

## ROLE OF PRIVATE SECTORS IN EMERGENCE OF CONURBATION ALONG DELHI-FARIDABAD CORRIDORS

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### ABSTRACT

Delhi metropolitan towns are biggest economic hub of northern India. There are numbers of pull factors which are still attracting depended population for good fortune. Rapid population growth accelerated the pace of urbanization in Delhi and Faridabad district along Major transport corridors besides other dwelling areas. Delhi and Faridabad makes the research area where number of private builder's providing better urban environment for city lovers. Government policies were not sufficient to accommodate the demand of the population, Hence Private Builders played the biggest role in development of urbanizations in South, South-East District of Delhi and Faridabad District of Haryana. This paper highlighted the major urban infrastructure coon and their role to control and accommodate the urban population with better infrastructure.

**Keywords :** PPP Model, Smart City Proposal, Non-Motorized Transport, Transit Oriented Development, New Urbanism.

### Introduction

India has more than 370 million urban populations which living in different urban units. Each and every city has its personal specialty and possibility which makes unique specific characteristics. Most of the metropolitan towns are below danger like fragile infrastructure, weak delivery machine, less private funding, no coordination among public private partnerships, Failure of presidency policies, much less fund for urban development. Besides those weaknesses of Indian cities still it gives to visitors, marketers and families. South, South-East Delhi and Faridabad City often called historical, political, industrial and its hub for modern generation.

The modern- day situation is regarding though Infrastructure Development requires large resources. Not all funding can come from public resources. Hence, it's far vital that we discover avenues for growing investment in infrastructure via a mixture of public investment, PPPs and different personal investment anywhere viable. The, PPP approach, supplements limited assets, creates a more competitive environment and facilitates enhance efficiencies and reduce prices. The approvals of PPP can now be evaluated by means of the achievement carried out with in the roads and transportation area.

Government are less worry and unable to hold sustainable development of the study area. After LPG Reforms the government invited and working with private sectors to secure a future of urban cites. International Finance Corporation, a group of World Bank designed a model named Public-Private-Partnership to innovate new strategies for urban future. This is the attractive planning

for private players for renovate and regenerate the urban development.

Delhi and Faridabad are growing cities which puts a heavy burden on its limited Infrastructure.

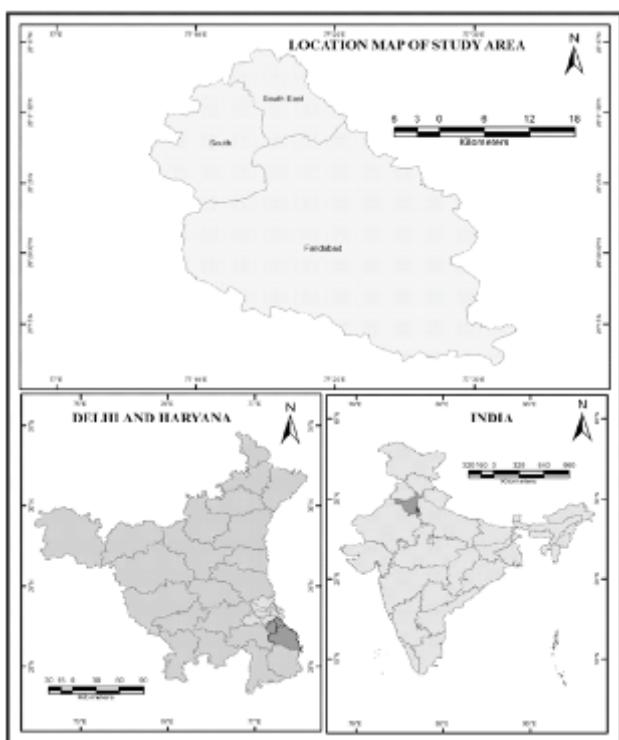
The large new facilities are required along with a sustainable maintenance of existing infrastructure which cannot be neglected at any cost. Faridabad was among the list of 13 fast track smart cities announced in May 2016. The Municipal Corporation of Faridabad had submitted a smart city proposal to the Union Ministry of Urban Development. According to the Hindu, the smart city proposal (SCP) for Faridabad includes Non-Motorized Transport (NMT), Intelligent Traffic Management System which comprises synchronized traffic signal for optimum traffic flow, intelligent car parking system etc. the smart civic infrastructure etc. part of Smart City Proposal Urban centers are the origin of civilization. Good urban development play a significance role in countries future 21 and solve the many urban problems. India has the second largest urban population which likely to grow next decades rapidly. The urban planner has to ensure the quality of services for growing population which will be do alone. Public Private Partnership may be useful for infrastructure investment because private sectors have large number of specific sectors expertise, efficiency, innovation, risk sharing etc. into public project which can uplift the public quality. The top builders in Delhi NCR that are working continuously for urban development and creating employment opportunities. These are :

- Raheja Developer
- BPTP

- DGR Homes
- DLF Limited
- KST Infrastructure & KLJ Developers Pvt. Ltd.
- Omaxe ✓ Meenal Housing Private Limited
- Adarsh Homes
- Ashiana Housing
- Veera Developer
- Parshvnath Developers Limited
- Nagpal Builders
- Uppal Builders
- 10 Bharat Homes
- Eros Group
- Teera Group
- SPR Buildtech Ltd.
- SRS Real Estate
- Conscient Infrastructure Pvt. Ltd.

#### Study Area

crucial for India's vision toward urban development. Large



infrastructure required to accommodate the large urban population which is not easy for government. Government need huge investment and government cannot afford the present research work focused on one of the most dynamic urban sprawl of India i. e. Delhi-Faridabad corridor urban sprawl which is sometimes known Conurbation which is a part of Delhi conurbation. It is a linear conurbation rapidly sprawling outward to Delhi. Faridabad is the most populous city of Haryana. It is bordering with NCT of Delhi

and comes under national capital region which is leading industrial center. Faridabad is bordering with South and South East Delhi. This area represents the study area. Faridabad very well connected via road and railways and falls under Delhi urban Delhi Metropolitan towns.

#### Literatures Review

**Agarwal. O.P. (2006)**, wrote that the burgeoning urban population of India is engaging in a variety of economic activities in rapidly expanding cities, which are, therefore, encountering fast escalations in urban travel demand. **Anantha Duraiappah (1996)**, highlighted the relation between poverty and environment. A Rehman (2011) highlighted the overview on Delhi and its environment. He stated that human is main destroyer of natural ecosystem. **Anirban Mukhopadhyay (2013)**, focused on using Land sat image and emphasis has given non urban expansion duly responsible for land cover changes.

**B. Bhatta (2007)**, identified that urban development processes is affected by urban growth patterns along with change in house hold count, current built-up area, land and housing policy available developable area etc. Chatterjee (2001) identified the municipal waste water and domestic wages, hence total waste which is being discharged into Yamuna River, is more hazardous than domestic waste.

**Manish K Tiwari and Aruna Saxena (2011)**, He further said that if we want sustainable development so we should monitor it at regular intervals because land use land cover is very dynamic.

**Mehar Bajwa (2010)**, highlighted the changing of global environment is emerging issues and it is gapping due to rapidly sprawling urbanization.

#### Methodology

This chapter based on secondary and primary data. A comprehensive primary and secondary data was observed to complete their research paper. Number of sources were used to complete their research such as census report, planning statistics, technical and master plan reports, annual reports of government agencies, newspaper articles and internet based information, study reports, books, journals, official publications. Besides these secondary data, the second section deals with depth analysis of various urban development phenomena through private players and their high investment which have emerged basically after 1991 economic reform. The depth analysis is taken from different sections. A comprehensive primary survey was done. Number of private builders, private developers and local residents were interviewed.

#### Result and Discussions

##### Respondent Scenario in the Study Area

###### 1.1 Age of Respondents

The respondents were categorized into five age groups. 50 percent of the respondent had been with in the age

institution 25 to 34 years, 25 percent in the 35 to 44 years, 12 percent inside the 45 to 54 years, 8 percent in extra than 54 years and only 5 percent inside the 18 to 24 years. Generally, the younger and the older family members are not chargeable for purchasing end result, vegetables, milk and grocery, the sample in the age group 18 to 24 years and more than 54 years is less than other categories (Figure 6.1).

### 1.2 Sex of Respondents

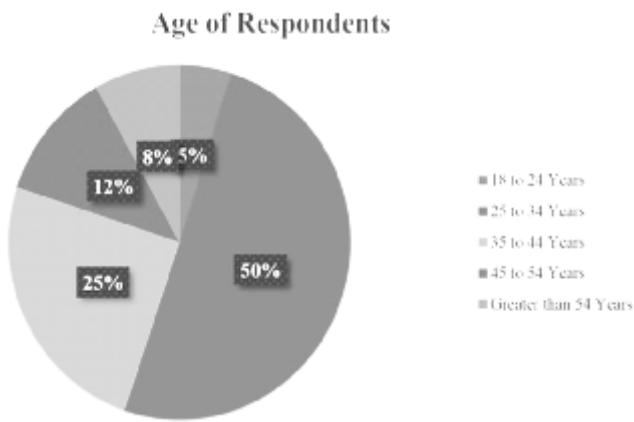


Figure 6.1: Age of Respondents

Almost equal number of males and females participated in the survey. 51 percent were the females and 49 percent were the males. No transgender participated in the survey. The percentage of males and females who participated in the survey is presented below in the Figure 6.2. Male a real ways occupying the high share because of traditional way of thinking in India which rooted in the society from very long times pan.

### 1.3 Educational Qualification of Respondents

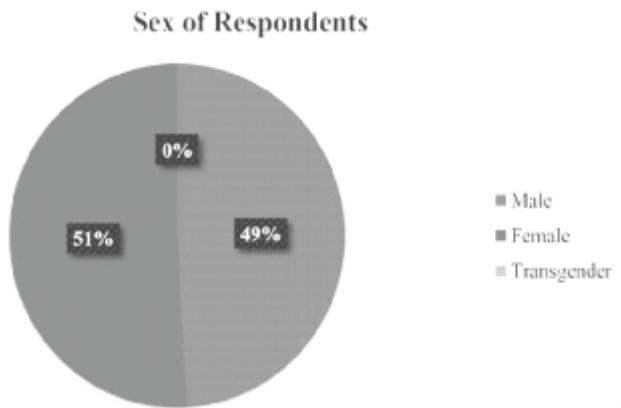


Figure 6.2 : Sex of Respondents

The sample consisted of the respondents with exceptional ranges of educational qualification. 43 percentage post-graduates, 28 percentage graduates, 20 percentage

professionals and 9 percentage undergraduates participated inside the survey (Figure 6.3). The education level demarcated that these society comprises very well educated people. These societies have comprising highest share with post graduate followed by professional.

### 1.4 Background of Respondents

#### Educational Qualification of Respondents

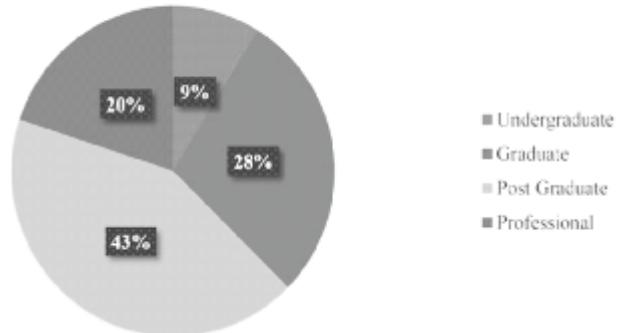


Figure 6.3: Educational Qualification of Respondents

The area of study, that is, national capital region, is a melting pot, where people from different parts of the country and world assimilate. In the existing survey, 79 percent respondent shad urban history, even as,

15 percentage migrated from rural and 6 percent migrated from abroad. The percent of historical past of respondents who participated within the survey is offered (Figure 6.4). Migration is major concern in the cities because job opportunities attract the people. This increases the congestion in the cities within flux of maximum number of people from other regions.

### 1.5 Occupation of Respondents

#### Background of Respondents

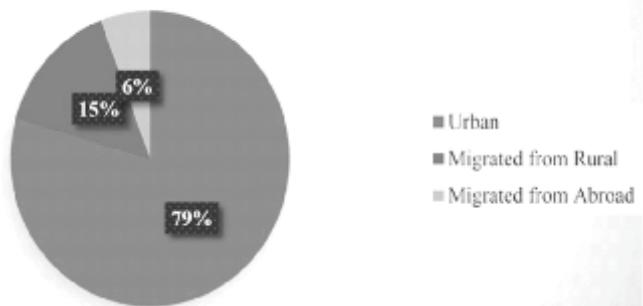


Figure 6.4: Background of Respondents

In the present study, people engaged in different occupations were surveyed. The sample constituted 35 percent respondents engaged in service, 33 percent in specialized professional, 13 percent in business, 12 percent homemakers, 5 percent students and two percent retired. The percentage of respondents engaged in various

occupations is presented (Figure 6.5). The service sector is dominating in the cities because of services are major sector in the city which followed by professional. The business working people share comes at third place in the city people share.

### 1.6 Monthly Income of Respondents

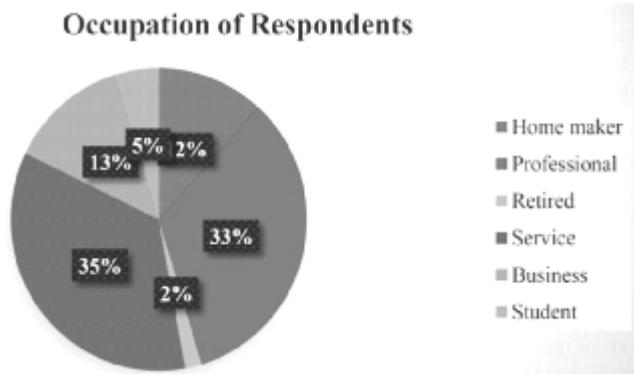


Figure 6.5: Occupation of Respondents

The sample of the study included respondents from different strata of the society. The respondents were recategorized into three segments of monthly household income. 55 percent respondent had monthly income more than Rs. 1,00,000, 36 percent had income between Rs. 50,001 to Rs. 1,00,000. 9 percent respondents had income less than Rs. 50,000. The percentage of respondents with different monthly income is presented in (Figure 6.7).

### People Perception about Development Scenario

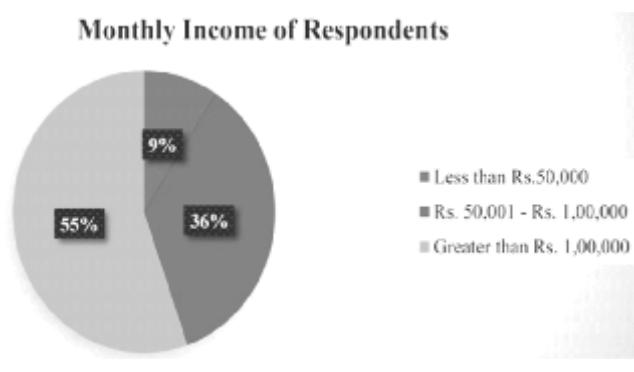


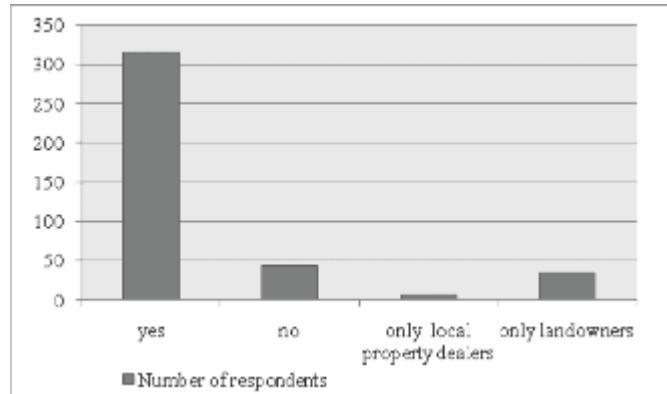
Figure 6.6: Monthly Income of Respondent

### 2.1 Responsibility of Poor Development

There was perception of people about the public authority in which people has to give their idea about the authority or organisation responsible for poor development in the study area. The scenario is majority of respondents with 316 said it was public authority or govt. authority is responsible for poor development in the study area. There only 44 respondent said public authority was not responsible for poor development and only 34 respondent said private dealers are responsible for poor development

(Figure 6.7).

### 2.2 Facilities For making the Life easy for Respondent



Respondent said they live in the study area with some level of expectation due to they expect a minimum level of facility which can make his or her life. They believe design of smart homes smart camera safety feature good sewage and drainage, safer roads and urban farming are their major choices for living in the area. All these facilities get maximum response from the respondents. The traffic monitoring system and smart transportation services are not given very good response by respondents.

### 2.3 Role of Private Players in Urban Development

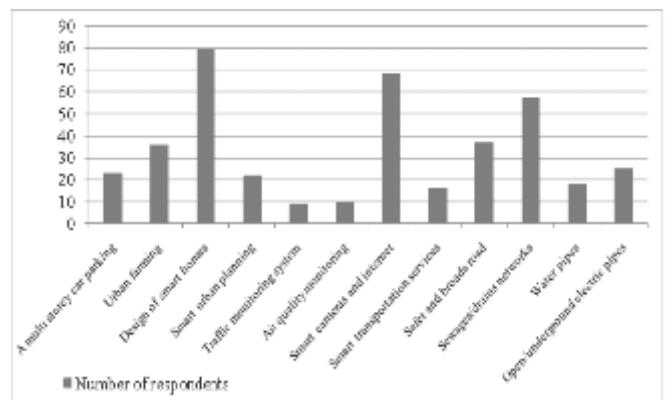


Figure 6.8 Facilities Form a king the Life easy for Respondent

The respondent has said they think private players has big and major role in urban development with 218 respondents. There one fourth respondent said they think private players role is medium and small level because most area was developed by public authority. The 68 respondent said private players occasionally play a role in urban development (Figure 6.9).

### 2.4 Action taken by Private Players to minimize the

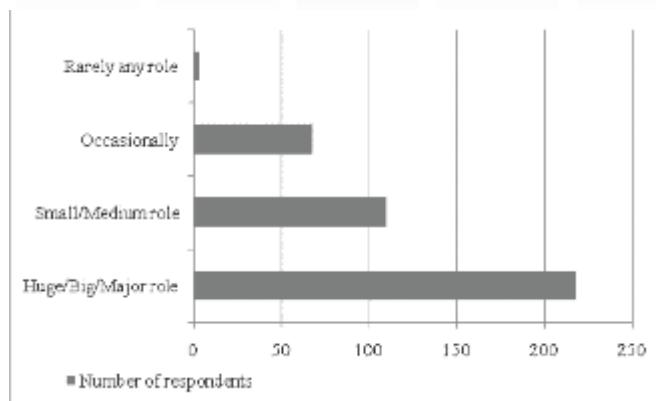


Figure 6.9 Role of Private Players in Urban Development

### Environment Degradation

There majority of respondent 289 said that private sector involvement is absent for the minimization of environmental degradation.

There second highest number of respondent does not know about the idea whether private players are engage or not in this process. There is very few respondent said that they are giving direct support to doing this work and some also said that private players are likely to engage in this process (Figure 6.10).

### Government Authorities to Minimize the Environment

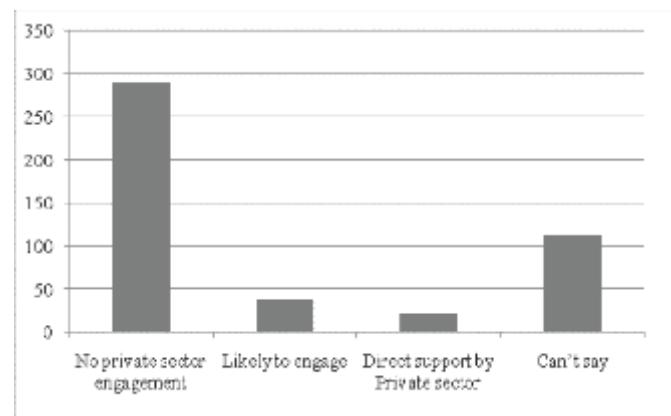


Figure 6.10 role of Private Players to Minimize the Environment Degradation

### Degradation

The respondents said that there were number of options for minimization of environment degradation but reduce fuel growth and control urban growth is among the best for respondent with 76 and 70 respondent supported these two components. There were respondent also given good responses for reduce, recycle, reuse and planting trees because they think these two methods are also can help in reduction in environmental degradation. These two categories have 59 and 61 respondent respectively.

### 2.5 Perception On Public Private Partnership Program Running

There respondent said that there is number of activities in

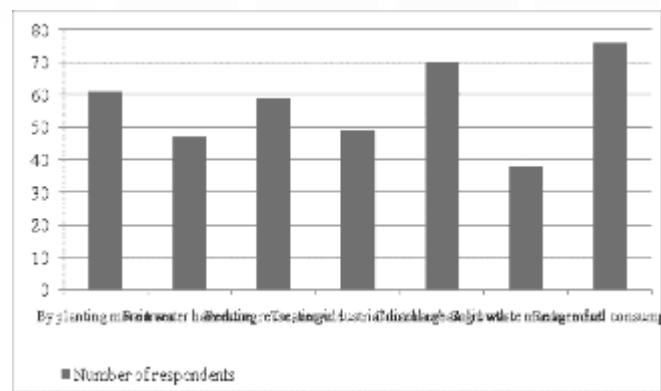


Figure 6.11 Government authorities to minimize the environment degradation

which PPP model is exiting. They said water supply, improvement in slums and NGOs work in the se three category PPP model get very good responses from respondents. The respondent said PPP model also exists in education and health urban amenities and urban development. The PPP model is also exist in electricity supply as well. Overall respondents agree with that PPP model is involve in most of the work for the improvement in the quality of life.

The Role of Private Players information of conurbation. The principal functions of Metropolitan cities and Corporations are tremendously affected by various

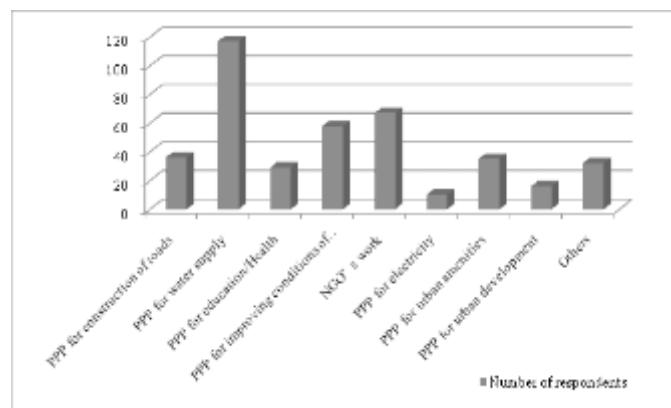


Figure 6.12 Perception on Public Private Partnership Program Running

characteristics of the city area, population, size, location and economic base. The growth of these town can beat tribute not only to the industrial developments that have taken place in the past few decades but also due to the establish men to f number of colleges, arts and engineering, forest and agriculture. With the growth of the city in extent as well as in population and consequent demand for better quality of services, the staff structure administrative procedures and systems in the corporation administration require to best ream lined in tune with the present needs, of urban challenge South and South-East Delhi along with Faridabad are biggest and emerging hub of industrial, commercial and residential sectors. Number

of government schemes launched to uplift and regenerate the existing infrastructure and stop the land encroachment. Besides many schemes, no single schemes fulfilled the dream of better urban infrastructure. Many projects are waiting for heavy investment. Government tried to compensate the loss of project to deliver the projects to private sectors through different mode of investment. Currently Faridabad which is satellite town of Delhi has emerged a big real estate markets. Real estate in Faridabad is increasingly rapidly. In this area, slowly increasing the demand of luxurious house staff or dable prices. Multiple builder has come up with attractive projects to attract the resident. Major Private Builders of Faridabad and Delhi are followings:

#### **BPTP**

This is one of the most common and renowned name in the field of constructor and builder in the Faridabad. The company dedicated toward developing a better urban space. The company has completed the many projects and some are on going, here is the list of project of the company.

#### **Crest KST Infrastructure**

#### **KLJ Developer Pvt. Ltd.**

The company has completed multiple state of the art commercial space in Faridabad. Residential, shopping malls etc. the completed projects of the company are:

#### **Omaxe**

The most trusted company in Faridabad and one of the leading company in real estate.

Another big name of real estate in Faridabad. Covered both residential and commercial projects in Faridabad.

#### **Builder sin Delhi**

#### **DDL Limited Raheja Builders DGR Homes**

#### **Uppal Builders Bharat Homes**

#### **How to make a good environment for private investment.**

According to Oxford Economic' Global cities report

Expressed that 17 of the 20 fastest growing cities in the world from 2019 to 2035 will be from India.

Delhi and Faridabad are both of hub of industrial and residential area. Both are emerging cities of the world with lots of urban problems. Both cities need more technical assistance and better urban planning along with huge finance. They need to position themselves to provide better confidences to the private investors in order to converge their respected objectives in delivering sustainable infrastructures. Both city governments tried to engage the global and national community to support MBDs to create the public-private partnership in order to achieve development. Investors, operators and owners are considered the national infrastructure community which is very crucial for finance the infrastructures. The environments need a strong leadership and great and

transparent vision for a long term strategic infrastructure plan which will attract private sector investment. Indian cities need to technical support and financial support to complete the crucial areas.

Private investment in public infrastructure may considered the risk return trade offs which is better understood by private sectors. There are available multiple instrument to attract private investment and there are major three ways to attract and raise money for urban development:

1. Assets sale and land development
2. Public private partnership
3. Assets monetization/securitization
4. Others : green bonds, land values captures and blended finance etc.

The public sectors cannot be solely implementer of large urban regeneration projects in Delhi Faridabad. The private investment is another and important key to securing the urgent financial resources. Although the financing and funding are often considered inter-change ably which mean very different things to the investment community. This is very important to understand the differences for analyzing to the fiscal challenges of Delhi and Faridabad then making options to frequent investments. The study are a need more and higher quality infrastructure. However the Delhi and Faridabad struggling to find a right finances ways to realize their projects with potential relatives' outcomes. Public sectors, private sectors and international organization have a potentials to finance to finance the projects but it is of ten unclear. These short falls of the funds results in less sustainable projects, some of them became significant burden for citizens. Urban regeneration takes time. Therefore, cities that are serious about revitalizing declining areas need to stick to a long-term vision that can withstand political wings and bureaucratic reassignments.

- There is no "one-size-all" approach to urban Renewal : while any city can benefit from a sound urban regeneration program, how it gets there will depend on a variety of factors such as the existing urban landscape, income level, institutional and legal environment.
- Regardless of the local context, strong institutions and well-enforced zoning and property tax systems are essential prerequisites to a successful regeneration program.
- When handled properly, public-private urban regeneration programs are an efficient use of public resources: in many projects, each dollar of public investment was matched by multiple dollars of private investment and generated significant tax revenue.

#### **Need a Big Road for Funding and Other helping Options for Private Investment**

Generally, Government can finance the infrastructure directly or indirectly through debt, PPP Models, privatization of services disinvestment etc. PPP and Private Sector Projects can raise money through selling an ownership share in the projects that means equity, through grants and through borrowing money. Here is the list of financing options to the private sector:

- Project Bond (debt)

**Financing options**

**Privatization/Divesture (equity)**

**Private Risk Mitigation (debt and equity)**

**Crowd funding (equity or debt).**

- Institutional environment : The skill and capacity
- Institutional environment
- **Pros, Cons and objectives of Private urban development Pros of Urban renewal for a City's growth-**

**1. Preservation of Country's History :**

**2. Clearance of Slums**

**3. Reduction in Crime**

**4. Improved Housing stock**

**5. The Economic growth**

**Major Disadvantages of the urban renewal :**

While the urban renewal has many advantages, the Urban renewal also has a few disadvantages such as-

- I. Seizing of Property
- II. No Proper Planning
- III. Expensive

**Objectives and Need of Urban Renewal**

The concept to urban renewal envisaged a positive program of action for achieving better living conditions for the people and more specific goal of integrating new growth with comprehensive planning and reconstruction.

- Designing more effective and accessible local transport and road network within the concerned urban area.
- Rational land uses within the concerned urban area
- Redeveloping dilapidated building into new building as per effective standards
- Providing more open space and community facilities.
- Preserving sites, building and structure of the historical, culture or architecture value
- Preserving local characteristics
- Enhancing town's image with urban design.

The increment in the population of people living in the unhealthy and hazardous conditions. The increment in the number of the old buildings is causing people living in them, a risk of life due to the collapse of such buildings.

Such situations are also an indication of the increase in the gap in infra structure between the populace and the environment.

**Conclusion**

Adopt, with suitable modifications for Indian situations, "Traditional Neighborhood Design "that provides more livable and walkable neighborhoods' in a more pedestrian friendly environment. Create and maintain aesthetically appealing, functionally efficient and healthy built environment, which is designed to the last possible detail "New Urbanism "Create a "mixed-use community that encourages people to live near transit services in sufficient density to make public transport viable and attractive to decrease their dependence on driving. Create economic opportunities particularly for the people of EWS and LIG strata by facilitating and integrating informal sector activities at sector and city levels—"Inclusive Design" or "Universal Design".

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