

DELHI DEVELOPMENT AUTHORITY.

Minutes of the sixth meeting of the Advisory Council  
of the Delhi Development Authority held on Monday the 30th  
May 1960, at 10.00 A.M.

Present:

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| 1.  | Shri Bhagwan Sahay,<br>Chief Commissioner, Delhi.   | President. |
| 2.  | " Radha Raman, M. P.  | Member.    |
| 3.  | " Brij Kishan Chandiwala.   | "          |
| 4.  | " M. L. Mittal.   | "          |
| 5.  | " R. K. Bhardwaj.   | "          |
| 6.  | " R. L. Batra.  | "          |
| 7.  | " Bhagwan Datt Wadhwa.  | "          |
| 8.  | " Tilak Raj Chachra.  | "          |
| 9.  | " Bhiku Ram Jain.   | "          |
| 10. | " S. G. Pradhan,<br>Architect,<br>Municipal Corporation of Delhi.   | "          |
| 11. | Lt. Col. M. S. Boparai,<br>Health Officer,<br>Municipal Corporation of Delhi.   | "          |
| 12. | Shri D. P. Jethwani,<br>for Dr. K. L. Rao,<br>Member, Central Water & Power Commission,<br>(Ministry of Irrigation & Power).                |            |
| 13. | " J. M. Trehan,<br>for Shri H. P. Sinha, I.S.E.,<br>Consulting Engineer,<br>(Roads Development),<br>Ministry of Transport & Communications. |            |
| 14. | " B. C. Sarkar,<br>Secretary,<br>Delhi Development Authority.   |            |
| 15. | " G. Mukharji, I.A.S.,<br>Vice-Chairman,<br>Delhi Development Authority.  |            |
| 16. | " Bishan Chand, I.A.A.S.,<br>Finance & Accounts Member,<br>Delhi Development Authority.   |            |
| 17. | " Balbir Singh Saigal,<br>Engineer-Member,<br>Delhi Development Authority.  |            |
| 18. | " Amba Prakash, U.P.C.S.,<br>Property Manager,<br>Delhi Development Authority.  |            |

19. Shri S. N. Prasad,  
Architect Town Planner,  
Town Planning Organization.
20. " B. N. Rahalkar,  
Associate Planner,  
Town Planning Organization.

Item 1 - Confirmation of minutes of the meeting held on  
13th February 1960.

The minutes were confirmed.

2. Before taking up the agenda of the meeting, the Council expressed sorrow at the death of Shri Kailash Behari Lal, a member of the Council, who passed away on the 19th March 1960, and stood in silence for two minutes.

It was decided that a message of condolence be sent to the members of the family of the late Shri Lal.

3. Shri Bhiku Ram Jain drew attention to letter dated the 24th May 1960, from the Secretary, with which the agenda for the Council's meeting was forwarded, and wished to know whether the use of the words "I am directed to forward.." was correct. He contended it was the duty of the Secretary to prepare the agenda and to forward it to members, and that in doing so he did not have to act under the directions of someone else.

The functions and duties of the Secretary as prescribed in the Rules to regulate the procedure of the Advisory Council were read out, and it was explained that the Secretary had to act under the instructions of the President and that therefore the use of the above phrase was not inappropriate. However, it was agreed that the point raised by Shri Jain would be examined in detail and a note sent for the information of the members.

Item 2 of the agenda - Zonal Development Plans.

4. The note on Zonal Development Plans appended to the agenda was taken up for consideration. A map showing the proposed divisions and zones, as also a typical zonal plan, was laid on the table.

The Chief Commissioner explained that proposals in the draft master plan concerned major planning matters and that it required to be supplemented by the preparation of Zonal Development Plans for each of the zones into which it may be decided to divide the City. Only then would it be possible for the people to find out the detailed pattern of planning for a particular area or zone, or for a local authority to examine individual schemes of planning and development. The Chief Commissioner added that the suggestions made in the note on Zonal Development Plans were placed before the Delhi Development Authority, who decided that these suggestions be referred to the Advisory Council for its opinion.

5. In regard to the draft of the master plan, the Vice-Chairman of the Authority informed the Council that the draft was being printed at the Government of India Press, and that it was expected that copies would be available by about 10th June 1960. As soon as copies were ready, objections from members of the public and others would be invited, a period of ninety days being allowed for the purpose as provided in the Delhi Development (Master Plan and Zonal Development Plan) Rules.

6. It was also brought to the notice of the Council that, as provided in the said Rules, the Authority had set up a Board of five members consisting of Sarvashri C. K. Nair, Onkar Nath, R. N. Agarwal, Sikandar Lal and Balbir Singh Saigal, to hear and consider objections, representations and suggestions

to the draft plan, and that the Rules provided that this Board would have the power to co-opt not more than two members from the Advisory Council. In regard to the members of the Advisory Council, the intention was that members would be co-opted according to the particular item or subject which the Board might have to deal with. This had advantages over the arrangement whereby co-opted members served on the Board throughout its deliberations in connection with the objections, representations, etc.

Shri Radha Raman suggested that only such members of the Advisory Council as could attend and actively participate in the deliberations of the Board should be taken on it. On the other hand, Shri R. L. Batra was of the view that the co-option of members should be left to the discretion of the President. A

The Chief Commissioner pointed out that the Board would be expected to co-opt from time to time such members as could help in discussion of a particular subject or subjects and that therefore, as provided in the Rules, the power to co-opt should be left with the Board. The suggestion was accepted.

7. The proposals made in the note on Zonal Development Plans were then taken up. The requirements of the Delhi Development Act about the Zonal Development Plans were explained by the Vice-Chairman. He suggested that both the Advisory Council and the Authority lose no time in giving consideration to this important work, so that there was no time-lag between the coming into operation of the draft master plan and the disposal by local authorities of individual planning and development schemes.

In reply to Shri Brij Kishan Chandiwala, the Vice-Chairman said that the proposed Zonal Plans would necessarily have to follow the provisions of the draft master plan.

8. At the suggestion of Shri Pradhan, Architect of the Corporation, it was agreed that in the preparation of Zonal Development Plans priority would be accorded to those areas or zones where the Corporation was approving layout plans or where the pressure of development was marked.

9. After discussion it was decided that the Authority be informed that the Council agreed with the proposed division of Delhi into 8 divisions and 139 zones (as indicated in paragraph 2 of the note). As regards the form and contents of the proposed plans, the Council also agreed that for the moment work on plans be confined to a delineation of the four items (a) to (d) mentioned in paragraph 6 of the same note.

As regards the delineation of the proposed zones as indicated on the map laid on the table, the Council decided that this may be agreed to provisionally. It was felt that a firm opinion could be expressed after members had been provided with detailed boundaries of each zone and these had been studied.

10. At the request of members it was decided that all members of the Council would be provided in due course with maps showing the proposed boundary of each zone.

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NOTE REFERRED TO IN ITEM No: 2

Subject: Zonal Development Plans

Section 8(2) of the Delhi Development Act requires that simultaneously with the preparation of the master plan or as soon as may be thereafter, the Authority shall proceed with the preparation of a zonal development plan for each of the zones into which Delhi may be divided. Under subsection (2) of Section 8, a zonal development plan may -

- (a) contain a site-plan and use plan for the development of the zone and show the approximate locations and extents of land-uses proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals and public and private open spaces and other categories of public and private use;
- (b) specify the standards of population density and building density;
- (c) show every area in the zone which may, in the opinion of the Authority, be required or declared for development or redevelopment.

2. As a result of discussions with the Town Planning Organization, who have examined the matter, it has been suggested that on the basis of historical growth, character of development, intensity of land use, principal physical features and major circulation pattern, urban Delhi be divided into 8 divisions and 136 zones as given below :

<u>PROPOSED DIVISIONS</u>	<u>PROPOSED NO.OF ZONES</u>
A Old City Division	28
B City Extension Division	7
C Civil Lines Division	20
D New Delhi Division	21
E Shahdara Division	16
F South Delhi Division	19
G West Delhi Division.	17
H W. Yamuna Canal Division	8
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	136
E <sup>1</sup> U.P. Division	3
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	139

3. These divisional boundaries overlap municipal boundaries, but each division has its own characteristics in its residential development and its inter-relationship between various land-uses. In order to prepare zonal development plans, each division is proposed to be divided into several zones. These proposed zones have an area ranging from 50 to 200 acres, in the Old City; 200 to 1000 acres in the developed areas of the city extension,

Civil Lines, --New Delhi Divisions; and 1000 to 3000 acres in the future development areas.

4. The population of such zones would range from 25,000 to 100,000 persons. The zones have a predominant function of land use and a change in the land use provides a boundary for the zone. Existing physical features like railway lines, nallas, major traffic arteries act as significant boundaries in many cases. Municipal boundaries, and election and census wards have also been taken into consideration in drawing up zonal boundaries though they have not been the decisive factor in this delimitation.

5. A map showing the proposed divisions and zones is laid on the table. It also indicates the limit of land development to the end of the third Five Year Plan.

6. Section 8(2) of the said Act also provides that that a zonal development plan may contain provisions for the sub-division of any site for the erection of buildings; allotment or reservation of land for roads, open spaces, schools, etc.; set-back lines of buildings; architectural features and other connected matters. The suggestion has been made that at this stage zonal development plans would have to be confined to a delineation of the following items as it is obviously not possible, neither desirable, to fix rigidly right now the locations of various other activities or to delineate features which would be subject to change by the time an actual development plan is prepared.

- (a) major internal roads;
- (b) local parks;
- (c) local shopping centres; and
- (d) higher secondary and primary schools.

7. Some typical zonal plans have been got prepared and are laid on the table. These show the type of details which will be shown at this stage in the zonal development plans. It is not possible to show in them anything but the major planning features of a division. These drawings with the notes accompanying them will give an indication of the proposed pattern of development and of the quantitative reservations proposed to be made for different purposes. Further details regarding sub-division of plots, minor roads, set-backs, architectural designs, etc., can only be worked out at the time of preparation of a detailed lay-out plan in respect of a piece of land in a zone.

Zonal plans containing the details mentioned above will also help the local authorities like the Municipal Corporation of Delhi and the New Delhi Municipal Committee to ensure that schemes for development maintain proper planning standards.

3.

8. The Authority, to whom the above suggestions were submitted, have decided that these be referred to the Advisory Council for opinion.

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*Bhagwan Das*  
President,  
Advisory Council  
Delhi Development Authority.

Confirmed  
*Bhagwan Das*  
28/1/60