

12

Development of Rural Areas Through City Centres

12.1 Introduction

City centres are conceived to provide an opportunity to the village folks to live together and work together to become a force. The centres will also give them an opportunity to exchange ideas amongst themselves and improve their own thinking and working. To work in isolation does not inculcate community feeling in a person. The concept behind these centres is development of each village into a full-fledged city by clubbing a few villages together to attain self-reliance. It also aims at a remote habitation from the place of work. It would mean going to the farms everyday like in a city a person goes to his office. The concept is based on developed urban societies. Our country consists of about 5.85 lacs villages with population in each village ranging from a few hundreds up to 10,000 or so. Because of their very small sizes in terms of population and area, they are a sector of utter neglect and disregard by the system and the affluent society except for unscrupulous reliefs, grants, subsidies, mid-day meals and unemployment schemes. They are cut off from modern civilization and are poorest of the poorer and languish a highly dilapidated life full of wants and woes.

Since it is not possible to uplift them as long as they are scattered in small groups, *we* have planned to club about 500 to 600 villages together and settle their populace at one place to make it a force of about 10 lac people at each centre on the one hand and to provide them all urban facilities on the other. Now they can attract the secondary and tertiary sectors also. This should transform them to the status of an urban populace, gradually shedding the blot of a village or a villager. The primary sector will get the required boost, because the secondary and tertiary sectors, who shy to operate in rural areas due to lack of business opportunities and infrastructural facilities, will now be encouraged to shift and expand their businesses at such **centres**. Agri-based industries will flourish because of quick and cheap raw materials available at their

doorstep; besides this there will be a ready market for their products and also extra business for the tertiary (service) sector. With *our* promise to provide jobs to every job seeker and several times higher agri-produce (in terms of quality and quantity) in a few years, enough purchasing capacity will generate amongst the rural poor to support the secondary and tertiary sectors. The cumulative effects of all this will raise our GDP by 6-8 times within 5-7 years as noted in Chapter 1 and computed in Table 12.2 (including 2 years lead time to start work). In fact, the targets are much higher than this and there are reasons for that. Once it starts, sky will be the limit. Each **city centre** will be self-contained and self-supported realising the dreams we have seen, emerging into a large business and profit centre gradually. These may take about 7-10 years to construct. We have plans to construct them seismically safe to be amongst the best habitations and working centres around the world. The usual urban problems like housing, education, medical facilities, health services, water, power, roads and civic services will be addressed in all these centres in one go and for all times to come. We shall like to assure the people of the land that there will be no floods, droughts or darkness without light.

Each **city centre** will have residential, commercial and industrial activities at one place and somewhere at the centre of the **city centre**. In the periphery will be the farmlands which may also have hillocks, mountains, forests, marshy lands, fallow lands, sand dunes, rivers, canals, ponds and lakes. A rudimentary overview of a **city centre** is shown in the sketch. Also shown is a typical city with habitation, industries, community and civic services. The following may be noted:

- The city boundaries can be rectangular or as per the configuration of the country and the state boundaries. The size considered is very reasonable and easy to commute in all directions. There will be about 1000 such cities in the whole country surrounded with their own farmlands as shown. These farmlands will be adjoining other farmlands and well connected through road and rail network to cover the whole nation. From one centre to the other commutation will be fast and easy. The existing cities will be developed as super cosmopolises for these **city centres**.
- To reduce the number of **city centres** (from 1000) and make their development economical, the area under each **city centre** can be increased. But that may increase the commutation to a level of fatigue. We have therefore considered the distance to farms up to a maximum of 35-40 km and an average of 20 kms which should be a convenient distance. However, this can be reviewed on suggestions from experts.

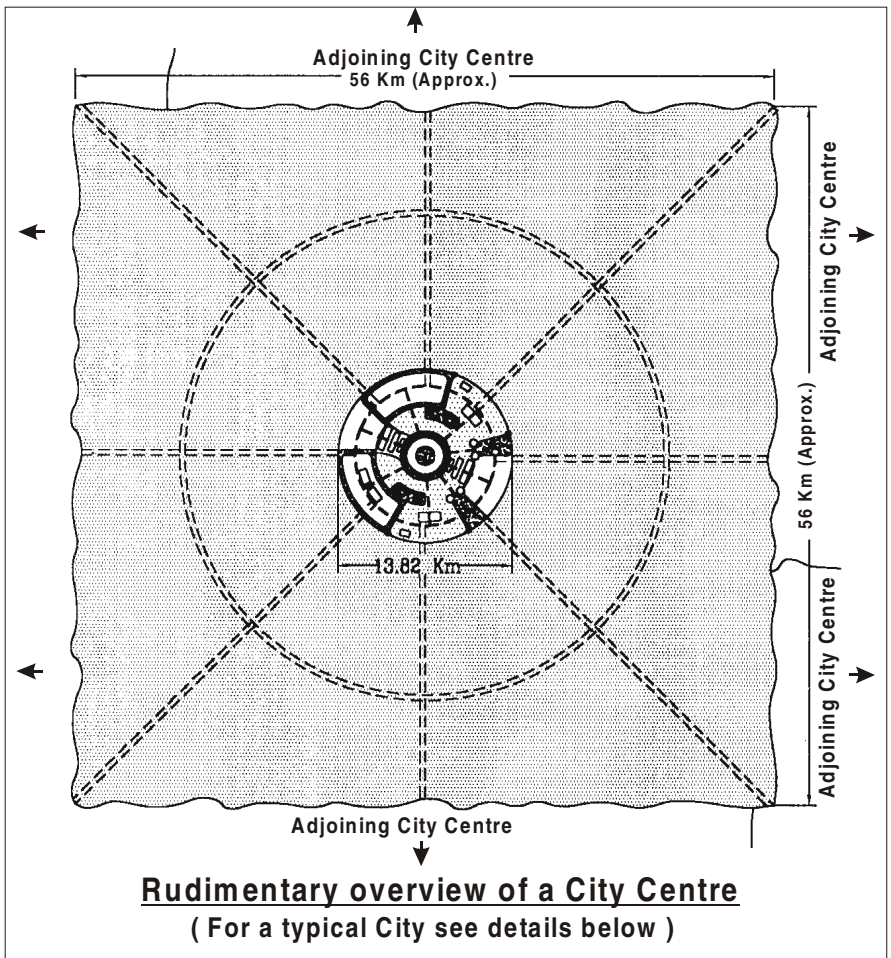
- The earmarking of land areas, their acquisition and redistribution is a tough task but people will cooperate to sort out the same amicably in the interest of all. The entire process up to finalising of the boundaries is a long drawn one, but one can hope to complete this within 2-3 years, each state working separately for its own boundaries. Survey of India and its various organs already possess topographical details and earmarking of boundaries for **city centres** may not be a problem.
- Land acquisition and redistribution will pay heed to farmers' choice. As noted before only mechanised farming shall be encouraged on a large scale and therefore one can either become a shareholder of a cooperative or opt to sell his share to others.

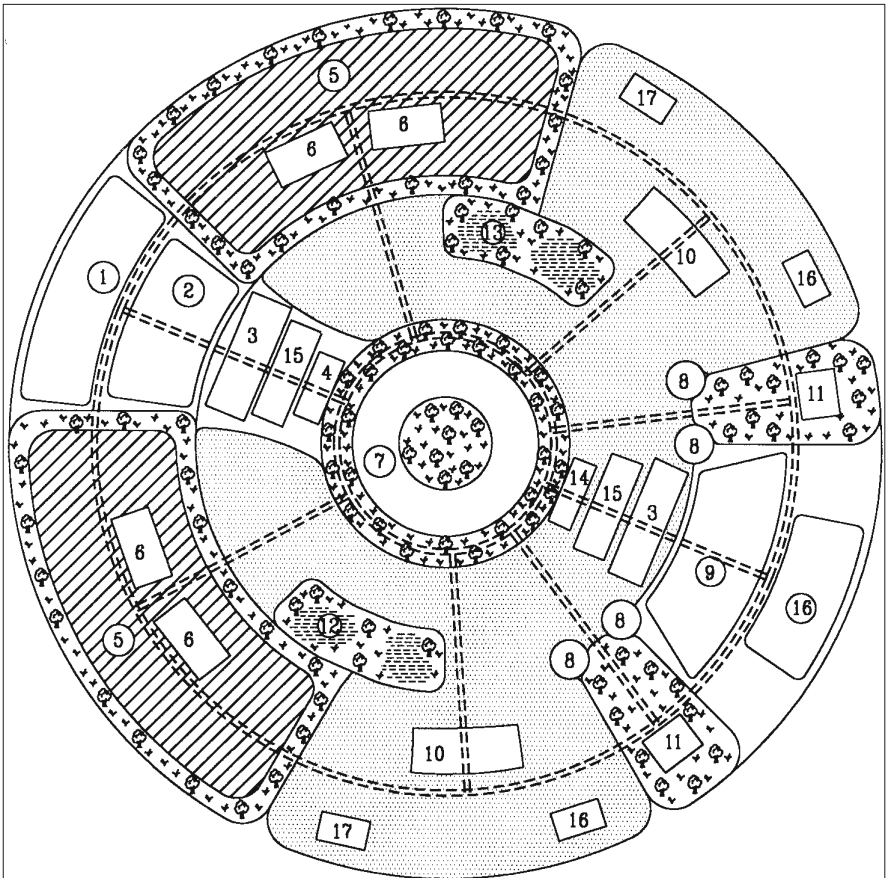
Each **city centre** will have a city office to control and regularly monitor the performance of the primary, secondary and tertiary sectors and will be run by experienced, well qualified and dedicated people (see management charts at the end of the book). It shall also take account of any kind of city problem, difficulty or hardship to its citizens. Everybody will be responsible for his performance. Services of management consultants will be availed to make systems and programmes to monitor a **city centre**, maintain data bank and trouble-shooting. It will be possible to address the smallest city or farm problem promptly. The following areas will be specifically handled promptly :

- Droughts
 - Floods
- | | |
|---|--|
| } | Ponds, lakes and canals will be made where necessary for water management. |
| } | We shall eliminate these curses for all times to come. |
- Insects
 - Storage
 - Seeds
 - Fertilizers
 - Education and advices on kind of crops, fertilizers, seeds, storage and crop processing
 - Easy marketing
 - Support of industries to make use of farm produces right at the source
 - Overcoming rural ignorance. Mass-media will play a constructive role to broaden the knowledge and vision of the rural populace. Their ignorance will soon be overcome and they will be equally involved in constructing the nation.
 - Any kind of city or citizen's problem.

12.2 Making of city centres

Constructing **city centres** is an enormously costly affair, but this cost will gradually be met through the booming economy that we shall build in the first few years as discussed already and computed in Table 12.2. Further detailing will be done with the financial experts. We propose to make each **city centre** suitable for a population of about 10 lac. About 1000 **city centres** will cover about 90% of our total population. The urban population is considered to be about 10% only, as most migrants and many business houses and industries, to expand their businesses, will also shift to **city centres**.





A typical city showing habitation, industries, community and civic services

1. Goods storage, Transportation terminals
2. Power generation/Distribution etc.
3. Trade & business Centre
4. Main Railway station
5. Industries
6. Service centre & Market
7. Administrative office & Essential services
8. Religious centres
9. Higher educational, Training and Research institutes
10. Schools and Hospitals, Markets etc.
11. Parks & Recreation Centres
12. Water treatment plant, Lake and Recreation centre
13. Effluent treatment plant, Lake and Recreation centre
14. Main bus terminal
15. Commercial centres
16. Sport centres/Stadiums
17. Cremation/Burial grounds

Legend :



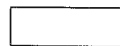
Green belt



Residential area + Shelter homes



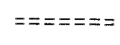
Industrial area



Other areas



Arable Land, Forests, Canals, Rivers, Ponds, Mountains



Main Roads/
Railway tracks

▪ Size of each **City centre**

Total land area = 31.66 lac km²

Total population = 115 cr

Total population considered for all city centres ≅ 100 cr

city centres

Approx. population of each **city centre** = 10 lac

∴ Total **city centres** = $\frac{100}{0.1} = 1000$

Area under each **city centre** ≅ $\frac{31.66}{1000} \times 10^5 \text{ km}^2$

= 3166 km²

or ≅ 56 × 56 km²

Approx. land area for habitation for 10 lac people = 150 km²

[This is a rough assumption for a modern city]

If we consider a circular city diameter of the city would be,

$$\frac{\pi D^2}{4} = 150$$

or D = 13.82 km

I. HABITATION

▪ REQUIREMENTS

Population (including return of rural migrants from cities) 10.0 lac

Township :

- a) Marginal or landless labour, small farmers, factory workers and other lower class people (lower class will be uplifted to at least middle class level by the time the **city centres** are ready in 12 to 17 years and by then their children will also grow up educated.) 5.0 lac

Note

The houses should be suitable for middle class families so that they do not become redundant by the time they are occupied and should remain acceptable for another 12-17 years thereafter, by which time their children will be well placed and may require better houses. It calls for more discussions and experts' view.

b ¹)	Shelter homes with education and training institutes and boarding facilities (at least for middle class level) for disabled children and grown-ups	1.0 *lac
c ²)	Home for destitutes, homeless, beggars and old age shelters (at least for middle class level) with training and education facilities.	1.0 lac
d)	Homes for medium class farmers, small traders and businessmen, entrepreneurs and executives (upper middle class level)	2.5 lac
e)	Homes for big farmers, big traders, businessmen and small and medium industrialists and senior executives (high upper class level)	1.0 **lac
		10.5 lac

* This makes provision for only 10% populace as against more than 23% shown in Table 4.1. But this provision should be sufficient to address the entire problem, in view of many government and NGO run "homes for disabled" that already exist in urban areas and which can take care of the rest.

b¹ and c² (i) To rehabilitate destitutes and disabled

Begging is a curse as also it is an insult to the nation. The old age too, when it is not self supporting is not respected. Children not caring for their parents is one aspect, they may not have means to care for them is another. To be disabled is a stigma too. Disability can be of two types. One is by birth and the other as a consequence of some accident, war or wrong medical treatment (leading to blindness, amputation of limbs - the like of which we witnessed after the Gujarat earthquake - or neuro problems) that can sometimes render a healthy person disabled for life. By birth also there may be two types of disabilities. One that is natural and is beyond medical cure, but such cases are rare, and the other which are curable and are a result of malnutrition, lack of clean drinking water, good sanitation or clean environment, illiteracy, ignorance, poverty, lack of medical facilities, delay in medical assistance, ill-equipped hospitals, nursing homes or wrong treatment itself. Disability of this nature is also a stigma on a nation. We would say destitution or disability of any kind is a blemish on the nation. It is the prudent obligation of the state to eliminate it at all cost. We have plans to first rehabilitate them and then take all measures to eliminate disability right at birth and in the early years of the rearing of a child. Gradually the emphasis will be on prevention rather than rehabilitation. The task is not easy. A disease that is centuries old shall take time to cure. Nevertheless, it will be our endeavour to address this stigma as seriously and effectively as possible. Whatever disabilities are curable like blindness and those which require limbs will be tackled on urgent basis. We understand that majority of cases of blindness are curable. They require cataract operations and donation of eyes and both are possible. For instance there were roughly 4 cr cases (in year 2000) of blindness in our country which is

the highest in the world, 90% of these could be prevented or cured and 90% of these 90% (about 81%) are cataract cases alone which are curable.

(ii) Organ donation

We shall request the people to donate their bodies after their death. It will help mitigate human sufferings. There are millions of disabled and other patients who keep suffering for want of donors. For a human cause this sacrifice after one's death is obligatory if not mandatory. The relatives of the dead may draw solace from the departed soul having done one more good act after his death. Even the dead shall relive through his organs. We are sure people would draw solace in contributing generously for this noble cause. We have about 7% physically impaired among whom many of them can be cured if human organs like limbs and eyes are made available. The human body can also be used for medical education and research work.

Note

Hospitals, nursing homes, cremation and burial grounds can be equipped to reclaim such organs on the demise of a person.

** A few top floors in category 'e' can be made luxurious for the aristocrat class.

Notes

1. The above planning already makes 5% extra provision.
2. Important : This planning is based on the assumptions that population will not rise rather will fall as planned. If we fail to control population, we are afraid no plans however good will succeed (see Chapter 13 on population).
3. The design and construction of houses may be such that when needed the same small houses can be clubbed together and converted into bigger ones commensurate with the economic progress that the people may attain with time when the population may diminish.
4. We do not recommend offering of plots for individual housing except to select people of eminence.

II. EDUCATIONAL INSTITUTES

▪ Categorisation

- | | |
|--|---------------|
| - Primary Education for | 100% children |
| - Vocational Institutes for | 60% children |
| - Colleges (BA, MA, B.Ed, LLB, CA, Agriculture, BBM etc.) for | 20% children |
| - Universities (Engineering, medicine, computer sciences, MBA) for | 20% children |

▪ Education system

- | | |
|--------------------------|----------|
| - Population per city | = 10 lac |
| - No. of Births per year | = 5000 |

Considering population growth rate as 0.5% per year
(capacity of institutes will change with the change in this rate)

i) Primary Education

Children from Nursery, KG to class XII
(14 classes) = 14 × 5000
No. of school with large play grounds = 7
(on two-shift basis)
∴ Capacity of each school = 5000
Size of rooms = for 50-60 children

ii) Vocational Institutes*

2 to 3 years courses after class X
Children (60% of 5000) = 3000
Capacity = 6000 to 9000
children
Capacity of institute = 1500 – 2000
(on two shift basis)
No. of institutes = 2
Size of rooms = for 100 children

* Vocational courses

- Environment/ecology
- Pollution Control
- Afforestation/ Forestry and wildlife preservation
- Tourism
- Art and culture
- Restoring of old monuments
- Restoring of art work
- Water management
- Developing of beaches
- Poultry farming
- Any other courses related to industries in the area.
- Livestock rearing and nursing
- Piggeries
- Fisheries
- Rearing of honeybees
- Sericulture
- Fashion designing
- Computers
- Town planning
- Dairy development
- Packaging

iii) Colleges

2 to 3* year courses
Students (20% of 5000) = 1000
Capacity = 2000 to 3000
Capacity of each college = 1000 to 1500

(on two shift basis)

No. of colleges = 1

Size of rooms = for 100 students

* We will endeavour to make education interesting and need based (see Section 14.2)

iv) Universities

Students 20% of 5000 = 1000

3 to 5 year courses (average 4 years)

Capacity = 1000 × 4 students

Capacity on two shifts basis = 2000

No. of Universities = 1

Size of rooms = for 100 students

Notes

1. The Institutes will be equipped with latest systems of education
2. (i) All schools and colleges will have enough facilities to promote sports and have playgrounds for indoor and outdoor games. Sports will be a part of regular curriculum to groom our youth into good sportsmen. Grooming centres will be established to train promising children. The country must excel in sports in all fields and establish its name in the world of sports.
(ii) Two-shifts system should optimise use of playgrounds, libraries and other facilities. Even traffic shall be smooth and well distributed.
3. As and when we achieve a diminishing level of population, the two-shift system can be changed to a single shift.
4. The same institutes can be used in the evenings to teach the grown-up uneducated or for special training to the working class.
5. The two-shift system will economise on buildings, furniture and space. We propose separate offices for the staff of the extra shifts while classrooms, labs, playgrounds etc. will remain common.
6. To host Olympics appears improbable today, yet, the matter would be discussed to make the country suitable for this in 25 years. For that provision may have to be made now only. Organising an inter-state sport meet in Andhra Pradesh in 2002 and proclaiming that we can now host Olympics is under estimating the requirements of Olympics and exposing our ignorance.

III. INDUSTRIAL AREAS

- List of industries
 - Dairy development
 - Dairy products : butter, ghee, cheese

- Milk food : cocoa, milk powder, chocolate
- Oil extraction
- Food processing : juices (mango, apple, lichi, orange, guava, banana, grape etc.), jams, chutney, marmalades, pickles, sauces and ketchups, ready-to-eat snacks etc.
- Cereal and packed food industries : potato, noodles, macaroni, spaghetti, vermicelli etc.
- Processing of food grains for export
- Bakeries : biscuits, breads and cookies
- Export of horticulture and floriculture : vegetables, fruits and flowers
- Fragrances, flavour and perfumery
- Packaging : of seasonal vegetables and fruits, peas, mangoes and apples
- Processing and packaging of dry fruits for exports
- Distilleries : barley, beer, wine
- Rice Mill
- Flour Mill
- Dal Mill
- Paper Mills
- Sugar Mills
- Poultry breeding farms
- Poultry hatcheries
- Fisheries and sea food
- Canning and freezing of sea food
- Sea farming (we have 7516.5 km long coast line)*

* It has great opportunities for scientific sea farming. Oysters, mussels, cells, lobsters, prawns, sea weeds, marine plants and animals can be cultured at different coastal centres.

- Rearing of honeybees
- Sericulture (rearing of silk worms)
- Related Research and Development centres
- Sheep and goat rearing and breeding
- Meat processing

- Piggeries
- Wool Processing
- Hide and Skin Processing (peeling off and flaying units)
- Carcass processing and retrieving commercially usable remains
- Shoe industries
- Soft drinks
- Cold storage and ice plants
- Cattle feed
- Grain godowns to avoid destruction of crops by rodents, insecticides, dampness, rains or storms and cyclones
- Construction of roads, highways and bridges
- Tea growing, processing and packaging
- Industries related to construction work
- Light engineering industries
- Export Potential — sea food, horticulture, floriculture, dry fruits and products related to livestock have enormous potential for exports. Special emphasis shall be laid to explore this field.
- Village and Cottage Industries
 - Wool processing
 - Wood carving
 - Pottery
 - Handicrafts
 - Bamboo Crafts
 - Jute craft
 - Papad and Chips
 - Cattle rearing and breeding
 - Harvesting

Note

For tobacco we would prefer to find an alternative, and if possible stop tobacco growing right from the inception. The tobacco product manufacturers may also look for alternatives to make it possible to eliminate its use one day. It calls for rigorous research before saying a final good bye to tobacco. Abrupt closure of industries or stopping sale of tobacco products without finding an alternative for all those engaged in this profession, is whimsical and has no rationale (UP government order to this effect in early 2002 and similar orders by other states like Tamil Nadu, Andhra Pradesh, Goa, Gujarat and Maharashtra).

A study of each **city centre** will be essential to decide on the types of industries at that centre to avoid mushroom growth of similar industries at one place or at nearby centres. Every centre should have relevant industries and activities to excel in their fields, meet the WTO challenges and avoid excess capacity. Obviously a large industry at one centre may cover the need of many centres, and need not be repeated. Each industrial area will be backed up by:

- Government administrative and monitoring offices
- Data bank
- Commercial Banks
- Large private and cooperative stores as outlets for all agri produces of each centre
- Office complexes for industries and businesses.

All such **city centres** will then be networked for easy information exchange.

IV. FARM LANDS

The farm boundaries under each centre will be well defined. The farm areas will have provision to house the livestock and processing the crop, as also animal husbandry, poultry farming, sheep and goat rearing and piggeries etc.

- For high yield it will be essential to resort to scientific and mechanised farming as well as rearing of livestock, fisheries, piggeries, poultry and many other items noted above. For this, system of cooperatives (as of Dr. Kurien of Gujarat Cooperatives) or private ownership of many plots by a few may be necessary. These issues will be decided later. But joint working will be imperative for better farm yields.

V. PLACES OF WORSHIP, CREMATION AND BURIAL

We will build temples for Hindus, Buddhists and Jains, mosques for Muslims, churches for Christians and *Gurudwaras* for Sikhs. These will be located at central places within short distances. The present deities located at many places may be moved to such places if they are oddly located or are a hindrance. We are not in favour of too many places of worship for one community neither encourage extraneous land coverage for religious activities. As God is omnipresent, *we* propose to convert all disputed places of worship into temples similar to Bahai temples where different communities can practise one religion and one faith to foster peace, harmony, love and togetherness amongst each other.

For cremation and burial also the practice of the past cannot be changed and we plan to let that continue as it is. We may propose three centres for the last journey. One for Hindus (electric or gas crematorium). We strongly discourage faggot burning or doing it on the banks of a river or canal. Rivers, ponds and canals are our sacred deities and shall not be polluted with the ashes of the dead or their holy dip before cremation (Section 18.7(vi)). The ashes may be buried underground or used up in our own gardens or farmlands. Similarly, one burial ground each for Muslims and Christians. For a **city centre** with a population of 10 lac the places of worship and cremation can somewhat be based on the following demography :

Table 12.1
Approximate demography of a city centre

Hindus	82 %	8,20,000
Muslims	12 %	1,20,000
Christians	2.4 %	24,000
Sikhs	2.0 %	20,000
Buddhists	0.8 %	8,000
Jains	0.4 %	4,000
Others	0.4%	4,000
TOTAL	100%	10 lac

The above may vary from state to state and **city centre** to **city centre**. This may also take care of deities of other religions not covered above but can be installed in the same premises.

12.3 Basic requirements and facilities for each city centre

- Planning shall be on long-term basis, catering at least for 50-100 years hence and shall be devoid of frequent changes or alterations.
- The buildings will be raised high as per soil bearing capacity and seismic effects in an area.
- All buildings and houses shall be seismically safe.
- Optimum use of vertical space above and below the ground level.
- They must be based on latest techniques and yet be economical. (We will invite proposals from different town planners and experts to suggest an ideal **city centre**.)
- The design will largely remain the same for all **city centres**, except for architectural changes to retain the local art, culture and traditions.

This will cut on cost and the whole country will look alike. Some changes can be introduced to break the monotony.

- Constructions can be done with prefab concrete to make it economical and fast.
- Research and development will be done to systematise the development and construction of **city centres** to make it fast, economical and most modern.
- Lifts, fire fighting and captive power generation will be provided for each housing complex.
- The townships can be circular for easy road and rail traffic.
- All services will be underground - sewage, drainage, storm water, telephone cables, water and gas pipelines and hydrants, power sub-distribution (up to 33 kV) and distribution lines. Anything that can be concealed will not be in the open or above ground. Even parking in high rises can be underground.
- The rail system too will be circular and planned underground (metro-system). It would be connected with the main trunk lines and with the adjacent **city centres**. The subway stations may be within 0.5 – 1 km walking distances from any point.
- Underground subways will be provided at suitable locations and at even distances for crossing the roads.
- Wide colony lanes and roads.
- The internal roads will be devoid of crossings as far as possible. Flyovers may be constructed to achieve this.
- Only left hand turnings to be provided.
- Highways to be devoid of obstructions and verges (no turning gaps between the roads).
- Roads would be two way with dividers.
- All facilities including roads and rails will be designed such that they do not call for a modification after every few years neither require frequent repairs.
- Enough parking space will be provided in each building and shopping centre with future affluence in mind.
- No permission for cattle driven carts. Tractors may be permitted from farms to their houses but not in the main city
- Handcarts and manual *rickshaws* will be gradually withdrawn. We shall create enough job opportunities so that this evil is eradicated.

- Fire fighting and fire hydrants at suitable locations with proper training and education to the staff.
- Disaster management (see Chapter 16). All centres will be hooked up to the internet and a few will be converted into nodal centres that will play the lead role in the hour of crisis. Expert rescue teams will promptly finalise an effective and economical plan.
- These will be unique cities, where rural and urban people will live together. But by the time this happens, conditions would have changed already and the status of rural populace will be much better than it is now and their children too would be educated. The class conflict would have narrowed and people would love to live and work together.
- Each **city centre** will be complete with modern urban facilities and will have:
 - Rigorous R&D Centres, mostly agri-based for primary and secondary sectors. To avoid repetition we can identify areas on which a **city centre** will work. And then hook them to the internet for exchange of information and dissemination of knowledge amongst the scientists and researchers of other centres and to those working in the field. In future there will be no scarcity of tomatoes, potatoes or onions, neither surplus stock rotting in farms or on roads for lack of information and market intelligence.
 - Air strips at every 500-700 kms. Some are already existing, these will be refurbished and the remaining constructed.
- Community facilities :
 - Telephone exchanges - Electric sub-stations
 - Telegraph offices - Police stations
 - Post offices - Courts
 - Petrol pumps - Jails
 - Service stations - Burial places
 - Bus Depots
 - Cremation grounds (not near the river banks)
 - Community centres, malls for shopping and eating
 - Recreation centres including open air theatres and auditoriums for folk dances, cultural programmes or any kind of recreation. We shall try to make use of the local talents as much as possible and even groom them for this.

- **Make different sports a source of recreation for the people and earning means for the participants and the organizers.**
- Organise inter-state sports meets in most games and means make them attractive to pull crowds to meet the cost and benefit the players
- Amusement parks.
- Parks, picnic spots and playgrounds.
- Civic Amenities
 - Power
 - water
 - Communication
 - Hospitals and dispensaries
- Each **city centre** will be connected by pucca roads with the farmlands.
- Adequate public transport system for commuting from **city centres** to farms and back.
- Security arrangements will be made for night patrolling of farmlands.
- It may be a good idea to install closed circuit and satellite cameras for monitoring of each **city centre** for its health, environment, green belt and to keep a watch on unwarranted activities and crimes in the city.
- Using IT systems to maintain records of each individual for monitoring his education, health and living conditions.
- All commuting facilities (buses, trains) would have closed circuit TV network for information and education to the commuters.
- 100% sewage to be treated, before discharge. The sewage disposal will have gas collecting tanks to supply cooking gas to all households. We wonder if it would be enough for hotels and restaurants also.
- Biogas (cooking gas) system.
- Gas pipelines to be laid up to each household with a meter for billing.
- The sewage and water treatment areas will be beautified into attractive picnic spots and recreation centres.
- Common effluent treatment system for the entire industrial area.
- Where effluent is of typical nature initial treatment will be done by individual industry.
- Pooja remains and ashes shall be incinerated. If necessary we may provide additional storage facility for this in each housing colony.

Immersing of pooja remains in rivers, ponds, canals shall not be permitted.

- Scientific system of collecting and dumping garbage from households and roadsides and recycling it for some end-use (power generation being one, Section 17.2(v)).
- Scientific means to keep the roads and the whole city clean and tidy.
- No stray animals on roads.
- We will insist on strict discipline right from beginning in all walks of life. No encroachment, no dirt or filth on roads, in offices or outside homes.
- Filling stations at suitable locations but slightly away from the main road and habitation.
- Filling stations and bus stops can be located on extended sides of the roads to avoid road blocks or hindrances to regular traffic.
- Conservation of 100% rain water in lakes, ponds, canals (what is not existing will be constructed) and additional catchment area of existing rivers created by desilting and making of proper banks. All such areas will be beautified with aesthetic look, greenery and plantations.
- It will be a good idea to make one lake or pond in each city to conserve the entire filtered storm water and meet the city's total water requirement. The area can be developed into attractive picnic and tourist spot and for recreation, boating and other water games. It may be connected with the main waterline (river or canal).
- Planting of trees along roadsides, around each building and colony, shopping centre, railway track (wherever surface tracks), river banks and lake sides, canals and ponds etc. for beautification and to increase forest cover to at least 26% and crown density 40% and more.
- All **city centres** will be developed as attractive tourist spots for large home and foreign tourist influx to boost our economy and provide extra means of earning for the local people. It will also foster community feeling and togetherness.

These are the likely overall ideas that could be easily conceived. **The final shape will be given by the town planners and experts in the fields to make them unique and amongst the most beautiful and attractive cities in the world. The aim is prosperity and unbound growth of each city centre and its habitants through self-sufficiency and togetherness so that one day we emerge as one of the most prosperous and powerful nations in the world.**

12.4 The start

- Construction of **city centres** is a long drawn process. It will take about 7 to 10 years to do so after we have built the necessary infrastructure and the economy to about 6-8 times of present GDP. In these 12-17 years (5-7 years to build the economy and 7-10 years to construct the **city centres**) the existing rural schools will be revamped on fast track to promptly impart the required primary and secondary education. Teachers too will be trained on fast track training programmes to begin quality education *en masse*. Since activities at **city centres** may start soon, teachers and other staff will be happy to go to villages. Eventually all activities will one day shift to **city centres** which will be modern, new and highly attractive and amongst the best cities in the world. Hence, there will be no hesitation to shift to villages on a temporary basis until the area is developed into a full-fledged city.

The civic facilities and means of recreation will change the lifestyle of our people within 17-20 years, while the whole transformation may take about 25 to 30 years. This time may be essential to streamline our working, control population, eradicate disability and destitution, overcome centuries-old illiteracy and backwardness amongst the masses for all times and place the nation amongst the mightiest and the most prosperous nations in the world. It is possible that if people religiously follow our plans, the 30 years task can be completed in 20 to 25 years. We have only to work very hard, 12 hours a day and 290 to 300 days a year. If we can do this, it is possible that most things may happen in our lifetime (20 to 25 years). Some experts and trainers will groom the rural youth and the elderly people with basic education to get them accustomed to modern living and working to ensure that there are no aversions between the rural and urban societies to stay together when they shift to the **city centres** in about 12-17 years time. By then people of lower strata would be well groomed and would have also attained reasonable prosperity.

- Each service will be at a cost (for better efficiency, low taxation and to make the services self-sufficient and self-supporting) except primary education, health services and old-age care. **All services will be efficient, uninterrupted and self supporting (it must happen in 5-7 years).**
- We would emphasise brief training for an entrepreneur also before he starts an industry. The labour force will also be trained before they undertake any work. It is necessary to infuse in them a work

culture before they handle a job. **We don't want our entrepreneurs to face labour strikes, sickness or closure of units on any account whatsoever. The punch line for all will be "Quality and Reliability."**

- The primary sector will grow minimum by 7-10 times, even more, within 5 to 7 years as we can see our hidden potential. This will also support and boost our secondary and tertiary sectors. We shall also earn enormously through our agro exports. Exports will be essential as we may not need all the primary produces for our own consumption.
- With all the above activities there will be an enormous demand for all types of industrial goods, recreation activities, theatres, pictures and eating joints providing tremendous support to secondary and tertiary sectors and boosting our economy on all fronts. The present economy that is concentrated in the hands of just 9-14% (Chapter 5) will get distributed to at least 70% people initially, raising their consumption and buying capacity tremendously. Industries will boom, even the sick ones will revive. Similar will be the scenario of the service sector. We are very hopeful of meeting the shortage of power within 3-5 years (Chapter 17). For additional power we may have to wait for 5 to 7 years but that should be in order because our major activities will start only by then. **Industries that are doing well post liberalisation, will further gear-up to meet the enhanced market demands. In the first five years we should be able to put the whole economy on rails.** There will be no deficit financing rather enough surplus for developmental work countrywide.
- **We can assure the people that what has never happened will start happening within two years from the start of our programs and will pick up in 5 years.** After that we shall start building the nation (**city centres**) and support its poor people. We shall develop the **city centres** in such a manner that not only shall we love our cities, they will also become places of great attraction for foreign tourists and give a tremendous boost to our economy and an eternal bliss to ourselves.
- Our huge unused and under-utilised resources will help us construct our **city centres**. The enormous cost required for building the **city centres** will be met through the optimum utilisation of these resources without much problem as the developmental activities shall raise our GDP up to 600-800% within 5-7 years as estimated in Table 12.2 which may be adequate to meet the cost of our **city centres**. Should

we fall short of some financial resources, we can also raise loans or print some money as we have been doing so far to meet the deficit financing and cost of our governing system. Now it will be to build our own nation and upliftment of our own people. Since this money will be utilised for development and creating fresh assets, the worth

Table 12.2
Projection of GDP after 5-7 years

Considering GDP = Rs. 28.38 lac cores (2004-05)					
S. No.	Sector	Present Income		With our plans projected income of different sectors within 5-7yrs.	By value Rs. Lac. cr.
		Of GDP	In Rs. Lac. cr.		
1.	Primary (Agriculture)	24%	6.81	700%	47.67
2.	Secondary (Industry)	25%	7.09	400%	28.36
3.	Tertiary (Service Sector) Of this foreign tourists constitute	51%	14.48	400%	57.92
		-	0.23	10,000%	23.00
Total		100%	28.38		156.95
4.	Most of black money will come back to the exchequer with the advent of a prudent system of governance (Chapter 6)	80%	22.71	80% of 156.95 lac cr	125.56
Grand total			51.09		282.51*

*** Note**

To be on the safe side we have considered it around Rs. 225 lac cr, generating a surplus of about Rs. 175 lac cr/yr over and above the present GDP of Rs. 28.38 lac cr.

$$\therefore \text{Money available for each city centre per year and this shall be rising every year} = \text{Rs.} \frac{175 \text{ lac cr}}{1000} = \text{Rs. } 17,500 \text{ cr}$$

of which will be manifold of the excess money so arranged, it may not cause any inflation. And then out of the extra earnings we shall gradually return this money back to the exchequer.

- Enough employment and business opportunities will emerge to engage all people needing work, than setting up roadside stalls, *dhabas* and *rehris* or do snake and monkey charming. The consultants and planners will work closely with the cross-section of people and identify areas where they can be gainfully engaged and accordingly facilities will be created in each **city centre**. All the above may be a tough job to do, but since separate consultancy groups and planners throughout the country will be working on such aspects, it would be easier to arrive at tangible solutions through mutual consultations. We expect this to take about 2-3 years — first year to identify and plan the line of action and 1 to 2 years to give the plan a final shape. The work will include demarcation of **city centres** (overall boundaries), the location of cities and spread-out of farms and their survey, number of villages covered in a **city centre** and their demography, acquisition and redistribution of farm lands and formation of co-operatives. The builders and architects will be working in close co-ordination for the design and architecture of cities and the farmlands.
- We will assign the management consultants job of choosing the best persons for a task, considering their education, experience, expertise and bent of mind.
- We propose to have a public relations office in each **city centre** to feel the pulse of the people, their difficulties and needs as also to identify areas that need further improvement, like traffic system, green belts etc. All this to foster love, understanding and healthy relationship amongst each other and between the people and the state. While all possible care will be taken in the development of **city centres**, it is likely that some aspects are overlooked. This office will take care of these areas and will also take preventive steps to avert any untoward situation, encroachment, unwanted roadside *dhabas* or lack of living means to some or inadequate parking lot etc.

The actual construction on **city centres** may begin only after 5-7 years. What *we* will immediately start and execute in this period will be (also see Section 1.3):

- Provide employment to 100% job seekers.
- Land development.

- Water management, including reaching out to water/rain deficit areas (meaning thereby, solving problems like that of Karnataka and Tamil Nadu on a permanent basis).
- Construction of canals, ponds, lakes, cleansing and desilting of rivers, building of their banks, setting their course and raising their catchment areas.
- Afforestation.
- Beautification of picnic spots and beaches.
- Development of coastlines for recreation and marine business.
- Restoration and maintenance of our rich art and cultural heritage and monuments.
- Improvement of power position and its distribution (even increasing the secondary distribution voltage from the present 11 kV to 33 kV where necessary).
- Personal identification of each person through computers and issuing identity cards (ID cards) to all.