CHAPTER XI

PROJECTIONS FOR THE FUTURE
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CHAPTER XI

PROJECTIONS FOR THE FUTURE

11.1 Need for Town Planning of Jalgaon City

"A local authority's primary concern should be to secure and promote the orderly development or re-development of the physical scene. In a rapidly expanding community, the need for the careful planning of growth is of the highest importance. Many of our present ills spring from neglect of this consideration."\(^1\)

With the tremendous growth of the Jalgaon City in terms of the population and geographical limits the complexity of the problem of backlog in the provision of civic services has outpaced the limited resources of the disposal of the Jalgaon Municipal Council and there is an hard-pressed need to plan the utilisation of these scarce resources in its optimum."

The Jalgaon city has grown over the years by additions and agglomerations of small villages due to the economic, social and environmental pressures. The history of the city and its growth vis-a-vis urbanisation trends have been discussed in Chapter III and the physical boundaries of the city have been depicted in the Maps Nos. 15 and 16.
The natural constraints of 'Nallah' on the east, Meharun Tank on the North, Golibar Hillock on the West and Railway Line on the North were the geographical limits in the easier part. It is evident from the fact that the main roads flow in East-West direction with many cross roads running North-South in the 'Gaothan Area' of the City.

The uneven distribution of the built area is another feature. Only 20.55% of the total land area has been developed as per Draft Development Plan of 1990, mostly in the old areas of the city, which is highly congested without having any open spaces at all. The roads in this part are also narrow, without having any footpaths and any straightness hence leaving practically no scope for road-widening. The maps also bring out the fact of uneven spread of population and multi-functional buildings accommodating functions of residential, administrative, commercial or even educational nature. Thus, Jalgaon has exhibited the features of unplanned city in the earlier years. The pressing need of Development Plan was more felt due to the congestion of the old city resulting into the problems of unplanned growth and the desire to improve the conditions with the given physical and financial limits and to develop the outer new areas on the basis of a pre-conceived town-planning.

11.2 Town Planning Efforts

Town Planning is defined as the "art of planning the physical development of urban communities with the general
object of securing healthy and safe living and working conditions, providing efficient and convenient forms of circulation and advancing the general public welfare. It aims at the preservation of natural beauty as essential to healthy living conditions, and leads to the promotion of beauty in building as a by-product of sound social and economic growth\(^2\). In the words of J.T. Howard, "town-planning is the guidance of the growth and change of urban areas. As such, it is aimed at fulfilling social and economic objectives which go beyond the physical form and management of buildings streets, parks, utilities and other parts of the urban environment."\(^3\) "It is considered both as an art and a science. It is a technique of physical planning for the 'convenience', 'safety' and 'pleasure' of the people.\(^4\)

11.3 Objectives of the Town Planning

The modern town and country planning has the following objectives:

1. An orderly arrangement of all divisions of town-residential, commercial, recreational, educational, etc. - so that each activity could be performed at minimum cost and maximum ease.

2. An efficient and quick system of transportation within the township.

3. Provision for well laid residential quarters free from noise, congestion and constant traffic.
4. Well distributed community service functions like schools, dispensaries, play-grounds and green belt.

5. Adequate arrangement for providing essential services to the town's population such as water supply, waste removal, and the like.

6. To maintain and improve the natural and cultural environs of the town.

The Town and Country Planning Organisation (TCOP) was set up in 1962 under the administrative control of the Union Ministry of Health and Housing and Urban Development. With the enactment of Maharashtra Regional and Town Planning Act, 1966, the Revised Development Plan was prepared for the Jalgaon city in 1971, which was sanctioned on 16.12.1974. Subsequently Revision of the Development Plan was prepared in 1979 and which was sanctioned on 25.1.83. Moreover, with the Fifth Plan Stress on the development of small and medium township, Jalgaon was covered under the Integrated Development of Small Medium Sized Towns (I.D.S.M.T.) Scheme.

Prof. Deva Raj has identified the emerging goals and strategies for development as under:

a) to ensure the most efficient and economic utilisation of land as a scare national resource on the basis of a physical plan for land-use and communications,

b) to organise proper disposal of human activities combining employment and housing within reasonably
limited urbanised districts or nuclei in a metropolitan or regional setting,

c) to limit and discourage the growth of large agglomerations by drawing up regional plans for a rational pattern of human settlements and ensure that city plans are linked up and conform to the regional framework,

d) to work out an urban land policy of acquisition and disposal to meet social objectives on the one hand and to generate resources for financing of urban development on a self-liquidating basis,

e) to regulate all development in accordance with the master plans, and

f) to formulate programmes for integrated development on the basis of the physical plans and provide the necessary basis for socio-economic development of the area.6

Thus in the words of Arthur T. Row, "primary requisite of planning is that it should look current reality and future probability in the eye. Perceptions of the present and visions of the future should be unclouded by illusion or delusion. For years, we have made plans that were 'in public interest'. But which public? Obviously, there are several publics. Each one is potential client. Only when we have identified a public, a client, can goals begin to approach
The most important client population, according to him is the poor classes, which factor is normally overlooked in the urban planning. However, the Jalgaon Municipal Council has already decided the rehabilitation of the slum-dwellers in the concrete well-built up houses in a planned manner, as its priority in urban planning.

The concept of Regional Planning aims at Planning for Future urbanisation and urbanisability, and the villages at the periphery of the city limits since the direction of future urban growth will be towards the rural fringe. In Jalgaon city, it has already been experienced towards Kusumbe, Nashirabad, Bambhori, Asoda-Bhadli and Shirsoli and Mohadi villages.

11.4 Development Plans for Jalgaon Area

The Development Plan for the Additional Area of Jalgaon City (1990) has laid down the objectives, background and details of the Town Planning Schemes of the Jalgaon City which is reproduced below:

"Objectives of Development Plan:
The Town Jalgaon is developing rapidly due to availability of natural resources such as good agricultural lands in the hinterland and the water resources and so also due to the fast-growing Industrialisation, Trade and Commerce and convenient transportation and communications links. The sporadic development has started coming up around the old Municipal limits. The Development within the old Municipal limits is being properly controlled by the sanctioned Development Plan. However, the area in the extended Municipal limits is developing fast without social amenities and if attempts are not made for proper planning of the extended area, it would create haphazard development without social amenities like schools, play-grounds, gardens, etc. It was, therefore, necessary to prepare a development plan for the extended area also.

The main objects of the Development Plan of the Jalgaon City are:

i) To have optimum utilisation of land in the interest of community and to check the unplanned and haphazard growth of the town.

ii) To provide most efficient traffic and transportation network to promote ease of communication by designing proper road system.

iii) to make provisions for civic amenities and social facilities, public amenities and services to meet the future requirements of the town.
iv) To preserve features, structures of places of historical, natural, architectural and scientific interest.

Earlier attempts of Planning:

Development Plans: The Master Plan of original limits of Jalgaon Town was prepared under the P.W.R. Scheme No. 139 in October 1953 and the same was sanctioned by the Government under its Resolution No. LSG & PFD No. TSP-2358-M dt. 15.12.1958 and came into force with effect from 1st February, 1959. The scope of its plan was limited to widening of narrow lanes in gaothan improvement of road junctions and few social amenities without regard to requirement as per planning standards.

The Master Plan had limited proposal and the municipal limits were also extended after coming into force of the Master Plan, hence it was felt necessary to revise the Development Plan. Accordingly, revised Development Plan was prepared in the year 1971 which was sanctioned by Government on 16.12.74 and came into force with effect from 27.1.1975.

The limits of Municipal Council were again extended in August 1976 and hence the Development Plan of that extended area was prepared in the year 1979 which was sanctioned by the Government on 25.1.83 and came into force with effect from 1.5.1983.
As per the provisions of Section 38 of the Maharashtra Regional and Town Planning Act, 1966 every development plan was to be revised once in 10 years. Similarly, the developments in the city took place so rapidly, that it became necessary to revise the development plan of the entire city. Accordingly, second revised Development Plan was prepared in the year 1987 which was sanctioned by the Government on 6.1.1993 and the same has came into force with effect from 15.2.1993. The development in the city is being controlled according to the proposals of this Development Plan.

**Town Planning Schemes** - The Jalgaon Municipal Council has prepared three T.P. Schemes for implementation of the proposals of the Development Plan.

**T.P. Schemes, Jalgaon No. I** : This Scheme covers an area of 19 hectares from gaothan area and is prepared mainly for widening of roads in the gaothan. Government has sanctioned this Scheme finally on 25.8.78.

**T.P. Schemes, Jalgaon No. II** : This Scheme is prepared for construction of new roads and acquisition of reserved sites for public purposes as per the Development Plan. It covers an area of about 120 hectares. The Government has finally sanctioned this Scheme on 14.6.1979.

**T.P. Schemes Jalgaon No. III** : The major portion of this Scheme is situated on South of diverted National Highway No. 6. It covers an area of 65.68 hectares. The Scheme
provides for construction of new roads and acquisition of reserved sites for public purposes. The Government has sanctioned this Scheme finally on 29.5.1993.

Development Plan for Additional Area: The Government has extended the municipal limits on 11.9.1987. The Council under the G. B. Resolution No. 252-A dt. 16.11.87 has declared its intention to prepare the development plan for the extended area under Section 34(i) read with 23(i) of the MRTP Act, 1966. The Assistant Director of Town Planning, Jalgaon, has been appointed as the T.P. Officer, by an Order dt. 12.3.92 for preparation of the Development Plan. The T.P. Officer has prepared the same and presented to the Council on 19.11.90. (This Plan was to be submitted by 10.9.90 and was submitted within the extended time limits. The latest extension was sought for from the Govt. was upto 10.9.96).^  

11.5 Population Projections

The Revised Town Planning Scheme (1987) had projected the populations growth as under:

...
TABLE NO. 11.1
Population Projection (1987)
(Old Municipal limits)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i) As per Census</td>
<td>1,45,254</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ii) As per Regional Plan</td>
<td>-</td>
<td>1,95,309</td>
<td>3,50,000</td>
</tr>
<tr>
<td>iii) Geometric Rate</td>
<td>-</td>
<td>2,23,625</td>
<td>3,04,348</td>
</tr>
<tr>
<td>iv) Incremental Rate</td>
<td>-</td>
<td>1,80,757</td>
<td>2,06,594</td>
</tr>
<tr>
<td>v) Current Rate</td>
<td>-</td>
<td>2,41,876</td>
<td>3,78,320</td>
</tr>
<tr>
<td>vi) Arithmetical Increase</td>
<td>-</td>
<td>1,73,620</td>
<td>1,93,882</td>
</tr>
<tr>
<td>vii) Graphical</td>
<td>-</td>
<td>2,04,000</td>
<td>2,47,000</td>
</tr>
<tr>
<td>viii) Natural Increase</td>
<td>-</td>
<td>2,07,877</td>
<td>4,15,970</td>
</tr>
</tbody>
</table>

Source: Revised Development Plan (1987)
TABLE NO. 11.2

Population Projection (1990)
(Extended Area)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i) As per Census</td>
<td></td>
<td>2,41,630</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii) Geometric Rate</td>
<td></td>
<td></td>
<td>3,54,389</td>
<td>5,18,560</td>
</tr>
<tr>
<td>iii) Incremental Increase</td>
<td></td>
<td></td>
<td>3,05,094</td>
<td>3,67,995</td>
</tr>
<tr>
<td>iv) Arithmetical Increase</td>
<td></td>
<td></td>
<td>2,83,915</td>
<td>3,25,637</td>
</tr>
<tr>
<td>v) Current Rate</td>
<td></td>
<td></td>
<td>3,88,239</td>
<td>6,22,325</td>
</tr>
<tr>
<td>vi) Regional Planning Board</td>
<td></td>
<td>3,50,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


These projections have proved totally wrong since 1991 projection has been achieved well in advance in 1985 itself. By any modest estimation, the present projection would be as follows:

TABLE NO. 11.3

Projected Estimates of Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Decadal Increase in Percentages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>1,45,254</td>
<td>36.12</td>
</tr>
<tr>
<td>1991</td>
<td>2,41,630</td>
<td>66.35</td>
</tr>
<tr>
<td>2001</td>
<td>4,10,771</td>
<td>70.00</td>
</tr>
<tr>
<td>2011</td>
<td>7,39,388</td>
<td>80.00</td>
</tr>
</tbody>
</table>

(Basis Adopted: Average Decadal Growth Rate estimated 70% and 80% for 2001 and 2011 respectively)
11.6 Conversion of Municipal Council into Corporation

This implies that the population of the city is going to increase substantially in the next 15 years. Recently, (June 1997) the state Government has announced the policy of Conversion of Municipal Council into Municipal Corporation if the population has exceeded 3 lakhs. Jalgaon has already crossed this limit in 1995 (estimated). Hence, in the near future, the Jalgaon Municipal Council would be converted into 'Jalgaon Municipal Corporation'. Most probably it would be for Jalgaon and Bhusawal taken together of which the present population would be around 7 lakhs.

11.7 Planning Requirements

It would be a worthwhile attempt to consider the financial economic and social implication of the future projections in the areas of housing, slum clearance communications, education, water supply, drainage and Public Health Services in the light of perspective needs and charting out of development work required.

With the growth of urbanisation of development of the city the following public expectations can be listed to be fulfilled by the Council:

1. Availability of Housing facilities at reasonable costs,
2. Communication Systems - Roads,
3. Assured supply of pure and clean drinking water,
4. Necessary drainage, Sanitary and waste disposal systems,
5. Educational facilities,
6. Adequate Medical Care facilities,
7. Sports Complex and Recreational facilities, and
8. Public lighting and safely.

The normal grievances of the citizens are in the following areas -
1. Poor illumination of the street lighting - need of mercury or sodium vapour lamps.
2. Road - side drains,
3. Dustbins and their clearances,
4. Widening of Roads of heavy traffic,
5. Maintenance of playgrounds, and
6. Asphalting of roads.

The Planning process is lagging behind with the shortfall in services and amenities. An attempt has been made to pinpoint the projections of funds and likely resource mobilisation methods on the basis of modest estimations. The financial needs have been considered only in the area of capital expenditure and not revenue expenditure.

11.8 Housing

Unfortunately, the reliable data was not available regarding housing availability and projections. As per the Development plan of in 1991, the total number of occupied
houses was 45,414 and in 53 slum areas in 11,343 hutments 44,758 souls were living. In addition to this 2,200 slum dwellers have been rehabilitated in Gendalal Mill Area.

This modest estimate would show that there would requirement of about 50,000 additional houses to accommodate the growing population as well as slum dwellers. In the village areas within the municipal limits, Pimprala, Meharun Mohadi and Bambhori provide adequate residential area. The cost of civic services and amenities would also increase proportionately. The new building bye-laws insist on the proper facilities. The new housing facilities would accommodate immigrants, over-crowded population in existing dwelling units, population growth in the natural course and slum-dwellers. The shortage would be due to the following reasons -

1. Increased demand due to rapid growth in the population, immigration of rural population into the city and disintegration of joint family system.

2. Slow growth of supply due to non-availability of reasonable cost housing on account of inflated land prices, high cost of construction, non-availability of smaller plots Tenancy Law provisions and high municipal taxes.
Measures to be taken:
The Jalgaon Municipal Council should take the following measures to tackle the growing demand of housing:

1) Low income housing schemes for lower income group residents be undertaken,
2) Encouragement to public housing projects be given,
3) Removal of Octroi on building materials, and construction materials be considered,
4) Arrangement of finance at low rates of interest for housing,
5) Promotion of Co-operative Housing Projects,
6) Re-development of old Jalgaon Areas by relaxing building regulations,
7) Offering reasonably priced building sites in residential zones, and
8) The Government should consider the removal of restrictions of the Rent Control Act and grant of tax concessions for money invested in housing.

The Capital outlay would be Rs. 25 crores by 2001 and Rs. 50 crores by 2011 in a phased manner.

11.9 Slum Improvement

With the growth of immigration, industrialisation and urbanisation, many slum areas i.e. hutment colonies have come up. Due to strict control of the Municipal Authorities, no new slums have been settled since 1985, but on the other
hands an exceptionally ideal project of rehabilitation of slums has been undertaken by the Jalgaon Municipal Council. According to 1991 Census, there were 11,343 hutments accommodating the population of 44,758. Out of these 2,200 hutments have been rehabilitated in Old Gendalal Mills Area admeasuring 7.69 hectares by HUDCO finance.

In this connection, the observations of the Central Government Advisory Committee of Slum Clearance, 1958 are worth noting:

"It is not just enough to build homes or develop open plots for the slum-dwellers. Removal of slums is not only a matter of demolishing sordid and unsanitary structures and putting up in their places new and sanitary ones. It is very difficult and complicated operation involving improvement in the living conditions of the individuals and their families who unfortunately have to inhabit these areas by force of circumstances. These conditions must necessarily include provision of employment, elementary education, basic sanitary needs, medical attention, environmental hygiene and the minimum of standards according to which any civilized government may except its citizens live and work."¹⁸

The Jalgaon Municipal Council has already taken up the Slum Improvement Programme to provide for basic civic services to these slum-dwellers, like drinking water, pathways, gutters, sanitation, public latrines, street
lighting, etc. However till these slums are relocated in concrete houses, more investment is necessary to provide these services.

It is surprising to note the observations made by the Sixth Five Year Plan document, "It is proposed that the strategy of attempting massive relocation of slums in urban areas should be given up in the future. Such relocation not only involves substantial hardship to those affected in terms of loss of easy access to employment centres and other amenities, but results in unnecessary destruction of existing housing capital, sub-standard it may be. It is, therefore, important that substantially increased investments be made in the environment improvement of slum areas. Low cost sanitation and drainage are key areas of much needed investment in the slums of our cities."

The Jalgaon Municipal Council should complete its programme of rehabilitation of all the slum-dwellers for which it has availed of HUDCO finance. A few suggestions are made in this regard:

1) The rehabilitated dwellers should be made to contribute necessary taxes, duties and cess howsoever low they may be and the houses should not be given free of cost. There should be sense of financial debt repayment in the minds of these earning dwellers.
2) To prevent new slum settlements strict vigilance squads be appointed.

3) Low Cost housing projects should be undertaken or be encouraged to be undertaken by the private builders to provide accommodation to the immigrants. The total capital outlay required would be Rs. 10 crores by 2001 and Rs. 20 crores by 2011.

11.10 Dispersal of Market Places

In view of the concentration of markets in the city areas it is suggested that the Grains Market be shifted to the Market Yard Area on Ajantha Road. the Weekly Bazar which is at present conducted on the Sindhi Colony Road be relocated to nearby open space. The vegetable markets in Balaji Peth (Rath Chowk) and Opposite Mahatma Gandhi market are the encroachments on the roads. Those should be removed immediately. The capital outlay for rehabilitation of the markets would be Rs. 2 crores.

11.11 Communications

Communication is the key to the urban planning. Jalgaon city being well-connected by Rail and Roads to all major cities of the country can boast of good communication links. The air-strip near Kusumba is about 1.8 km away from the extended municipal limits and is on Jalgaon-Aurangabad State Highway. Ajintha being just 59 kms away from Jalgaon,
the airport needs to be developed as a full-fledged airport. Recently, (April 1997) the Jalgaon Municipal Council has submitted to the State Government a 50 Crore. Rs. plan to develop the airport. It should go ahead with the plan with the low-cost finance from Tourism Development Corporation or the World Bank. National Highway No. 6 - Mumbai-Nagpur-Calcutta passes through Jalgaon City. The total constructed road length within the Jalgaon Municipal area is 236.94 km, out of which cement concrete roads are 42.59 km, blacktopped roads are 89.84 km, W.B.M. roads 70.83 km and 33.68 km are Katcha Roads.

The total number of licensed vehicles as on 31.3.91 in Jalgaon city were 402 four wheelers, 275 three-wheelers and 2169 two-wheelers as per the Development Plan figures. However, as on this day (June 1997), the number has grown up by 50%; and by 2001 it would double up. The vehicles passing through the city on National Highway No. 6 are about 1000 per day; and in 1987-1991 period there were 45 fatal accidents on the highway. Day-by-day the frequency of accidents is increasing on the highway. Hence, the following suggestions are made for future communication system:

1. Public Transport System, which is at present run by the Maharashtra State Road Transport Corporation within the city limit, needs to intensified or be taken over by the Council in view of the extended Municipal limits.
2. Adequate safety measures and safety arrangements for pedestrians and cyclists be undertaken on the roads with high traffic density.

3. One-way traffic roads be introduced.

4. Heavy Duty Trucks should not be allowed on certain roads in the city limits during the day-time or peak-hours.

5. Ring Road Development should be undertaken with Railway System.

6. Provision of foot-paths on important roads must be made.

7. The school-going traffic is increasing day by day. In L.N. School square there is normal recurrence of accidents during the school timings. Separate one-way block be introduced in that area. Separate roads/lanes/networks be provided for cyclists and two-wheelers.

8. Parking spaces be provided at a nominal costs near the Municipal shopping complexes and Main roads, for a nominal parking fee.

The capital outlay required would be Rs. 50 crores by 2001 and Rs. 100 crores by 2011.
11.12 Education

11.12.1 Primary Education

According to the Development Plan, 1990, school going population by 2001 will be 18000. However, as per 1988-89 data of Municipal Souvenir the number of primary school going children was 17193 as on 31.3.89. Thus, the projection as per plan has already been surpassed in 1988-89. The school going population would be around 50,000 in 2001 and 80,000 in 2011 having regard to the growth rate in population and the primary education being treated as the 'fundamental right'. Therefore, the reserved sites meant for school would be inadequate to meet the growing demand. Out of 81 primary schools, 19 are in extended municipal limits. 12 primary schools which were previously run by Zilla Parishad, have now been transferred to the Jalgaon Municipal Council. Hence, there is need of setting up atleast 20 more primary schools by 2001 and 40 by 2011..

11.12.2 Secondary Education

Out of 26 high schools only 1 high school for girls is run by the Council. All other high schools are run by private institutions. As on 1981, 15827 students were enrolled. It is estimated to be 40,000 by 1998 and 50,000 by 2001 and 70,000 by 2011. There is an urgent need to set up high schools by the Council. The poorer sections of the society find it very difficult to afford the cost of
education in privately managed highschools, though for girls there is no tuition fee.

Additional 5-6 highschools are needed in the extended limits to cater the demands of the rural students.

For additional primary and secondary educational facilities to be provided by 2001 the capital cost required would be around Rs. 5 crores and by 2011 Rs. 10 crores by a modest estimation.

11.13 Street Lighting

The road improvement or road-safety schemes must be accompanied with street lighting services. Before the increase in the city limits for the year 1988-89, 5,652 road lights were provided. With the five times increase in the city limits, the problem has assumed larger dimensions. The detailed data is not available regarding the number of roadlights as on this date. In addition to this, gardens and parks have also to be illuminated. The expenditure during 1995-96 on road lighting was Rs. 116.25 lakhs. By 2001 there would be an additional capital outlay of Rs. 100 lakhs and by 2001 of Rs. 150 lakhs. It is suggested that due to the growing speed and density of traffic the lighting level be brought up to standard level with scientific techniques and advanced technology to obtain optimum results.
The Council should install glare-free, high-powered mercury vapour and sodium vapour lamps on the roads. In the new areas bad street lighting has become a menace which results in frequent safety problems.

11.14 Water Supply

Jalgaon City is facing drinking water shortage in view of the limited water supply flowing from Girana River.

The water is pumped through rising mains from seven jack wells in the Girana River from the Dapora Bandh. The reservoirs are mounted on high levels. As per the Development Plan(1990), there are 26,000 water connections and 8 public stand posts. The water supply timing is 1 hour daily in each area. The per capita water supply is 130 liters. The MIDC Area is served with water from Tapi River from Bhusawal, about 27 kms. from Jalgaon.

The Development Plan, itself, has admitted that the water supply is inadequate and not capable to meet the fast growing demand from the remote areas. The village areas are still depend on the water from wells.

To meet the growing demand the extension scheme at Girana Water Reservoir, has been undertaken for 35 lakhs liters capacity, which is almost completed. The Jalgaon Municipal Council has planned recently (May 1997) to draw water from the proposed Waghur dam situated at 20 kms away
from the city, which Project would fulfill the growing needs of the city. The estimated cost of the scheme is around Rs.50 crores by 2001 and Rs. 100 crores by 2011.

11.15 Drainage

As on this date, Jalgaon has no well-planned underground drainage scheme. The old scheme was sanctioned in 1962 to cater to the needs of prospective population of 1990 of 1,40,000 souls.

As per the said scheme, an oxidation pond in S.No.390 of Jalgaon admeasuring about 2.30 Hectares is used only for Shivajinagar area.

In the Old Municipal limit pucca open drains are used, but in newly extended area there are mostly katcha open drains. In village areas within municipal limits, even those are absent. In rainy season, the movement becomes very difficult and the absence of a well-planned drainage system gives rise to health problems. The total length of underground drains is 10,755 meters, katcha drains are of 72,040 meters length.

For the future projections a well-planned drainage system has become a must. Recently (April, 1997), the drainage system of Market Areas, V.V. Market, M. Gandhi Market, Phule Market and Choube Market is being undertaken. Main underground pipes are being laid on the main roads.
The total capital outlay is expected Rs. 20 crores by 2001 and Rs. 40 crores by 2011.

11.16 Medical Facilities

At present there is one Civil Hospital run by the State Government with indoor and outdoor facilities, with total bed capacity of 250. In addition, there are 3 Municipal Hospitals and 3 Ayurvedic hospitals. The total number of beds is 152. The City has about 200 Allopathic and an equal number of Medical Practitioners - Ayurvedic, Homeopathic and Registered category. The private hospitals as per plan were 70 with bed capacity of about 1,000 beds. Thus, the total beds in the city are about 1,402.

However, in view of the projections, additional medical facilities be provided especially to the population in the extended city limits. For this purpose an additional hospital and maternity home of the capacity of about 250 beds be set up by the Municipal Council. The estimated outlay would be Rs. 20 crores by 2001 and Rs. 20 crores by 2011.

11.17 Financial Implications

From the foregoing discussion it is seen that there is a tremendous backlog in most of the essential civic services to cater to the needs of the rapid expansion and growth of the Jalgaon city. The exercise has been made on the basis of modest estimations based on the Development Plan of 1990.
Only some of the important civic facilities have been covered excluding amenities like parks and gardens, swimming pools, theatres, libraries, cultural complex, etc. for which the setting up of limits becomes difficult.

A rough estimate of the total fund requirements would be as under:

**Estimate of Capital Outlay Projection**

(Rs. in Crores)

<table>
<thead>
<tr>
<th>Items</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Acquisition of sites</td>
<td>20.00</td>
<td>23.86</td>
</tr>
<tr>
<td>(Development Plans)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Total Cost 43.86 Cr.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Low Cost Housing</td>
<td>25.00</td>
<td>50.00</td>
</tr>
<tr>
<td>3. Slum Rehabilitation</td>
<td>10.00</td>
<td>50.00</td>
</tr>
<tr>
<td>4. Dispersal Policy</td>
<td>2.00</td>
<td>-</td>
</tr>
<tr>
<td>5. Communications</td>
<td>50.00</td>
<td>100.00</td>
</tr>
<tr>
<td>6. Education</td>
<td>5.00</td>
<td>10.00</td>
</tr>
<tr>
<td>7. Street Lighting</td>
<td>1.00</td>
<td>1.50</td>
</tr>
<tr>
<td>8. Water Supply</td>
<td>50.00</td>
<td>100.00</td>
</tr>
<tr>
<td>9. Drainage</td>
<td>20.00</td>
<td>40.00</td>
</tr>
<tr>
<td>10. Medical Facilities</td>
<td>10.00</td>
<td>20.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total...</strong></td>
<td>193.00</td>
<td>356.36</td>
</tr>
</tbody>
</table>

Thus on rough basis the total requirements of funds for providing civic services over the period of about 5 years would be Rs. 549.36 crores.
The resource generation would be done on the following basis:

1. **Public Participation in implementation** - Most of the services should be provided with the help of public participation like Medical facilities, Educational Institutions or Privatisation of services. The land-use permissions should be considered in consideration thereof. Local railway system, airport development, communication development can be considered for this purpose. An estimated amount of Rs. 50 crores can be generated through this source.

2. **Implementation under Integrated Development of Small and Medium Town Scheme**
   - This scheme has already been approved for the Jalgaon Council since 1993. Additional Projects can be undertaken costing Rs. 50 crores till 2011.

3. **Government and Institutional Finance** - The Council can avail of facility of financial assistance under UD-6(a) - Financial Assistance to Municipal Councils for Implementation of development Plans. The Council is eligible to receive the loan and Grant-in-Aid equal to 2/3rd and 1/3 of the sanctioned estimated cost of the project, respectively under UD-6(a) scheme. The borrowings from HUDCO and, other Banks can also be explored for meeting the capital cost outlays. An
estimated amount of Rs. 430 crores can be raised through these sources.

4. Other Resources like Development Charges, Premium for Conversion from residential use to commercial, Levy of additional taxes can be tapped to raise the balance resources of Rs. 9.36 crores over a period of 15 years.

The overall estimate of resource generation would be as under:

<table>
<thead>
<tr>
<th>Resource Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>1. Public Participation in the Scheme.</td>
</tr>
<tr>
<td>2. I.D.S.M.T. Schemes</td>
</tr>
<tr>
<td>3. Government and Institutional Finance (HUDCO, Banks, etc.)</td>
</tr>
<tr>
<td>4. Internal Resources by additional means.</td>
</tr>
<tr>
<td><strong>Total Rs.</strong></td>
</tr>
</tbody>
</table>

In addition to these resources, additional taxes as suggested in Chapter X would yield around Rs. 2 crores per annum which can be utilised to finance these development schemes.
The interest burden would be borne by the internal generation of funds. Along with these resources, the overall impact of measures for augmentation of resources and reduction of expenditure would generate additional funds.

11.18 Government Efforts

The Central and State Government efforts are lacking in the direction of perspective urban planning. In National and State Plans also, no special allocations are made for Urban Planning and Development.

The problems of urban areas lack special mention in the Annual Budgets as well as Five Year Plans. It is unfortunate that in spite of the Constitutional Amendment, State Government has not allocated any additional source of revenue to the Municipal Councils but on the other hand has entrusted additional responsibilities to them by amending Section 49 of the Maharashtra Municipal Council Act, 1965 in 1994 itself.

The funding agencies are only a limited few with low funds available with them. A permanent machinery be set up at State Government Level to study the problems of urban financing in-depth and make suggestions to find the ways out from time to time. The Urban Development Ministry should take up this responsibility.
The whole issue of Municipal Finance and Financial Administration vis-a-vis Accounting System, Audit, Budgetary Control, Resource Mobilisation, Loans and Borrowings and Collection and Revision of Taxes should be looked into on war-footing. A separate body should be set up consisting of experts from urban planning, finance and management fields to evolve an inter-disciplinary approach to the policy-making.

The present ad hocism has led to only short term solutions in a haphazard and unplanned manner. Hence, there is a need to set up a central guiding body to help the Municipal Councils in identifying the problems and options before them and to evolve the best possible solution having regard to the developmental view.

11.19 Resource Mobilisation and Performance Budgeting

The Perspective Planning as discussing in the foregoing paragraphs would be effective only if it is backed by the massive resource mobilisation efforts with efficient financial administration system and supportive management information system. In the absence of rigorous administration standards, managerial efficiency and procedural norms cannot be followed up.

The concept of Performance Budgeting coupled with Performance Audit-as explained in Chapter II- should be introduced in the financial administration of the Council. It
would lay emphasis on accomplishments, scope and purpose of work to be done or services to be rendered. It should aim at objectives of the funds utilization, cost parameters of each project and programme and quantitative and qualitative standards for measuring the work executed services rendered or the results accomplished under each activity or programme. The Performance Audit would ensure the appraisal of performance of the Council on the basis of the propriety and efficiency audit to find out whether the expenditure has been incurred with wisdom, faithfulness and economy. It would cover the assessment and appraisal of the actual performance against the promises, achievements of objectives and targets set in respect of different programmes, schemes and works and strict maintenance of the approved cost-work-time schedules envisaged in the Performance Budgets.
REFERENCES


2. Encyclopedia of the Social Sciences, Vo. III, P. 482.


6. Prof. Deva Raj, City Development Plans and their Implementation, Centre for Urban Studies, Institute of Public Administration, New Delhi, pp. 7-8.

