and cargo, the present capacity of the airport terminals is increasingly becoming inadequate. Therefore, expansion of air terminals is to be examined comprehensively in relation to linkages with the hinterland and intra-city movement. There is a need for constitution of a Unified Transportation Authority, for Delhi and the NCR for formulating strategic policies and to prepare short term and long term plans for transport sector. It may be examined whether DMTA would function as an arm of UMTA.

The draft Master Plan may consider increasing the utilization of underground spaces for traffic movement with commercial use in terms of shopping plazas depending upon locations on the pattern of Toronto Transit Model. The Plan should identify few VIP traffic movement corridors and may offer appropriate transport planning solutions

in terms of Helipad, etc, in order to avoid disturbance to the public.

## **9 PHYSICAL INFRASTRUCTURE**

### **9.1 Water Supply**

The draft MPD-2021 estimates requirement of 1,840 MGD of water for Delhi. However the Jal Board estimated about 1,400 MGD. Authorities needs to realize that water from other states may not be easily available. Therefore, water conservation, harvesting and recycling needs to be seriously taken up. There are several appropriate technologies available for which space could be allocated. But MPD-2021 has not indicated any allocation of land to achieve water conservation and generation. The Plan must integrate water management with development. Indiscriminate ground water recharge may lead to ground water contamination. Thus Master Plan should make recommendations for making arrangements about ground water recharge through collection of water to avoid contamination.

### **9.2 Sewerage Drainage and Solid Waste Disposal**

ITPI recommends that water, sewerage and drainage systems have to be designed for conserving resources and treated as one integrated system. Proper organization and distribution of land uses will have tremendous impact on design criteria and supply.

In order to effectuate better management for avoiding environmental catastrophe, built up and new areas may be delineated into smaller self-sufficient units for the purposes of water harvesting, wastewater recycling, and garbage recycling. This may ensure certain degree of self-containment. It is desirable to have other means of solid waste disposal except landfill, thus saving the scarcest resource of land. Hence, with the new techniques less land could be reserved as landfill site.

## **10 SOCIAL INFRASTRUCTURE**

Availability of social infrastructure is one of the key parameters to assess quality of life. In view of scarcity of urban space, the spatial planning norms for basic social infrastructure such as health and education have been significantly reduced in the draft Master Plan for Delhi, 2021. This is likely to have adverse

impact on quality of planned development for all times to come. To overcome these phenomena another viable alternative is multiple uses of facility spaces.

In Table 13.18 and 13.19 the draft Master Plan proposes norms for religious facilities. It is felt that prescribing an FAR of 100 for religious buildings as prescribed at sub-city level on 4 hectare plot should be reduced in order to avoid misuse.

The draft Master Plan in Table 13.26 specifies use premises of 'dairy farm', 'poultry farms' and 'piggery'. However, the Plan is silent about any specific provisions for these premises as part of its proposals.

## **11 MONITORING AND ENFORCEMENT**

MPD 2021 provides timetable for achievement in Table 18.1, which can be monitored. In order to monitor it has also recommended constitution of a monitoring group. This is a welcome step. However, in its own analysis, MPD 2021 shows that the previous plans have failed to stem the tide of unauthorized and illegal developments. These developments have not happened surreptitiously, it has happened under the watchful eyes of the law enforcers. Therefore, a mechanism for effective monitoring needs to be evolved.

The entire planning area may be divided into wards, which may be coterminous with municipal wards, and each ward may be assigned to a planner who could be personally accountable for failure to bring the matter to the notice of the Monitoring Committee. Similar accountability could also be fixed for the members of the Committee, jointly and severally, for failure to enforce compliance.

All the relevant information about plan implementation and enforcement should be made available in the public domain so that citizens individually or collectively are able to bring pressure on the concerned authorities in order to ensure effective implementation of the Master Plan. The Monitoring Committee must be held responsible for not taking corrective steps. These provisions should be made in the relevant law in order to ensure necessary accountability and transparency.

### Rajasthan Regional Chapter

The productivity of infrastructure will determine how India will cope up with the increasing pace of urbanization, globalization and technical innovations in industry and manufacturing. Environmental and poverty reductions, too, depend heavily on the productivity of the infrastructure sector. One of the very complex problems that urban planners and administrators in India face is, how to plan, prepare and select infrastructure projects that will assist in accomplishing the various developments that has assumed a new urgency, as there is no doubt that the absence of systematic identification, formulation and development of projects is the single most important factor for "failure / success".

Success of projects depends largely on the ability of the developmental functionaries of urban local bodies to not only prepare the projects but also implement them effectively. With this backdrop the Rajasthan Regional Chapter, ITPI is organizing on regular basis a three days Training Programme on "Planning and Development of Urban Infrastructure Projects" for Technical Officers and Commissioners / Executive Officers of local bodies. The programme

is sponsored by Department of Urban Development, Housing and Local self Government, Government of Rajasthan.

### Madhya Pradesh Regional Chapter

Even though it is not denying the fact that the development of our cities and towns could take place because of initiatives taken by local bodies and governments, it is also not denying the fact that majority of people responsible for urban development in these authorities are not even aware of the fine process of urban development. The time has come not only to introspect this situation but also to provide them with adequate knowledge and intricacies of planning process to tune them with the present day state-of-art of planning. In light of this background the Madhya Pradesh Regional Chapter of ITPI, in collaboration with Consulting Engineers Forum is organizing National Seminar on "Urban Development" on 25<sup>th</sup> August 2005 at Sagar (MP). The main themes to be discussed are:

- Urban Development – Role of Local Bodies
- Municipal reforms Agenda with reference to 74<sup>th</sup> CAA
- Integrated Development of Bundelkhand Region.

Avas Sangh, etc., He was actively associated with the preparation of Kanpur Urban Development Plan (KUDP) and later on monitoring its development.

After his retirement from the state government service, Shri Dube joined the State Planning Commission as its member (from January 1985 to January 1990); was advisor, Lucknow Development Authority (April 1985 to March 1986); was consultant, National Bank for Agriculture and Rural Development (NAMARD) from August 1984 to March 1989 for their planning and architectural works; was consultant, Investment Planning and Monitoring Cell (IPMC).

Shri Dube's almost 40 years of work as architect and town planner in various capacities enabled him to gain rich experience in the fields over these years. He wrote a large number of technical papers, published in various journal and newspapers of the country and presented in seminars and conferences, relating to urbanisation, urban development and urban management, environmental and ecological considerations in physical planning and development, urban and regional planning, planning and development of small and medium towns, especially in Uttar Pradesh.

During his long tenure as Chief Town and Country Planner, Shri Dube gave a sound footing to the Department by framing and adoption of service rules and sorting out seniority-related matters in the Department. It is during his long tenure that the Department saw some flourishing moments, that is, permanency of divisional offices and creation of sub-divisional officers for discharging the functions of urban and regional planning activates, especially the IDSMT scheme.

Shri Dube was a kind and gentleman, lively and a humorous person. He freely and effectively interacted with people at all levels.

He died on 24<sup>th</sup> November 2004, at the age of 78.

*Contributed by Shri Abdul Qaiyum,  
Former Town and Country Planner, TCPO*

### CHAIRMEN AND SECRETARIES OF REGIONAL CHAPTERS, 2005-06

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**Jayanti Prasad Dube**

Shri Jayanti Prasad Dube, President of the Institute of town Planners, India for the term 1979-80 and Vice-President for 1975-76, was an eminent architect and town planner of India. During his long tenure of Chief Town and Country Planner, Government of Uttar Pradesh, he was instrumental in giving a firm and sound footing to the state Town and Country Planning Department.

Shri Dube was born on 14<sup>th</sup> November, 1925 in Meerut and had his early education at Harcourt Butler High School, New Delhi and Christian College, Lucknow. He obtained his National Diploma in Architecture from Delhi Polytechnic in 1951, which later on became the School of Planning and Architecture, New Delhi and Diploma in Town Planning from the King College, New Castle – on-Tyne, University of Durham, U.K. in 1955.

He was Associate Member of the Indian Institute of Architect; Fellow Member of the Institute of Town Planners, India, Member of the Royal Town Planning Institute, London.

Shri Dube started his professional career as Assistant Town Planner in 1951 and was associated with the planning and designing of the new capital town of Chandigarh. He joined the Town and Country Planning Department, Government of Uttar Pradesh as Town Planner in 1956 and served the State

government for more than 25 years in various capacities. He was on deputation to the Heavy Engineering Corporation (HEC), Ranchi, a Government of India undertaking, as an Architect Planner, from January 1961 to January 1964. During his stay there, he was responsible for the planning of various sectors of the HEC Township spread over an area of 5,746 acres, administered by its own town Planning Committee. He also supervised the planning and construction of specific buildings, composing of shopping centers, hostels, hospitals and other ancillary buildings for the township of 20,000 residents.

On his return from HEC, Ranchi, he worked as Town Planner and Senior Town Planner in the Town and Country Planning Department, Government of Uttar Pradesh. In this capacity he guided and supervised the work of the various regional offices entrusted with the preparation of master plans and regional plans of various towns and regions. He took over as Chief Town and Country Planner, Government of Uttar Pradesh in August, 1969, the post which he held for about 15 years till his superannuating in November 1984, which is a record period for any head of the Department in Uttar Pradesh.

As state Chief Town and Country Planner, he was responsible for drawing up programmes and policies relating to urban and regional planning activities to be initiated in the state and their implementation. He advised and assisted the state government in implementation of urban development and housing schemes in the state; in formation and revision of by-laws relating to urban planning and development; assisted the state government in implementation of urban development and housing schemes in the state; information and revision of bye-laws relating to urban planning and

development; assisted the state government and complement authorities with regard to the implementation of Urban Land (Ceiling and Regulation) Act, 1976; assisted the state government in establishing Development Authorities in various towns and guiding them in their running efficiently in the early states – to prepare layout plans and zonal development plans for them ; undertook all planning and architectural work of UP Housing and Development Board till the formation of an architectural wing in the Board; prepared standard designs for various categories of house, i.e. for low-income group, middle-income group, economically weaker sections of community, etc’; scrutinized and evaluated the physical progress of housing and urban development projects of the local bodies to release financial assistance from the government; provided technical assistance to local bodies and Development Authorities in the field of housing and urban development and the work under the Integrated Development Authorities in the field of housing and urban development. The work under the Integrated Development of Small and Medium Towns was solely conceived and implemented through the Department under his supervision. The Department was working on approved 60 towns under the IDSMT Scheme. He guided and supervised the work of regional offices in the state entrusted with the preparation of master plans, regional plans of various towns and regions. During his tenure, Master plans for about 50 towns and regional plans for 11 regions were completed .

Apart from these routine work, the works which were also handled by Shri Dube included the drafting of the housing and urban development sector reports for the various Five Year Plans; planning of New Tehri township and new township of NOIDA. As member of Board of Directors assisted the U.P. Housing Board, Rajkiya Nirman Nigam; U.P. Tourism Corporation; U.P. Avas Nigam,

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