

Minutes of the first meeting of the Advisory Council
of the Delhi Development Authority held on the 28th January
1959 at 11.00 A.M. in the Committee Room of the Old Secretariat,
Delhi.

Present:

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| (1) | Shri A.D. Pandit, I.C.S.,
Chief Commissioner,
Delhi. | President. |
| (2) | " Bhagwan Dutt Wadhwa | Member. |
| (3) | " Tilak Raj | " |
| (4) | " Rup Lal Batra | " |
| (5) | " Bhiku Ram Jain | " |
| (6) | " Ram Krishan Bhardwaj | " |
| (7) | " Kripa Narain | " |
| (8) | " M. L. Mittal. | " |
| (9) | " Brij Krishan Chandiwala | " |
| (10) | " Radha Raman, M.P. | " |
| (11) | " K.B. Lall, M.P. | " |
| (12) | " Kanti Chaudhuri, I.A.S.,
Director, Military Lands &
Cantonments (Ministry of Defence) | " |
| (13) | Dr. K.L. Rao, Member,
Central Water & Power Commission
(Ministry of Irrigation & Power) | " |
| (14) | Shri S.K. Joglekar,
Chief Architect,
Central P.W.D. | " |
| (15) | " S.G. Pradhan,
Architect,
Delhi Municipal Corporation | " |
| (16) | " H.P. Sinha, I.S.E.,
Consulting Engineer (Roads Development)"
Ministry of Transport & Communications. | " |
| (17) | " C.P. Malik,
Director, National Buildings
Organisation (Ministry of W.H.S.) | " |
| (18) | Lt. Col. M.S. Boparai,
Health Officer,
Delhi Municipal Corporation | " |
| (19) | Shri Balkir Singh Saigal,
Engineer-Member,
Delhi Development Authority | " |

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- (20) Shri Bishan Chand, I. A. A. S.,
Finance & Accounts Member,
Delhi Development Authority;
- (21) Shri C.S. Gupte,
Architect,
Town Planning Organisation;
- (22) Shri R.L. Bawa,
Associate-Town Planner,
Town Planning Organization;
- (23) Shri Syed S. Shafi,
Associate-Town Planner,
Town Planning Organization;
- (24) Shri R.L. Sharma, P.C.S.,
Executive Officer (Slums)
Delhi Development Authority;
- (25) Shri B.C. Sarkar,
Administrative Officer,
Delhi Development Authority;
- (26) Shri L.R. Malhan,
Assistant Executive Officer,
Delhi Development Authority; and
- (27) Shri M.L. Gupta,
Secretary,
Delhi Development Authority

At the outset, the Chief Commissioner addressed the Council which has been constituted under section 5 of the Delhi Development Act, 1957 to assist the Delhi Development Authority, which is the executive body, on all aspects of town planning-preparation of the Master Plan and the Zonal Development Plans. He said that the first beginning of planning for Delhi was made when the Delhi Development Provisional Authority was set up by the Government of India towards the end of 1955. At the same time the Central Government set up the Town Planning Organization, which is an independent organization of experts. The scope of this organization extends beyond Delhi also and eventually it is to be the nucleus of an All India Organization to study the requirements of planning all over the country and make the state governments and local bodies conscious of the need for town planning. Many of our cities, he said, were growing

haphazardly without control, and although efforts in this direction were made when New Delhi was planned in 1911 and for specific tasks, for example, at Lucknow, Calcutta, etc. town planners were engaged, by and large local authorities had not paid continuous attention to town planning with the result that growth of towns goes on unchecked and there is a lack of sites for schools, playing grounds, hospitals and dispensaries and other community services.

2. Delhi is an ancient city where the planning question is extremely complicated. The procedure for planning has to be more or less the same as that for treating a sick person with several diseased limbs. The city has a personality of its own and just as you cannot cut off a particular limb in the case of a diseased person without studying the anatomy of that person, so in the case of a big city like Delhi you have to study and diagnose all aspects of the health or ill-health of the city. For this purpose physical survey, topographical survey, etc. are necessary to determine what pieces of land are available for development and what is the nature of that land. It is also necessary to have a socio-economic survey to determine the extent and type of industry to be allowed. The question of transport must also be studied and a detailed civic survey made. The people's occupations also have to be studied ~~XXXXXXXXXXXXX~~ ~~studied~~ and it is to be ascertained as to how they travel, where they live, etc. It is only after these various surveys have been conducted that the diseased parts can be cut off and care is to be taken to ensure that the structure functions properly after the operation in its various centres - commercial centre, Government offices centre, etc.

3. Also because in town planning any kind of alteration in the present arrangements of living concerns intimately a large number of people, there has to be continuous

consultation with all sorts of people, for example, slum dwellers, factory owners, chambers and commerce, etc.

There is also to be continuous touch with the local authorities to ascertain whether they can provide the necessary civic amenities, e.g., water, sewage, drainage, electricity, etc. Then the Railways have to be consulted with regard to the siting of railway stations elsewhere, the cost of railway lines, overbridges, etc. Then there are the problems of educational authorities which have to be studied.

4. The Advisory Council consists of experts in various branches and representatives of the local bodies and organisations. This Council is, however, not the only body which the Town Planning Organisation consults, for, as stated above, they have to consult many organisations, e.g., Chambers of Commerce, factory owners, etc. and a lot of discussion and thinking goes on in the tentative proposals drawn up by them. The Chief Commissioner mentioned that what had been done so far by the Town Planning Organisation was mentioned in a brief note put up before the members. The Town Planning Organisation had already issued the Interim General Plan and both the local authorities and the Delhi Development Authority were following the Interim General Plan's land use in practice. When the master plan has been drawn up the Town Planning Organisation will invite the reactions of the various organisations and the plan will then again be altered. There can be no finality about any master plan and alterations in the detail from time to time according to the exigencies will have to be made. The master plan would be operated by the building authority viz. the Corporation who controls the water supply, electricity, sewage, storm water drains, etc. and

will sanction layout in areas outside the notified development areas. It will be necessary therefore to have a Town Planning Organisation continuously while implementation of the plan is going on, and the drawing up of the plan and its implementation cannot be divorced from each other.

5. The Town Planning Organisation has had the benefit of the assistance of the Ford Foundation Team for over a year. This Ford Foundation Team has been working in co-operation with the Town Planning Organisation and it is also undertaking lot of investigations. The Chief Commissioner also mentioned that the Delhi Development Authority had undertaken some schemes which were mainly slum clearance schemes, e.g., removal of Yamuna Bazar slum dwellers, and some of the schemes were continuance of the old slum clearance schemes with a view to the provision of alternative accommodation to persons to be removed from areas cleared of slums. The Chief Commissioner suggested that while the Master Plan was under preparation, members or groups of members could go to the Town Planning Organisation and study the various experimental and tentative plans drawn up and communicate their views to the Town Planners.

6. Shri Radha Raman, M.P., suggested that since our country is not so strong economically as Europe and the U.S.A., the town planners when preparing the schemes should always bear in mind that they do not plan very expensive, modern buildings but should draw up schemes keeping in view the available resources of the Country.

He also stressed the necessity for planning for taking out wholesale markets from inside the city, e.g., the timber market to Najafgarh Road. He also said that there was a congestion of traffic outside the railway station due to buses stopping there and suggested that arrangements should be made for the parking of these buses

at some convenient bus stand at some other place where the passengers could alight.

He also suggested that there should be consultation by the Town Planning Organisation with the Advisory Council with regard to items to which they want to give priority in order that there might be no difference between the official and the public points of view in this matter and desired a list of such priorities to be prepared and placed before the Council.

Shri Radha Ramen also said that the question of available space in the neighbourhood of Delhi will sooner or later crop up, for the population of Delhi was steadily increasing and land was being acquired for residential and official purposes. He suggested that the question of limited space and growing population should be co-related and some check should be imposed to ensure that space should be available for population growth, say, within the next 25 years.

7. Shri R. K. Bharedwaj drew attention to the fact that despite the Interim General Plan and the existence of the Town Planning Organisation and the Delhi Development Authority, unauthorised constructions were still being made and unauthorised possessions of public lands were still being taken. He also stated that although plans had been drawn up for a long time for removal of dairies from inside the city, now the whole responsibility had been put on the shoulders of the Corporation. He suggested that there should be a co-ordinated programme of work to be done by the Delhi Development Authority and the Corporation.

8. Shri Bhiku Ram Jain stated that during the last 10 or 15 years several schemes had been drawn up but that their implementation was hampered by multiplicity of authorities or by limitations of finance. He suggested that since Delhi had expanded so much after 1947 and further

influx of the people to Delhi could not be checked, small short-terms schemes should be drawn up, which would anticipate the increase in population, say, within the next 5 years, both on account of fresh births and the influx of population from outside and make arrangements for the proper accommodation of this population, providing space for traders, industries and ancillaries, etc.

He observed that very little slum clearance had been done and suggested that the schemes to be drawn up in this respect should be such as should provide immediate relief and should take into account what financial burden the population can bear.

With a view to provide employment opportunities for the people he suggested that there should be large-scale industrialisation of Delhi. He also suggested the necessity for a dry port in Delhi for trade purposes in order that the goods imported from abroad instead of being landed at Bombay and Calcutta as at present are brought to Delhi direct and cleared therefrom. This would necessitate the construction of a very large goods office and warehouses in a place in consultation with the Railways and also the location of a customs office.

He also suggested the planning of markets for bulk commodities like timber, etc. in the vicinity of railway stations, etc. He also observed that there were many authorities in Delhi in consequence of which delay took place and suggested to the town planners to have some co-ordinated arrangements in this respect.

Shri Bhiku Ram Jain said that several colonies had sprung up in Delhi which were without water, electricity, etc. and suggested that if a particular colony was not sanctioned within a specified time there should be automatic approval of that colony.

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9. The Chief Commissioner pointed out that it appeared that there was some misunderstanding in the minds of members and stated that the Town Planning Organization as such had no executive function, and that it could only advise that in the present circumstances and finances and the availability of land, water, electricity, etc. what is the best method by which the city could be extended and suggest what type of houses could be constructed for various classes of people and how much land would be required for them. The other questions whether the houses should be double-storeyed or three-storeyed and how much money should be spent on them and what phasing the construction should take, were all matters for the executive authority. As regards the sanction of plans he pointed out that the power to sanction layout plans except in the case of notified development areas under the control of the Delhi Development Authority rested with the Corporation and that until the master plan was prepared the Corporation would proceed according to the Interim General Plan and consult the Town Planning Organization whether such and such area should be utilized for residential or other purposes. Of course when the master plan and the zonal development plans were ready, these would provide the full details.

10. Shri R.K. Batra desired instructions to be issued to the Town Planning Organization to extend the fullest co-operation to members of the Council and stressed the need for a complete survey for purposes of slum clearance. He also pleaded that arrangements should be made for about 30,000 refugees who had not been provided with alternative accommodation by the Ministry of Rehabilitation on the same lines as for slum dwellers.

He also emphasized the need for removal of wholesale markets, e.g., timber merchants, fuel wood sellers, etc. from inside the city. He desired top priority to be given

to the Motia Khan Scheme.

11. Shri Kailash Behari Lal, M.P. suggested that arrangements should be made for inviting public opinion on the plans prepared by the Town Planning Organization, and that the development plans should be drawn up from a practical point of view. He also observed that a general embargo on sanction of layouts on account of absence of water, electricity, sewage facilities, etc. did not actually stop the construction and only led to haphazard development. He was of the opinion that the development should not be held up and that minimum civic amenities which can be provided should be made available, otherwise as a consequence of haphazard development slums will go on increasing.

12. Shri C.S. Gupte, Architect, explained that at the preparation stage of the I.G.P. no public participation was possible, but as soon as it was ready, the plan was exhibited to the press, M.Ps. and their views were invited and the suggestions and criticisms received were submitted to Government of India and some suggestions were incorporated in the report. In the preparation of the master plan different kinds of surveys were being conducted and the opinion of the various organizations, e.g., Delhi School of Economics, Chamber of Commerce, Bharat Sevak Samaj, etc. was being obtained. He also said that the Town Planning Organization had published some brochure for eliciting public opinion. The model of the Interim General Plan was also placed in the exhibition.

13. Shri Bhagwan Dutt sounded a note of caution that no development plan should be prepared or revised under political or other influence.

14. The draft rules to regulate the procedure of the Advisory Council were approved with the following amendments:-

- (1) The word 'President' should be substituted for the word 'Chairman' wherever it occurs in the draft

- rules, in view of the provisions of sub-section (2) of Section 5 of the Delhi Development Act;
- (2) Under sub-rule (2) not less than 7 days notice instead of 3 days notice of any meeting should be given. In the proviso to that sub-rule the words 'or without any notice' should be deleted.
- (3) After sub-rule 4 of rule 1 the following should be added as sub-rule (5) and the existing sub-rules (5), (6) and (7) should be renumbered accordingly:-
- (5) Any member who wishes to raise any matter shall give notice thereof to the Secretary ten days before the meeting.
- (4) In sub-rule (7) in line 3 the words "and voting" should be deleted.
- (5) In rule 2, in line 5, for the words "members" the word "member" should be substituted.
- (6) In rule 4 in lines 5 and 6, the words "He shall have the right of taking part in the discussions of the Council" should be omitted and in their place the following words should be substituted - "He may be called upon by the President to supply information to members or elucidate any points as may be desired by the President or members."
- (7) To rule 4 the following should be added as sub-rule (2):-
- "(2) The Secretary shall forward a copy of the minutes, as soon as possible after confirmation, to the Delhi Development Authority for information and necessary action."

CORRIGENDA TO THE MINUTES OF THE FIRST
MEETING OF THE ADVISORY COUNCIL OF THE
DELHI DEVELOPMENT AUTHORITY, HELD ON
THE 28TH JANUARY, 1959.

1. In paragraph 14 of the minutes, the following should be added as sub-paragraph (8) :

"(8) In the proviso to sub-rule (1) of rule 1, for the word 'three' the word 'two' should be substituted."

2. (1) In paragraph 10 for the words "R.K. Batra" the words "R.L. Batra" should be substituted.

(2) The sub-paragraph should be deleted and in its place the following should be substituted:-

"He desired top priority to be given to the Motia Khan Development Scheme as follows :-

(i) All eligible refugees traders dealing in timber or fuel wood should be allowed to continue their business when they have already represented to Delhi Development Authority in writing to convert their nature of business according to the Interim General Master Plan.

(ii) If finances are not available with the Government to act in accordance to the Master Plan, then the Co-operative Societies of the traders of Motia Khan, dealing in various trades should be encouraged to purchase land and to build their own constructions according to the Master Plan."

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SPK:

R. L. Batra
President
Advisory Council of the Delhi
Development Authority