DDA Advisory Council Meeting

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I.
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II.
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           29-6-2010 & 15-7-2011
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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:

(1)	Shri	A.D. Pandit, I.C.S., Chief Commissioner, Delhi.	President.
(2)	11	Bhagwan Dutt Wadhwa	Member.
(3)	1Î	Tilak Raj	11
(4)	11	Rup Lal Batra	ff
(5)	н	Bhiku Ram Jain	ŧŧ
(6)	11	Ram Krishan Bhardwaj	ŧī
(7)	11	Kripa Narain	n
(8)	11	M. L. Mittal.	11
(9)	11	Brij Krishan Chandiwala	n n
(10)	11	Radha Raman, M.P.	Ħ
(11)	11	K.B. Lall, M.P.	H
(12)	11	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.	11
(15)	#	S.G. Pradhan, Architect, Delhi Municipal Corporation	
(16)	11	H.P. Sinha, I.S.E., Consulting Engineer (Roads Developme Ministry of Transport & Communicati	
(17)	11	C.P. Malik, Director, National Buildings Organisation(Ministry of W.H.S.)	fs
(18)	Lt.	Col. M.S. Boparai, Health Officer, Delhi Municipal Corporation	Ħ
(19)	Shri	Balbir 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

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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.

- 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 illhealth 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. Extending 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.

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 There can be no finality will then again be altered. about any master plan and alterations in the detail from time to time according to the exigencies will have to be 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.

- The Town Planning Organisation has had the benefit 5. of the assistance of the Ford Foundation Team for over a 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.
- 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 huses stopping there and suggested that arrangements should be made for the parking of these buses

at some convenient hus 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 Raman 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. Bharadwaj 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-crdinated 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.

The Chief Commissioner pointed out that it appeared 9. 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.

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 senction 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 avail—
 able, 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 emendments:-
 - (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 according-ly:-
 - (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 "end 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."

CORRIGINDA 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
 - 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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follows :-

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Arnisang and of the Delhi Development methods.

DELHI DEVELOPMENT AUTHORITY.

Minutes of the Second meeting of the Advisory Council of the Delhi Development Authority held on the 28th March 1959, at 10 A.M. in the Committee Room of the Old Secretariat.

Present. (1) Shri A.D. Pandit, I.C.S., Chief Commissioner, Delhi. President. (2)Radha Raman, M.P. Member. (3) K. B. Lal, M.P. **(**4) M. L. Mittal. (5) Brij Kishan Chandiwala (6) R. L. Batra. (7)Bhagwan Dutt (8)Tilak Raj Chachra (9) Bhiku Ram Jain (10)Bal Kishan (11) Bawa Bachittar Singh (12) Shri Kanti Chaudhuri, I.A.S., Director, Military Lands & Centonments (Ministry of Defence). (13)S. K. Joglekar, Chief Architect, Central Public Works Department. H. P. Sinha, I.S.E., Consulting Engineer (Roads Develop-(14) ment), Ministry of Transport and Communications. (15) 11 S. G. Pradhan, Architect, Municipal Corporation of Delhi. Lt. Col. M. S. Boparai, (16) Health Officer, Municipal Corporation of Delhi. S. Raghavachari, (17) Shri for Dr. K. L. Rao, Member, Central Water & Power Commission, (Ministry of Irrigation & Power). (18) G. Mukharji, I.A.S., Vice-Chairman, Delhi Development Authority.

- (19) Shri Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.
- (20) "Bishan Chand, I.A.A.S., Finance & Accounts Member, Delhi Development Authority.
- (21) " Amba Prakash, U.P.C.S., Property Manager, Delhi Development Authority.
- (22) "S. N. Prasad,
 Architect Town Planner,
 Town Planning Organization.
- (23) " C. S. Gupte,
 Architect,
 Town Planning Organization.
- (24) " M. L. Gupta,
 Secretary,
 Delhi Development Authority.

Apart from the confirmation of the minutes of the lest meeting of the Advisory Council held on the 2°th January 1959, there were the following items on the agenda.

Consideration of the following reports prepared in the Town Planning Organisation:

- (1) Proposals and projects for transport-movement.
- (2) Summary and statement of the Regions and areas for the plan.
- (3) Inter-connected prototype projects for Urban Renewal.
- (4) Study of Utility standards and development costs for (B&C) class development and recommended standards of development for satellite areas.
- (5) Study of development costs in satellite towns.
- (6) A note on Master Plan (Delhi) studies.
- 2. Co-operation and co-ordination between the Delhi Development Authority and the Municipal Corporation of Delhi. Item sent in by Shri Tilak Raj Chachra.

The minutes of the last meeting of the Advisory Council held on the 28th January 1959 were confirmed.

2. The Chief Commissioner addressed the meeting and said that basically the papers put up before the Advisory Council were tentative papers for discussion meant to provoke thought and seek re-actions of various people. The most important papers were (1) summary and statement of the Regions and areas for the plan, and (2) a note on Master Plan(Delhi) studies. The Chief Commissioner observed that the main

point that was to be borne in mind was that the planning of Delhi city had to be integrated with the planning of surrounding areas. On the outskirts of a prosperous city people want to take advantage of the commercial and industrial facilities provided by that city and start putting up buildings and thus the city gets surrounded by slums on a somewhat larger scale. It was, therefore, imperative to pay attention to the immediate surroundings of large cities. As a matter of fact, the distant zone (the Delhi Metropolitan Region), comprising an area of approximately 4500 square miles goes up to Bareilly, Moradabad, etc. Ultimately these towns will have various links with Delhi and it is, therefore, necessary to have some kind of control in that extended area. Whatever, therefore, the constitutional or administrative difficulties there may be, from the purely technical point of view, it was necessary that planning should be on a regional basis and not restricted to one ... city or state.

- 3. The paper dealing with the standards of urban development indicated three different standards of development, namely A, B and C. Class A is a special development intended for a predominantly industrialised and commercialised town where it is necessary to have the higher per capita rate of development under the heads of water supply, sewage disposal, roads, storm water drains, street lighting etc. The B class development was of a lower type and intended for the development of small satellite towns, e.g. Ghaziabad, Faridabad, etc., where the cost of acquisition of land was not so great. The arrangements for water supply etc. would also have to be at a lower rate. In category C development cane in such towns as Gurgaon, Ballabgarh and Narela. It was, however, necessary to have a good transport system between these satellite towns and the main city.
- The Chief Commissioner announced that as a result of mature consideration it had been decided that the slum clearance work would be transferred to the Corporation. This work consists of removal of congestion, opening out of congested areas and providing better land use there and also building houses for the population displaced in the process of shifting. He also mentioned that the report of the Committee appointed by the Government of India to tackle the problem of people living in Jhuggies and Jhopries had been submitted to Government. There were about 25,000 families squatting on government land in various parts of These consist mostly of building labourers, tongawalas, rickshawalas, peons, chowkidars, small shopkeepers cobblers, dairy people, etc. It is not possible to turn them out and the only solution is to provide alternative accommodation for these squatters and then to get the land, which is expensive, vacated. The scheme involves an expenditure of about 8.6 crores which would have to be phased over several years. That work will also be entrusted to the Corporation. The proposal is to provide the squatters with small plots of 100 square yards each and they will be given one sanitary bathroom which will be built on it and a water connection, and will be allowed to build their own structures according to the municipal bye -laws, because Government find it too expensive to build quarters apart from the difficulty of realising rent from the squatters. recommendation of the Committee is that the plots should be leased out on a nominal rent and the premium realised in easy instalments. It will not be necessary that the houses

to be constructed should conform to a particular type. set-backs, size of rooms, ventilation etc. will, however, have to be according to the bye-laws. The houses will have broad streets and all services laid on and there will be no restriction about the material to be used. The people could take a loan under the 'Low Income Group Housing Scheme' for ' the purpose of building.

As regards the third item on the agenda, namely co-operation and co-ordination between the Delhi Development Authority and the Municipal Corporation of Delhi, sent in by Shri Tilak Raj Chachra, the Chief Commissioner, pointed out that the Commissioner was a member of the Delhi Development Authority and two members of the Corporation were also members of the Delhi Development Authority.

Shri Tilak Raj Chachra explained that he had written the

letter dated the 25th February 1959 for this item to be included in the agenda keeping in view the good of the

Advisory Council, the Corporation and the Delhi Development Authority. He stressed that there should be a proper cooperation and co-ordination between the Corporation and the Delhi Development Authority since his own experience was that this co-operation was lacking. He cited in this connection the instance of the proposal to declare certain areas as 'development areas' and the case of Ranjit Nagar too. He said that the Delhi Development Authority was the executing authority and that the existence of two bodies in the city of Delhi was not beneficial and suggested that there should be no divergence of views between the members of the Corporation and the Authority and on the other hand there should be close relation between the two. He suggested that the money for rehousing schemes for slum evictees should be transferred by the Delhi Development Authority to the Corporation as it was hardly necessary to have two authorities engaged in the same task. He also suggested that matters referred to Corporation by Delhi Development Authority should be referred in the first instance to the Advisory Council and vice-versa. The Vice-Chairman of the Authority, Shri G. Mukharji, gave the information that the Delhi Development on 26th March 1959 ∠Authority had decided to transfer all 'development areas' to the Corporation, and that the Delhi Development Authority would henceforth exist only for the making of Master Plan. The decision had already been taken regarding the transference of the slum clearance work to the Corporation and the general development had not been entrusted to the Delhi Development Thenceforth, therefore, no executive work would remain with the Delhi Development Authority. Shri R.L. Batra observed that so long as the Delhi Development Authority existed there should be co-operation and co-ordination between the two as differences between them were harmful. He suggested that the Delhi Development Authority should execute according to the Advisory Council's recommendations and the Corporation should also accept its advice. He said that controversy was going on regarding Motia Khan being an industrial and commercial centre and that the Delhi Development Authority had written a letter to the Corporation against permission being granted for the construction of buildings and the grant of licences, in consequences of which about 800 people were being put to difficulty. He said that while the Delhi Development Authority has its own plans about Motia Khan, the Corporation wanted something else. The Chief Commissioner explained that this advice had been given to the Corporation because otherwise new workshops would have come up which would have created slum conditions and the demolition thereof would have presented difficulties.

6. Bawa Bachittar Singh expressed the hope that the Advisory Council would not be merely advisory but that the Delhi Development Authority would give proper weight to the decisions taken by it and if any decision was not accepted by the Authority, reasons therefor would be given.

He took up item No.2(1) on the agenda, namely 'proposals and projects for transport movement'. He stated that the five alternative sites recommended for the International Civil Airport had not been given and wanted the sites to be indicated in the next agenda. As regards forwarding and booking agencies terminal for goods traffic by road, a terminal for goods traffic and outlying parking areas for idle trucks was recommended in the report at Motia Khan and north of Ganda Nala near Red Fort, respectively. He suggested that booking agencies were existing already on the Roshanara Road, B.B. Road and the G.B. Road and that their trade channels should not be disturbed. His suggestion was that after alternative sites are suggested, only the surplus forwarding and booking agencies from these roads should be shifted to the new places. He noted that there were no suggestions for warehouses and godowns as in other big cities like Bombay, Madras and Calcutta. The Chief Commissioner explained that forwarding and booking agencies on Roshanara area not only had their booking offices there but that they asked merchants to bring their goods and load on trucks. In foreign countries the terminal points are outside the city area. course the booking offices are inside the city. The actual work of loading and unloading, he said, should not take place at their offices. Bawa Bachittar Singh, however, pleaded that those people who had their own godowns and stored their goods therein and did not misuse the roads and patries, should be allowed to load and unload lorries in the Roshanara area itself and that for this purpose lorries should be allowed to stand there. He said that in western countries motor transport was very much developed. He suggested that only the surplus booking agencies etc. on B.B. Road or G.B. Road which did not have their godowns for the storage of their goods should be shifted to some other place

As regards the D.T.U. Bus operations, Bawa Bachittar Singh stated that the proposal to stagger office hours was a very good proposal and that we could easily copy Bombay where offices had staggering office hours. He stated that in government offices in Punjab for summer the office hours have been fixed from 7 A.M. to 1-30P.M. As regards tramways, Bawa Bachittar Singh said that only 6 out of 28 tramways work working. He said that the Town Planning Organization had not tackled the problem of tongas, scooters, bullock-carts, cycle-rickshaws, four seater-taxies, hand-carts etc. and suggested that this should also be attended to in some future note.

7. As regards note on the Master Plan Bawa Bachittar Singh suggested that the planners should plan for a city of one crore and that in this planning the fact that 80 per cent of the population in Delhi is urban should be kept in view. He observed that at present the economic life of the city was disturbed by schemes of the Delhi Development Authority. He also suggested that only so much land should be taken which could be developed within a period of five years and stated that development for the last five years had been obstructed. He also suggested that for development the sinking of tube-wells was essential and that tube-wells could very well be started in Narela. Bawa Bachittar Singh

also said that only 860 acres had been earmarked for industries while as a matter of fact 5000 or 10,000 acres were required. He stated that only the Okhla Estate had been accepted for medium industries and suggested the giving of greater facilities for industries and making the industrial estate a 5,000 acre one. The objections raised by the Delhi Development Authority, he said, were injurious to the economy of the state. He also stated that Sonepat should be taken up in the first round of development as it was developing links with Delhi, like Ghaziabad, Faridabad, Ballabgarh, etc.

Shri H.P. Sinha was of the opinion that land usages should be declared within a specified time, that arterial routes should be demarcated, that the planners should guard against the putting up of satellite towns with the main town for this will not be possible unless they prescribed the land usages, that it may not be necessary to insist on the immediate clearance of the city, for the people would themselves get out when accommodation for them was available elsewhere and that the planners should first develop the outskirts. As regards satollite towns he said that the most important question was that of water supply. He stated that the Government had been experimenting with tube-wells on the west of Jumna but that the experiments had not been helpful and that at Faridabad the tube-wells had been abandoned. He wanted the reasons for this failure to be given. He suggested that we should be sure of water supply and that until the Gurgaon Canal came there would be difficulties.

As regards parking places for transport vehicles for passanger and goods he suggested having more than one parking place, as one point in the city would generate traffic through the city. He also suggested the fixation of the width of the arterial routes within the town and not to allow buildings to be constructed within a certain distance. He observed that improving the railway service to Meerut would not help and that it would be more helpful if the roads were widened. Shahdara, he said, was very low lying area and its development should be done very judiciously for it was very difficult to protect buildings from floods. Low lying areas were ideal for keeping unbuilt areas like the Maidan of Calcutta. Shri Sinha expressed the opinion that the cost of road development was likely to be more than was envisaged by the town planners. He suggested that the roads must be much thicker than at present and, therefore, the cost will be much greater.

Shri Brij Kishan Chandiwala stated that although the Bharat Sewak Samaj had been engaged in the work of slum clearance for years but it had not achieved any notable The town planners, he said, were drawing up their success. own plan. He suggested the fixation of land usages as early as possible. He said that one of the difficulties in the way of slum clearance hitherto was the multiplicity of authorities, but now this work has been entrusted to the Corporation. said that the work of clearance of slums was also impeded because mostly the members kept in view not the good of the city but wanted to keep their voters in good humour and, therefore, put difficulties in the way. He also said that unauthorised houses, without even the building plans being passed by the Corporation, were being constructed on account of which the slum clearance would be difficult. He also observed that the rehousing colonies were being constructed at distant places, although considerable land was lying inside the city itself which could be used for the purpose. In this connection, he stated, that by the re-development of

Motia Khan, Paharganj, Qadam Sharif, these areas could accommodate one and a half times more population than was contained in them at present. Inside the city there were a lot of khokhas by clearance of which sufficient land could be made available. He also suggested that the iron market and the stone market should be taken out of the city. He said that in Serai Rohilla alone about 300 acres of land was available and similarly in Subzimandi area too land was available. He also suggested the Mata Sundri area and the Civil Lines area to be included in the plan. He further suggested that the property in the charge of the Custodian of Tvacuee Property should not be sold unless an enquiry was made from the Town Planning Organisation that they did not require this land, for otherwise this very land will have to be acquired. He said that there were about 1700 slums in the city and of these about 450 were in Paharganj and 450 in Subzimandi, which were the property of the Custodian. Until the land usages were laid down and the plans for these areas were prepared, he suggested, that these should not be sold. He also suggested that Sarai Khalil which adjoins the Idgah could be developed into a big mandi. He suggested that this Sarai as well as several katras should be saved from being sold. The subsidised houses, he said, should be given only to these people for whom they are meant. He complained, however, that in these subsidised houses non-entitled persons were living who were not paying even the full economic rent. As regards the problem of Jhuggies and Jhopries, he wanted to know to which place these people would be removed. In this connection he suggested immediate registration of squatters and the recovery of damages from those who were sitting on government land.

- Shri Radha Raman said that co-operation between the Delhi Development Authority and the Corporation was essential and that some way should be found out to ensure this. He said that the transfer of the slum clearance work to the Corporation would be welcome to the Corporation. observed, however, that the slum clearance work and the 'development areas' should have been transferred to the Corporation two years previously. He said that every member of the Corporation should bear in mind the revenue of government and deal properly with unauthorised constructions. He advised that the clearance of slums and jhopries should be accelerated for the huts were increasing in number. He welcomed the development of satellite towns but sounded a note of caution that the availability of financial resources should always be kept in view lest the schemes remain schemes on paper only. He suggested that only those schemes should be prepared which were immediately capable of execution in terms of the finances available. He observed that Delhi should not be developed on the type of Washington and that katras inside the city should be re-built and it should be ascertained as to how many people could be accommodated on the land lying within the city itself.
- 11. Shri K. B. Lal said that there were still several authorities responsible for development and that the old difficulties still continued. All work, he said, should be entrusted to the Corporation as divided authority was harmful. He said that there had been a tremendous increase in population since 1947 and that if obstructions were placed in the way of development of colonies the only result would be unauthorised constructions. He said that the schemes should be practical and should take into account the natural growth

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of population which would be very rapid and accommodation should be arranged for it. He observed that important recommendations of the Delhi Improvement Trust Enquiry Committee had still not been implemented. He suggested that the difficulty of water supply could be got over by installing water pumps and that building plans should not be obstructed on that account otherwise there would be haphazard growth of buildings.

- Shri Bhiku Ram Jain welcomed the reduction in the multiplicity of authorities and suggested that planning should be according to the present conditions. He stated that the population of Delhi was increasing because of the opportunities for employment here, and even though water, electricity and land were not available, squatters were still continuing coming. He suggested that the schemes must be prepared for them. He endorsed the idea of satellite towns but suggested that attention should also be paid to economic factors. He also suggested that for the removal of timber and iron markets new markets should first be constructed and then the existing markets should be shifted. Is regards the construction of new markets, he suggested that the financial implications should always be kept in view and it should be seen whether the schemes were capable of execution within one or two years. As regards the problem of Jhuggies, he stated that it would not be possible to construct residential houses on 50 sq. yds. of land as the Corporation did not allow construction on less than 150 sq. yds. He stated that financial considerations were not mentioned as to whether the Government of India will provide the necessary funds for the rehousing of people living in jhuggies. Shri Bhiku Ram Jain also observed that the bus transport was an essential item in the economic lifer of the people and suggested that there should be ten or fifteen terminal points for passenger and good transport. The tramways, he said, were running at a loss and they should either be modernised or scrapped and suggested that the matter should be discussed at the Central Government level.
- 13. Shri Tilak Raj stated that the pace of development work was slow. He said that the Delhi Development Authority was acquiring land in rural areas and that in some villages where land had been acquired the zamindars, harijans, etc. had not been paid the compensation so far as a result of which they had become helpless and they come to Delhi and squat in jhuggies. He said that attention should be paid to these persons in planning.
- Shri R. L. Batra suggested registration of people living in huts so that their eligibility for alternative accommodation could be checked. The Chief Commissioner pointed out that the census would be conducted on one day and would be done as soon as possible. Shri Batra stated that in the matter of slum clearance fresh hurdles could come in the way of the Corporation, namely the question of expense and the allotment of alternative accommodation. He suggested that wholesale markets should be outside the congested city. The density of population in Qadam Sharif, Paharganj, Subzimandi was very great and he supported what Shri Brij Krisham Chandiwala had said about slums. He also desired that there should be only one authority for the purpose.
- 15. Shri Mukharji said that the discussion that had taken place was of a general nature. He requested the members to pass on their comments and suggestions regarding circulating system etc. direct to him. Considerable discussion took place on the point whether the Advisory Council should pass resolutions on the matters referred to it. The Chief

Commissioner pointed out, however, that a definite resolutions on all the suggestions made by individual members were not possible, and ultimately it was decided that if a member felt strongly about particular point, he would bring forward a resolution at the next meeting.

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Proceedings of the 3rd meeting of the Advisory Council of the Delhi Development Authority held at 9-30 A.M. on the 27th May, 1959 in the Committee Room of the Old Secretariat.

PRESENT: -

1.	Shri	A.D. Pandit I.C.S.	President
2.	Shri	Radha Raman M.P.	Member.
3.	11	Tilak Raj Chachra	ů.
4.	11	Bachatar Singh Bawa	Ħ
5.	н -	Bhagwan Dutt Wadhwa	11
6.	Ħ,	Brij Kishan Chandiwala	11
7.	11	R. L. Batra	.#
8.	11	Bhiku Ram Jain	11
9.	10	C. P. Malik	11
10.	Ħ	M. S. Boparai	11
11.	II	S. G. Pradhan	11
12.	Secre	M. L. Gupta, etary, Delhi Development ority.	Secretary
13.	Shri	G. Mukharji, I.A.S.,	

- 14. Shri Bishan Chand, I.A.A.S., Finance & Accounts Member, D.D.A.
- .15. Shri Balbir Singh Saigal, Engineer-Member, D.D.A.
- 16. Shri Amba Parkash, Property Manager, D.D.A.
- 17. Shri L. R. Malhan, Asstt. Executive Officer, D.D.A.
- 18. Shri C. S. Gupte, Architect, Town Planning Organization.
- 19. Shri R.L. Bawa Associate Planners Town Planning 20. Shri Shaffi Organization.
- Confirmation of the minutes of the last meeting of the Advisory Council held on the 28th March, 1959. The minutes were confirmed. Item No.1.

I tem No.2. RE-DEVELOPMENT PLAN OF KOTLA MUBARAKPUR.

- The Chief Commissioner explained that Kotla Mubarak-2. pur was a village surrounded on all sides by built up areas. There was no purely rural population and the area was also inhabitated by urban dwellers. In the mist of the new colonies comming up it was an eye sore. The problem was however not unique as most of other villages similarly situated, for example, Mohamadpur Munirka, would also be like this. Such villages presented the spectacle of an island of insanitation in the mist of developed areas. planning should be such that the rural abadies should be removed completely from there and this area should be included in the development area. The villagers could be removed to the Green belt or the fringe of the green belt. The village had already been declared a slum area under the Slum Areas (Improvement & Clearance) Act 1957. The Chief Commissioner invited advice of the council on the re-development plan drawn by the Town Planning Organization.
- Shri Radha Raman asked what were the changes that were proposed to be made and stated that the impression was the Interim General Plan had not been adhered to. It was explained by the Chief Commissioner that the plan had not altered the present structure, and that where-ever there were some gardens they were being preserved as green belt and that some amenities such as schools, commercial centres etc. which were non-existent at present had been provided. Shri Radha Raman observed that in re-developing the area the idea should be borne in mind that the existing structure was not disturbed and that the plan did not make a drastic or substantial alteration to the existing economy. He asked therefore, what the changes were that had been suggested.

Shri Mukharji explained that an attempt had been made to cause the least possible dislocation and that re-designing was based on two elements namely (1) those buildings which came within the road alignment had to go and (2) buildings which were old and dilapidiated would be demolished to provide space for schools, hospitals, etc. Shri Tilak Raj asked why these changes had not been introduced in the surrounding DLF Colony New Delhi South Extension. Shri Radha Raman asked whether the requisite resources for the implementation of the plan were available or whether the scheme would remain a paper scheme only. He again asked that minimum dislocation should be caused to the existing structures and whether there were not any places which could be retained but had been disturbed. He suggested that such of the illagas which had a rural outlook should be shifted to the neighbouring rural areas. He also suggested that the labourers and workers should be given land on the periphery or in other area where land and the cost of living were cheap, instead of accommodating them there. Shri Radha Raman also stated that the area known as Bapu Park had been kept as a garden and suggested that it was a big area and should be converted into a residential colony. It had already many plots sold and there would be difficulty of dislocation if a school or a park was to be made. suggested that the school might be removed to the Vegetable The Chief Commissioner observed that in that case it would become a continuous residential zone which would obviously be undesirable. Shri Mukharji stated that the purchasers of land in the Bapu Park could not be accommodated since there was a huge population in Kotla Mubarakpur already and the addition of so many more families would aggravate the problem. He said that people went on buying

land and that even at present some people were purchasing land in Parpat Ganj but that it was unimaginable that such persons could be accommodated in any scheme of planning. Shri C. S. Gupte stated in this connection that no buildings had yet been constructed in Bapu Park. Shri Radha Raman objected to the provision of shops in small mohallas and asked why shops could not be provided for two or four mohallas together instead of for each mohalla. Shri R. L. Bawa Associate Town Planner, stated that the shop centres were of three kinds namely (1) neighbouring (2) for three or four mohallas and (3) for each mohalla. Shri Radha Raman observed that shops were noisy and disturbed the peaceful and calm living of that mohalla and suggested that they should be isolated from the actual residential houses. Shri Tilak Raj again raised the question that while the development of this one village was being done, the Town Planning Organization should also correct the deficiencies in the New Delhi South Extension Scheme, otherwise even the authorised constructions in that colony would be slum-like. Col. Boperai also criticized the New Delhi South Extension Scheme as being very bad. Ultimately it was decided that the neighbouring colonies should be examined by the Town Planning Organization and if found sub-standard the Town Planning Organization should recommend to Government to take necessary steps to bring them to proper standard.

Shri Brij Kishan Chandiwala complained that the scheme for slum clearance did not appear to give relief to the city of Delhi. He said that in the city there were big katras and about 1700 basties. He stated that the Prime Minister's idea was to rehabilitate these people at the same spot, while in its place 3,000 acres of land outside Delhi was being acquired. He also complained that a lot of property belonging to the Custodian of Evacuee Property in the slum areas was being auctioned and that if the area of Paharganj alone was

developed, sufficient amount of land could be found therein. He also stated that no privately owned basties had yet been acquired, and that out side Mori Gate there was considerable property belonging to the Delhi Development Authority. The Chief Commissioner explained that it was only when alternative accommodation was made available to about 50 per cent of the population that the slum dwellers could be shifted and that therefore houses had to be constructed in advance of the shifting. Quarters had been built for the slum-dwellers of the Jamna Bazar but they refused to go. Similarly, for Dujana House scheme, transit camp quarters had been constructed but people were not willing to shift. 'The 3,000 acres of land, had to be acquired to build houses for persons to be displaced. Some delay took place in the necessary formalities to be observed in connection with the notification of certain areas as development areas. Now the work of slum clearance, in view of the fact that the Corporation was responsible for the arrangement of water supply, sewerage etc. had been entrusted to the Municipal Corporation of Delhi. Shri Chandiwala stated that out of 260 katras work of providing amenities has been completed only in 27 katras. The Chief Commissioner explained that lots of appeals from owners of katras had to be heard.

Shri Mukharji stated that in financial estimates an attempt had been made (1) to cause the least possible dislocation; and (2) to ensure that there was not too much investment. He desired cases of grave dislocation to be brought to the notice of the Town Planning Organization. He stated that the rural people had to move out 20-30 miles away and had no business to stay in the urban area. He said that it was for the Corporation who would be responsible for the actual implementation of the scheme, to examine the financial picture.

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He observed that corner shops were desirable, and that only actualy location was to be seen. As regards the work of slum clearance in the city Shri Mukharji stated that unless there was a detailed plan for the city, no major work of slum clearance could be carried out. It would have to be seen whether the land would not be required for a school or a road. The Dujana House people were not willing to move and in this atmosphere work of slum clearance could not be carried out. The Master Plan would indicate the land uses; it would also indicate which roads require widening. Certain notices for slum clearance had been issued already for certain katras and there was no law under which the landlord could be forced to build and charge the same rent. A suggestion of course could be made to Government for the law to be amended in this respect. Shri Mukharji also stated that 250 acres of land on Najaf Garh Road were being acquired for selected slum areas. Sub-letting would continue till there was a shortage of housing. The preliminary estimated cost of Kotla Mubarakpur re-development probject was & .77.92 lakhs. The layout would be implemented by the Corporation. As regards the sale of Evacuee Property this was being done by the Ministry of Rehabilitation. Sale had been stopped to a very large extent. These properties are ccupied and the Authority required only compact areas and did not want scattered houses.

I tem No.3. NOTE ON FUTURE INDUSTRIALISATION OF DELHI.

Bawa Bachatar Singh complained that the proposed industrial zone had been extended to 50 to 70 miles from Delhi, and that these proposals of the Town Planning Organisation would have the effect of the uprooting 99% of the people engaged in the industry. The proposals would also discourage mining. At present Gwalior was importing china clay and fire clay from Delhi. He explained how the industry on the whole would be

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uprooted by saying that mining and quarrying for example had been placed in zone 'B' which was to be 15 to 30 miles from Delhi, while the village of Mehpalpur which supplies china clay at present is only 14 miles from Delhi. He cited the case of two other industries namely inks including printing inks and saw mills which the Town Planning Organisation had said should not be less than 50 miles from Delhi. He also said that with the exception of petroleum products, railway wagons, passanger coaches and locomotives factory all other industries listed in zone 'C' were prevailing in Delhi. He suggested that zone 'C' should be only 15 or 20 to 30 miles and zone 'B' only 10 to 20 miles away from Delhi. He said that the first zone was not to be disturbed by the Town Planning Organization and the second zone was 'A' II Okhala. He said that in the Industrial Sub-Committee changing of industries from one zone to another had been agreed to. He had nothing to say in criticism of 'A' I and 'A'II Zones. So far as the zone 'B' was concerned he observed that the placing of the batteries and acceccries etc. in that zone was inappropriate. He stated that the placing of mining and quarrying in the 15 to 20 miles, zone 'B' would completely dislocate the trade and industry. Bawa Bachatar Singh suggested, the population of Delhi for the purpose of industrial planning should be estimated at not 25 lakhs but 50 lakhs. In fact he suggested that the planners might think of one crore. As regards the water supply arrangements he suggested that Town Planning Organization should make suggestions for the construction of a tank for a population of 50 lakhs. He also stated that the supply of electricity was not keeping pace with the advancement of the city. He suggested that the planners should estimate the demand and see how much time it would take to make arrangements to me Bawa Bachatar Singh also stated that industrialists

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wanted cheap land and that there was a dearth of technical knowledge. He suggested the introduction of a productive honus scheme in industry. He said that the 40% population of Bombay was industrial and that so far as Delhi was concerned we should also plan for a similar percentage of population. Shri Bhiku Ram said that the most important factor in the industrial planning of Delhi was economic and asked what arrangements had been made for the livelihood of the people. There was, he said, also the traffic problem. He characterised the note prepared by the Town Planning Organization as being a haphazard one and said that untill the master general plan was ready discussion on this note would not be very fruitfull. He suggested large scale industrialsation of Delhi. The Chief Commissioner observed that if the Delhi people wanted employment in industrial avenues they must to to zone 'C' which would be 75 miles away, and that with the encouragement of local centres, Delhi would longer attract out-siders, for example if Rajasthan advanced industrially then Rajasthanies would not come to Delhi. Shri Bhiku Ram stated that Government service provided employment to only about 3 lakhs people and that the remaining 22 lakhs were engaged in trade, commerce and indsutry. He suggested that employment should be provided to residents of Delhi by creating an industrial out-let to them. The Chief Commissioner said that Bhakra would become an industrial centre and that so far as the question of setting up industries in Delhi were concerned there were no raw materials. Shri Mukharji explained the background of this note. He said that no new industries were to be allowed untill the master plan was ready and that this was only an interim note. All the points raised by Shri Bhiku Ram, he said, were already under active consideration. economic factor, he agreed was a very important factor. Shri Mukharji observed that the industrialisation of Delhi,

should take into account as to what is to be normal population of the city, for more industries would attract more population. The population of Delhi had, therefore, to be held at a certain figure. Shri Bhiku Ram was of the view that industrialisation was the only solution for the increasing population of Delhi. The annual increase of population in Delhi was one lakh, of which 2/3rd from outside. The Chief Commissioner observed that we could not stop natural growth of population but that we should not make Delhi attractive for outsiders. This could be done by industrialisation of other parts of India. He also observed that it should not be forgotten that there was a considerable poverty in large cities where there was a large concentration of industrial population, while in smaller cities there was more leveling. In Bombay for example there was a large population of pavement sleepers. He said that the eventual solution of the problem would be a compromise between having a large urban centre and the controlled expansion of industry. Shri Bhiku Ram suggested that if the industrial zone 'C' was to be shifted to 75 miles outside Delhi, the octroi taxation should be relaxed. Shri Shaffi, Associate Town Planner said that any large scale industrialisation of Delhi would act like a magnet in attracting other people and that the Town PlanningOrganization were considering not only Delhi but a larger area. The Chief Commissioner finally observed that it was undesirable to concentrate industry near a capital, which was always in danger in times of war. Heavy industry, he suggested, therefore should be away from Delhi.

I tem No.4. STUDY ON SCHOOL FACILITIES AND NEIGHBOURHOOD SIZE.

7. The chief criticism came from Shri C. B. Malik. He expressed the opinion that the school facilities should depend on the size of the neighbourhood but that, instead, the reverse

had been done, for the size of the neighbourhood, both in terms of population and physical extent, was made to depend on the demand for school facilities. Shri Mukharji explained that the school was only one factor and that the other factors in determining the size of neighbourhood were shopping centre, community centre etc. and that, therefore, neighbourhood should be of a reasonable size. 's regards the criticism of walking distances, Shri Bawa stated that the walking distance given in the note was maximum.

Item No.5.

Declaration, as residential area, of the area on both sides of the G.T.Road, Delhi, beyond Pambari Road towards Azadpur in which four co-operative House Building Societies have acquired land for construction of houses for their members and which has not been declared as such in the Interim General Plan of Delhi (Sent in by Shri Bhagwan Datt Wadhwa).

Shri B.D. Wadhwa stated that in 1952 State Government issued a circular promising help, to refugees forming cooperative societies and that in 1952-53 the Mubarakabag on the G.T. Road was acquired for the rehabilitation of about one thousand families but that now these societies were told that they could not build houses there. The Chief Commissioner explained that the objection on the part of the Government to the construction of houses was that in 1956 the Interim General Plan was published, wherein this area was shown in green belt. Shri Radha R man wanted a list of all colonies. The Chief Commissioner stated the land was acquired by the Government for societies under the Land Acquisition Act or it was acquired by the Societies themselves, and that some people had applied to the Corporation. He said that it was necessary to cry a halt. Shri Mukharji suggested that sanction for layout plans rested with the Corporation and that the Corporation

could therefore approach the Government for changes in the Interim General Plan. The green belt, he said, was not fixed arbitrarily but had a relationship to the urban area. Shri Radha Raman however laid stress on two considerations, namely that the persons concerned were displaced persons and that the lands were acquired long ago prior to the preparation of Interim General Plan. He suggested a sub-committee of 5 persons who should report after local inspection of the merits of the question. The Chief Commissioner explained that the Town Planning Organization could not consider whose land it was; they only saw the land and made recommendation regarding its being in the green belt. Shri Mukharji observed that a survey would not be useful and that the societies might approach Government for exemption. The Chief Commission ner stated that since the Corporation was the sanctioning authority for layouts, the Corporation could make a recommendation to the Government by sending a resolution and that the Advisory Council could not/a resolution themselves. Tilak Raj suggested a four men committee but the Chief Commissioner stated that this would not be a correct procedure. Shri Mukharji stated that Interim General Plan was not legally binding on the Corporation and that any resolution from the Corporation for an alteration of green belt could go straight to Government. Ultimately it was decided that the Advisory Council should make a recommendation to the Delhi Development Authority to exempt these four colonies from the residuction of the green belt as prescribed by the Interim General Plan.

Item No.6. Re-modelling of the Kingsway Camp Refugee Colony. (Sent in by Shri Bhagwan Dutt Wadhwa).

9. The Chief Commissioner stated that this was a matter for the Corporation to consider.

Item No.7. Development of the Motia Khan Trading Centre. (Sent in by Shri Tilak Raj Chachra).

10. Shri Tilak Raj stated that there was a fear in the minds of the people that they would be removed from here. The business of these people was inter-dependent as cottage industries and small scale industries were dependent on them. He suggested that the Town Planning Organisation should be advised that these persons should not be removed from here. He suggested that a development scheme should be prepared for a commercial and industrial centre. The roads should be built and the land allotted, section-wise. Shri R.L. Batra asked that the Town Planning Organization should give them a detailed report with a plan stating whether the area would be residential or residential cum commercial. It was decided that the Town Planning Organization would give due consideration to the views expressed by the members.

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DELHI DEVELOPMENT AUTHORITY.

Minutes of the fourth meeting of the Advisory Council of the Delhi Development Authority held on the 14th October 1959, at 10 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.	11	Radha Raman, M.P.	Member.
3.	1f	Bawa Bachittar Singh	11
4.	11	Bhagwan Dutt Wadhwa	, tt
5•	11	Tilak Raj Chachra	11
6.	11	Rup Lal Batra	11
7.	11	Ram Krishan Bhardwaj.	. 11
8.	11	Kanti Chaudhuri, I.A.S., Director, Military Lands & Cantonments (Ministry of Defence).	. 11
9:	11	C.P. Malik, Director, National Buildings Organization(Ministry of W.H.S.).	o. II
10 .	H	S. G. Pradhan, Architect, Municipal Corporation of Delhi.	. 11
11.	Lt.	Col. M. S. Boparai, Health Officer, Municipal Corporation of Delhi.	II
12.	Shri	. Brij Krishan Chandiwala	11
13.	IT .	M. L. Gupta, Secretary, Delhi Development Authority.	Secretary.
14.	n	H. S. Memtani, for Dr. K.L. Rao, Member, Central Water & Power Commission, (Ministry of Irrigation and Power).	•
15.	11	G. Mukharji, I.A.S., Vice-Chairman, Delhi Development Authority.	
16.	11	Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.	

Bishan Chand, I.A.A.S., Finance & Accounts Member, Delhi Development Authority.

- 18. Shri R.L. Sharma, U.P.C.S., Executive Officer(Slums), Delhi Development Authority.
- 19. Shri Amba Prakash, U.P.C.S., Property Manager, Delhi Development Authority.
- 20. Shri B. C. Sarkar,
 Administrative Officer,
 Delhi Development Authority.
- 21. Shri C. S. Gupte,
 Architect,
 Town Planning Organization.

The agenda for the meeting was as follows:-

- (1) Taxation of floating population.
- (2) Survey of house wives needs.
- (3) Formation of Rural Areas.
- (4) Standards of medical facilities.
- (5) Analysis of comments on Kotla Mubarakpur Scheme.
- (6) Tube-wells exploration and sub-soil water condition in Delhi.
- 2. The minutes of the last meeting of the Advisory Council, held on the 27th May 1959, were confirmed.
- The Chief Commissioner observed that in the agenda there were certain items on which it was hardly necessary for the Council to express any opinion, for example the note on Standards of medical facilities, tube-wells exploration and sub-soil water condition in Delhi. Ín the former note a comparison has been made with the medical facilities available in other countries and it is suggested that efforts should be made for increase of these facilities. In the note relating to the formation of rural areas there was nothing of importance, for no definite recommendations had been made. Similar is the position in regard to the survey of house-wives needs, for everybody desire that the house should be open, with a verandah, a small garden, a courtyard etc., and there should be the minimum danger of theft. As regards the item relating to the taxation of floating population, the Chief Commissioner said that the central idea behind the proposal made by the Town Planning Organization was that a lot of people visited Delhi daily in connection with their business etc. and availed of the civic services and yet paid no tax for the maintenance of those services and, therefore, a tax on outgoing visitors had been suggested. It had, however, not been considered whether this tax could be imposed by the Parliament or Corporation and it would, therefore, be necessary to obtain the advice of the Government of India in the matter.

As regards Kotla Mubarakpur redevelopment plan, he said that this was not a Zonal scheme and would have first to be placed before the Delhi Development Authority and then sent to the Corporation whereafter it would be included in the Master Plan.

The proposal for a tax on the floating population was then discussed at great length. Shri Bhagwan Dutt Wadhwa suggested that legal opinion be obtained first. Shri Mukharji stated, however, that the Advisory Council's re-action was wanted by the Town Planning Organization whether they approved in principle the tax on floating population and if so at what percentage. Shri Bhagwan Dutt Wadhwa then said that there was no need for a discussion unless legal opinion was taken. The Chief Commissioner said that the Parliament could make any law for Delhi. Shri R.K. Bhardwaj wanted to know whether this matter was within the Delhi Development Authority's jurisdiction, and the Chief Commissioner said if the Council expressed any opinion, the Delhi Development Authority could send that report to the Corporation or to Government as it is a part of the Master Plan. Shri R.K. Bhardwaj stated that they did not know what was the scope of the Master Plan and what items would be included in it and wanted a gist of the Master Plan, which had a connection with the Council's opinion, to be given. Shri Mukharji stated that a separate note on the scope of the plan which included fiscal planning and planning administration had already been circulated to Members. It was necessary to mention in a plan what the existing revenue was and how to phase the expenditure. He also said that the Town Planning Organization had only prepared a draft of the Master Plan and would profit the views of the Council thereon. On a question from Shri Bhardwaj that it was the Delhi Development Authority's responsibility to prepare the Master Plan, the Chief Commissioner said that the Master Plan had not yet been prepared and when ready, would be circulated for public opinion by the Town Planning Organization who would then amend it and send it to the Delhi Development Authority. Shri Brij Krishan Chandiwala wanted to know as to how the floating population would be defined. every taxation system other persons of course were hit. Shri Chandiwala also desired that measures should be devised as to how the growing population of the city should be checked. Bawa Bachittar Singh stated that the Advisory Council was not competent to express an opinion on this taxation. He stated that 25,000 to 30,000 people come to Delhi daily for business and probably double this number for work connected with Government and that instead of imposing this tax the Corporation should demand a subsidy from Government. This tax would hamper the trade of Delhi, he said. Seven years ago, when the Sales Tax was imposed in Delhi for the first time, the yield was estimated to be one crore. Now, the revenue from this tax has risen to two crores and subsequently it may become three crores. Bawa Bachittar Singh said that this tax was all right for visitors toplaces like Hardwar, Naini Tal, etc., and that in Delhi whereas ten years ago the terminal tax was only 25 lakhs now it was two crores. He said that the population of Delhi after ten years would be as prob as that of Bombay now. He also called attention to the fact

that there was some mistake at page 11 regarding the rates of tax on various classes of passengers, as the highest rate had been shown against the lowest class. He also observed that such proposals would not be practicable and suggested that they should be sent to the Corporation, who was competent to impose taxes, for its opinion. He also suggested that the Delhi Development Authority should prepare the Master Plan quickly and send it to the Corporation. He characterised this tax as a Jazia' which would hamper trade, there being tarminal tax and sales tax already in existence. The Chief Commissioner said that for the implementation of the plan the necessary finance was required. Bawa Bachittar Singh said that a large number of labourers living in Delhi went to Ghaziabad, Faridabad, etc. for daily work and this tax would fall on them heavily and that while the tax would strike a horror in the mind of people, the return from it would be very much less than anticipated.

Shri Rup Lal Batra observed that this was a direct tax and would affect the people who have a psycological attraction for Delhi. He said that it was to be considered whether the Delhi Development Authority was competent to impose this tax or not and that as the Delhi Development Authority's work was to be transferred to the Corporation for execution, the discussion on this tax was pre-mature. He observed that while it would be injurious to trade and commerce, it would also pinch the common man. Shri Bhagwan Dutt Wadhwa said that it was true that without taxes the plan could not be implemented but that the taxes should be such as should not fall on the poor people. He said that the conditions of road was bad, there was no free education in the territory and that taxes should be imposed on the wealthy classes, for example, there should be a tax on liquor, a tax on motor cars and motor cycles, which had no garages but were being parked on public roads, and a tax on aerated waters. He said that the people of Delhi were already in difficulties as the sales tax has been increased and also the house tax and that by the imposition of this additional tax business and trade would be ruin ed.

Council was not so active, as one meeting had not been held for want of agenda and wanted that either the Council should be made more active or it should be dissolved. He endorsed the views of the other Members so far as this tax was concerned. He said that there were many difficulties involved in this tax, as in Delhi many people so out to distant places, for example Ghaziabad, and others come here to work, and that it would hit those persons who have no capacity to pay and that even the residents of Delhi would come within the mischief of this tax. He also said that it would not be practicable to recover this tax, as thousands of people come here on bicycles from Gurgaon, etc. He said that Delhi being the Capital city of India, a lot of people came from outside on the occasion of Republic Day and Independence Day and that the tax could not be defended on either moral or practical grounds. He, therefore, opposed this tax.

7. Shri Radha Raman, said that it was a thoughtprovoking note the Town Planning Organization had prepared. and that they had to consider the question from two aspects, (i) whether they agreed in principle and (ii) details. He said that the taxation principle had already been accepted and that the Council had only to consider whether there should be a tax on floating population. For this, he said, ways and means could be devised and there was scope for thinking. He said that no business-man should resent this tax and that wider opinion — from Corporation, M.P.'s — should be taken. He said that the principle of tax on floating population deserved further consideration and opinion of the public and democractic institutions should be elicited and that other avenues should be explored. He listed some of these measures as follows:—

- (1) tax on cars on roads, i.e. a tax per hour on cars standing on road;
- (2) taxation of luxurious or aristocractic life, i.e. a tax on articles of luxury; and
- Government (3) unauthorised occupation of/land.

He said that the point to be ranabered was that we should be able to provide the requisite civic amenities for the growing population and at the same time should not impose greater burden on the poor. He suggested that the proposal should be kept in abeyance or under consideration and that in the meantime alternative sources of taxation should be looked into and opinion of public bodies elicited.

Shri R.K. Bhardwaj said that without taxation it was not possible to succeed and that sentiments should not enter into this question. He said that the population of Delhi was expanding and, therefore, asked the Members not to reject this tax summarily or in haste without a detailed study of other cities like Bombay and the recommunedations in the Taxation Inquiry Committee's Report. Public wanted amenities and was prepared topay therefor. Agreeing with Shri Radha Raman, he said, that some more time should be given for discussion. Shri Mukharji said that this was not really a proposal but a discussion study and that when there emerged a definite proposal it would come before the Advisory Council. Shri Radha Raman desired that the Council should be given another opportunity after the whole thing had been considered by the Town Planning Organization to express their opinion on the final draft The Chief Commissioner said that the parking proposal. tax suggested by some of the Members might be in addition to this tax and that similarly other taxes and that it was not a question of alternatives. To a question by Shri Tilak Raj Chachra, the Chief Commissioner said that no resolution on the subject was necessary at this stage and that if this tax was included in the draft Master Plan then the Advisory Council abould give its opinion. Shri Bhagwan Dutt Wadhwa insisted on moving a resolution. This was resisted by Shri R.K. Bhardwaj and Shri Mukharji thereupon said that the Town Planning Organization might

not include this tax as a result of this opinion or might modify the proposal which will then come before the Council. To the charge of Shri Tilek Raj Chachra that the Advisory Council was not active, the Chief Commissioner replied that the Council was not set up for executive work and that every month there is not sufficient material from the Town Planning Organization, which could be placed before the Council for their opinion and that the Council Members could ask for notes on various subjects, for example water supply, etc. from the Town Planning Organization and could study them. The Chief Commissioner also added that the Council could express opinion only on Town Planning, for example, congestion, bridges, etc. Shri Brij Krishan Chandiwala said that the Town Planning Organization had not taken them into confidence and, therefore, they could hardly express any opinion. Shri Mukharji said that various pamphlets, e.s. on space standards, population study, etc., had already been supplied.

Shri Tilak Raj Chachra said that he had written a letter on the 6th October 1959 as a Member of the Advisory Council, regarding the leakage of the Master Plan, and that even on the day before the allegations had appeared in the newspapers. He said that the Master Plan was yet in the making and they were told that it was being printed, and that leakage was a very serious matter and a judicial enquiry should be held and they should be given the information. The Chief Commissioner said that he himself did not know what the Master Plan was and that all that he knew was that it was being prepared by the Town Planning Organization on behalf of the Delhi Development Authority and that some material had been sent to the press for printing. Big maps could not be printed quickly. The Town Planning Organization has no connection with the Delhi Development Authority or the Delhi Administration and it is an agency of the Government of India charged with the task of preparing the Master Plan for the Delhi Development Authority. It is a technical organization, not under the Delhi Development Authority. The enquiry regarding the alleged leakage from the Town Planning Organization had been entrusted to the Chief Commissioner by the Government but not at his instance. He said that it would not be appropriate for him to suggest to the Government of India that a judicial enquiry should be held. He said that it was not quite correct to use the word 'leakage' in connection with the plan as it had not been treated as a closely guarded secret. The Town Planning Organization held discussion with several people and it is not known what the ultimate plan would be. The Town Planning Organization would prepare the Master Plan and then present it to the Delhi Development Authority, who will then publish it and modify it, if necessary, and then send it to Government. No one knew what the final shape of the plan would be. The plan had not been treated as a secret document and there may be all sorts of speculations about it. The Chief Commissioner said that all that he was to enquire into was whether any official of the Town Planning Organization had taken advantage of his position or acted improperly in conrection with the preparation of the plan. He also said that the Town Planning Organization could not be held responsible for unauthorised houses on 'Green Belt' It is not a secret document but if allegations of corruption are made it is the duty of the Government to have enquiries made. Shri Bhagwan Dutt Wadhwa said

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that the Rehabilitation Ministry was also involved in it.

- 10. Shri R.K. Bhardwaj wanted to raise the question of unauthorised encroachments on Delhi Development Authority's lands and he was informed by the Chief Commissioner that it was an executive matter and could not be raised in the Council.
- 11. The Chief Commissioner asked the Members if they had to say anything further on the Kotla Mubarakpur re-development plan in view of the comments received. Bawa Bachittar Singh said that the width of the roads should be reduced to the minimum. Shri Tilak Raj Chachra enquired what had been the fate of the discussion that had taken place regarding the surrounding colonies of the Kotla Mubarakpur, discussed in the last meeting. The reference was to the New Delhi Southern Extension Scheme of the D.L.F. and the relevant resolution of the Council was read out, whereon action will be taken.
- 12. With regard to the standards of medical facilities, Col. Boparai said that he would study this paper and would send his views to the Town Planning Organization.

Som 24/x/59. President,
Advisory Conneil
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DELHI DEVELOPMENT AUTHORITY.

Minutes of the fifth meeting of the Advisory

Council of the Delhi Development Authority held at 10

A.M. on Saturday the 13th February 1960, in the Committee

Room of the Old Secretariat, Delhi.

Present:

1.	Shri	Bhagwan Sahay, I.C.S., Chief Commissioner, Delhi.	President
2.	11	Radha Raman, N.D.	Member.
7.	11	K. B. Lall, M.P.	11
3 A	, 1 1	M. L. Mittal.	11
4.	11	Brij Kishan Chandiwala.	71.
5.	11 .	Bachittar Singh Bawa.	19
6.	11	R. K. Bhardwaj.	11
7.	Ħ	R. L. Batra.	n
8.	11	Bhagwan Datt Wadhwa.	11
9.	H	S. G. Pradhan,	11
		Architect, Municipal Corporation of Delhi.	
10.	Lt.	Col. M. S.Boparai,	. 11
		Health Officer, Municipal Corporation of Delhi.	
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•)	our.T	S. K. Joglekar, Chief Architect,	
		Central Public Works Department.	,
12.	Ħ.	H. P. Sinha, I.S.E.,	11
		Consulting Engineer, (Roads Development),	
		Ministry of Transport & Communications.	1
13.	11	C. P. Malik,	11
		Director, National Buildings Organisation,	
		(Ministry of Works, Housing & Supply).	
14.	n	D. P. Jathwani,	
		for Dr. K. L. Rao, Member, Central Water & Power Commission,	
		(Ministry of Irrigation & Power).	
15.	11	M. L. Gupta,	Secretary
		Secretary, Delhi Development Authority.	·
		MONTH MONOTO MILETIA WOULD LICE.	

- 16. Shri G. Mukharji, I.A.S., Vice-Chairman, Delhi Development Authority.
- 17. "Balbir Singh Saigal,
 Engineer-Member,
 Delhi Development Authority.
- 18. "B. C. Sarkar,
 Administrative Officer,
 Delhi Development Authority.
 - 19. " L. R. Malhan,
 Assistant Executive Officer,
 Delhi Development Authority.
 - 20. "S. N. Prasad,
 Architect Town Planner,
 Town Planning Organization.
- 21. " C. S. Gupte,
 Architect,
 Town Planning Organization.
- 22. "Syed S. Shafi,
 Associate Planner,
 Town Planning Organization.
- 23. " P. B. Rai,
 Associate Planner,
 Town Planning Organization.
- 24. "B. N. Rahalkar,
 Associate Planner,
 Town Planning Organization.
- 25. "B. G. Fernandes,
 Associate Planner,
 Town Planning Organization.
- 26. "Shri Manohar,
 Associate Planner,
 Town Planning Organization.
- 27. " E. A. George Daniel, Associate Planner, Town Planning Organization.
- 1. The minutes of the last meeting of the Advisory Council held on the 14th October, 1959 were confirmed.
- This meeting was convened for the purpose of taking the advice of the Council on the proposals made by the Town Planning Organization for the preparation of the draft master plan by the Delhi Development Authority. The members were informed that the Authority proposed to publish the plan for objections early next month and that the

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individual members of the Council should send their opinions in writing by the 26th February 1960, after making a further study, if necessary, of those proposals either individually or in groups with the Associate Planners in the Town Planning Organization. The members could of course send in any further comments after the draft plan had been published for public objections during the period of three months allowed for the purpose.

- The following members participated in the general discussion and expressed their views:-
 - (1) Shri Bachittar Singh Bawa,
 - (2) " Bhagwan Datt Wadhwa,
 - (3) " Brij Kishan Chandiwala,
 - (4) " R. L. Batra,
 - (5) " R. K. Bhardwaj,
 - (6) " Radha Raman, and
 - (7) " K. B. Lall.
- Bawa Bachittar Singh laid stress on the fact that 4. since the population of Delhi had been increasing so rapidly, the master plan to be prepared should be for a population of nearly one crore as against 55 lakhs estimated by the Town Planning Organization in 1981, and that the comparison of Delhi to be made should be with cities like London and Bombay and not Washington. The 3 lakh acres of agricultural land, he said, would be sold inch by inch to make way for urbanisation. He criticised the proposals of the Town Planning Organization as being based merely on theoritica/knowledge and not taking into consideration the practical difficulties in the way of implementation of those proposals. He observed that no country advanced without industrialisation and that in Delhi severe restrictions had been put on the growth of industries, in consequence of which industries were shifting to Punjab, Rajasthan and U. P., the Governments of which States were providing land and electricity.

He observed that in the summary of the Chapter on 'Industries and Manufacturing', it had been stated at page 2 that an attempt had been made to attain a figure of about 20% in manufacturing employment, and that 20% of 60 lakhs population of Delhi in 1981 should give the figure of 12 lakhs and not 2.70 lakhs industrial workers as stated at page 5 of the summary.

- but suggested that these flatted industries should be planned for a population of one crore in 1981, and that so far as the land required for that industry was concerned, prevision should be made for 25,000 acres instead of 6,500 acres, as mentioned in the plan (page 5 of the summary). He suggested the siting up of industrial estates like Okhla and inducement to be given to people to shift to those estates. He said that 40 per cent of the population of Bombay was engaged in industries and that a similar percentage would be attained in Delhi too.
- that the industrial sector in Ghaziabad and Faridabad should be immediately developed, and that since the plan making in a metropolitan area requires inter-governmental plan-making and inter-governmental plan implementation, the plan for the metropolitan area must be made in close collaboration with the Governments of the U.P. and the Punjab. Bawa Bachittar Singh stated that this planning for the areas of the Punjab and the U.P. was all right, but suggested, that the views of the Governments concerned should be obtained and forwarded to the Government of India and that the administration of these areas should be one.
- He suggested that the planners should provide for very good Goods Markets, and that as Delhi would be the nerve centre of trade, provision should also be made for the setting up of godowns and warehouses outside the city of Delhi.

As regards transport, he suggested the setting up of adequate parking places both for goods vehicles and motor cars.

Transport places to be such as provided for cleaning, washing, servicing etc. of the vehicles.

- 8. For the provision to be made in the plan for the growth of small scale and medium industries, he suggested not only about 25,000 acres of land but also the making of proper arrangements for the supply of water by construction of a big reservoir, near Ram Ganga etc., so that Delhi could be self sufficient in this matter. So far as electricity is concerned, he suggested that provision should be made for double the rate of growth in consumption during the last ten years. He was of the opinion that it was very essential to have dry port at Delhi for Northern India, the idea of which was that the goods would arrive straight from the ports by railway to Delhi where they would be stored in warehouses and the traders from the Punjab and U.P. etc. would lift the goods from here.
- Shri Bhagwan Datt Wadhwa pleaded the cause of co-operative house building societies formed by refugees, for whom the land had been acquired by Government and the Ministry of Rehabilitation had provided about Rs. 30 lakhs. He suggested, therefore, that the land of all such colonies should be excluded from the green belt. These lands, he said, had been shown either as industrial area or as parks in the proposals made by the Town Planning Organization, while on the other hand Gulabi Bagh, which was indicated as green belt in the Interim General Plan had now been included in the residential area. He said that the showing of the land of the co-operative house building societies in the green belt would affect about 15,000 people and suggested the exclusion of these lands from the green belt area. He called attention to the fact that the Kingsway Camp was in the process of being formed into a slum area as the tenements had been built on

33 sq. yards of land in which there were no facilities, neither a bath nor a latrine, and that 12 persons lived huddled together in one room.

10 Shri Brij Kishan Chandiwala asked for a key-note on the different aspects of planning to be prepared. suggested the setting up of small scale industries in villages, which would augment the cultivators' income and discourage them from coming to the cities. He suggested that only barren land should be acquired and fertile land should be left in-tact. He said that with the growth of population of Delhi the slum basties were also growing and that it would have to be seen whether the proposed planning took into account the habits of these people. He suggested that the plan should be realistic in the sense that it is within the means of the people and that it was essential not only to assess the finances required but also to know the capacity of the people to bear the cost, in other words the maximum amount that can reasonably be expected from the people to invest willingly in the redevelopment of the city over the whole of redevelorment period. The second test of realism, he said, related to the physical resources of the planning region in regard to which it was to be estimated what was the opt'imum potential in technological skill and equipment, and whether there was any limit to the growth of population imposed by the availability of these resources. The third test of realism, he said, was administrative. He appreciated the Town Planning Organization's approach of regional planning involving development of ring towns across the boundaries of the Union Territory and as this would involve the integration of the programmes of development by the Central, the Punjab and the U. P. Governments, he asked what administrative machinery did the Town Planning Organization He was doubtful of whether any institution or authority could be created to get the job done.

Shri R. L. Batra said that planning should take into account the mode of living of the people and that the difficulties in the implementation of plans should not be lost sight of, for whereas in Bombay cycle-rickshaws etc. had been eliminated, in Delhi there was all manner of transport, e.g. bullock-carts, rehris, cycle-rickshaw, etc., and it had not been possible to control them. He suggested the provision of electricity to villages for small scale industries. Delhi having an area of 525 sq. miles, he said, fell into four portions, namely Shahjehan's Delhi, New Delhi, Cantonment, and the suburbs of New Delhi containing new buildings. He suggested that standards of the facilities to be provided would have to be fixed and would be different for each part. He suggested that adequate transport facilities should be provided to the 37 or 38 refugee basties, and that in the programme of slum develorment or slum clearance it would have to be seen before actually shifting the people to distant abadis that thereby their income would not be affected and whether educational and medical facilities for their children were available in such abadis. As regards the implementation of the plan involving crores of rupecs, he asked where from this money was to come and suggested that the capacity of the people to bear the additional taxation should be ascertained. He said that the sewage trunks laid were weak and asked the town xxxxxxxxxx Planners to suggest the proper type of sewerage and also proper arrangements for transport and water supply. He suggested the making of wide reads able to take on the growing traffic and said that the roads at present, e.g. Asaf Ali Road, were narrow. As regards the cultivation of land he suggested the provision of adequate water-supply to the cultivators, and said that it was due to lack of irrigation facilities that the cultivator was obliged to sell the land to the city colonizer.

Shri R. W. Bhardwaj suggested industrialisation of 12. Delhi and the grant of more facilities for industries to accommodate the growing nonulation. As regards sewerage, he said that in accordance with the recommendations of a Committee appointed by the Government of India, work was being started by the Corporation. In regard to water-supply he said that when Bombay had been able to solve its problem by the construnction of a dam 70 miles away; for Delhi's supply a dam could be built 10 or 15 miles away from Tajewala and that water of the storm water rivulets could also be collected in dams. He said that in view of the increasing population, the colonies already approved or being approved by the Municipal Corporation of Delhi, the land of which had been shown in the green belt should be restored to the residential area for construction nurposes to allay nublic anxiety. He supported the suggestion for the setting up of a dry nort. As regards the Metropolitan Area including the 8 Tehsils of Punjab and U.P., according to the Town Planning Organization the control over these Tehsils would be of the Punjab and the U.P. Governments. Shri Bhardwaj suggested that in the interest of uniformity the administrative control should be of Delhi. He said that there were 38 Rehabilitation colonies and deprecated dismantling of Kamla Market (for a park) and the Serai Rohilla colony, as proposed by the Town planning Organization. He said that these people should not be urrooted as the demolition of these buildings and the re-development of the areas would involve national loss and suggested that they should be kept as far as possible. 13.

Shri Radha Ram observed that the delay in the publication of the draft plan was dangerous and suggested, therefore, that it should be expedited. The plan, he said, should not be rigid, but should be flexible and that interim plans, say for 3 or 5 years, based on the master plan itself, should be drawn up. Regional plans and master plan, in his opinion should be integrated, especially the administrative

integration of the areas of the U.P. and the Punjab was the most essential. For this purpose, he suggested increase in the boundaries of Delhi with a view to create a small state. any rate, he suggested that the Delhi Administration should have the authority that the Punjab and U.P. Governments would cooperate in the implementation of the plan and would not create any difficulties. He said that some of the Town Planning Organization's proposals were fantastic, impracticable and not based on human considerations. He said that the schemes should be practical, and take into account the difficulties. He observed that the land development was the core of the plan, but that there had been inordinate delay in the development of land. He, therefore, suggested the issue of a notification for the land actually required, and that the issue of a notification for acquisition of 34,000 acres of land has created a state of uncertainty in the public mind. Delhi's industries, he said, were being transplanted to other places such as Faridabad in the Punjab, Rajasthan etc. and suggested that no difficulties should be placed in the way of proper growth of industries in Delhi itself and the Town Planning Organization should take a practical He also supported the suggestion for a dry port at Delhi. Remaining notes, he desired, should be circulated immediately. Shri M. B. Lall suggested that the plan should be 14. flexible and that there should be no artificial enforcement of a costly ideal against the habits of the people and their mode of living.

15. The Chief Commissioner desired the members to highlight the salient points in the draft plan in their written comments to be sent to the Authority.

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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, Chief Commissioner, Delhi.	President
2.	19	Radha Raman, M. D.	Member.
3.	ft	Brij Kishan Chandiwala.	11
4.	ŧŧ	M. L. Mittal.	tt .
5•	11	R. K. Bhardwaj.	*1
6.	1 1	R. L. Batra.	11
7•	11	Bhagwan Datt Wadhwa.	lt .
8.	H .	Tilak Raj Chachra.	, з н
9•	11	Bhiku Ram Jain.	11 · · · · · · · · · · · · · · · · · ·
10.	tt	S. G. Pradhan, Architect, Municipal Corporation of Delhi.	Ħ
11.	Lt.	Col. M. S. Boparai, Health Officer, Municipal Corporation of Delhi.	
12.	Shri	D. P. Jethwani, for Dr. K. L. Rao, Member, Central Water & Power Com (Ministry of Irrigation & Power).	mission, ·
13•	#	J. M. Trehan, for Shri H. P. Sinha, I.S.E., Consulting Engineer, (Roads Development), Ministry of Transport & Communica	tions.
14.	11	B. C. Sarkar, Secretary, Delhi Development Authority.	
15.	11	G. Mukharji, I.A.S., Vice-Chairman, Delhi Development Authority.	
16.		Bishan Chand, I.A.A.S., Fianance & Accounts Member, Delhi Development Authority.	
17.		Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.	
18.	ŧŧ	Amba Prakash, U.P.C.S., Property Manager, 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 bassed 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 - 7onal 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.

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 paraggraph 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.

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 cother 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:

PROPOSED DIVISIONS A Old City Division B City Extension Division C Civil Lines Division D New Delhi Division E Shahdara Division F South Delhi Division G West Delhi Division. H W. Yamuna Canal Division E 1 U.P. Division 136 E 1 U.P. Division

3. These divisional boundaries overlap municipal boundaries, but each division has its own characterstics 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-hack 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 desireable, 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.

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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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DELHI-DEVELOPMENT AUTHORITY

Minutes of the seventh meeting of the Advisory Council of the Delhi Development Authority held on Monday, the 28th November, 1960, at 10.00 A.M. in the Committee Room of the Old Secretariat,

PRESENT :

(1) SI	nri Bhagwan Sahay, Chief Commissioner, Delhi. President.
(2)	Radha Raman, M.P. Member.
(3)	R.P.N. Sinha, M.P.
(4)	Bhagwan Dutt Wadhwa.
(5)	R.L. Batra.
(6)	Bal Kishan.
(7)	R.K. Bhardwaj.
(8)	Tilak Raj Chachra.
(.9)	Brìj Kishan Chandiwala.
(10) (°	M.L. Mittal:
(11)	S.G. Pradhan, Architect, Municipal Corporation of Delhi.
(12) J	t. Col. M.S. Boparai, Health Officer, Municipal Corporation of Delhi.
(13) SE	ri D.P. Jathwani, for Dr. K.L. Rao, Member, Central Water & Power Commission, Ministry of Irrigation & Power,
(14) "	B.P. Patel, for Shri H.P. Sinha, I.S.E. Consulting Engineer (Road Development), Ministry of Transport & Communication.
(15) "	G. Mukharji, I.A.S., Viće-Chairman, Delhi Development Authority.
(16) "	Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.
(17) "	Bishan Chand, I.A.A.S., Finance & Accounts Member, Delhi Dovoloment Anthonita

Delhi Development Authority.

- (18) Shri Kulwant Singh, P.C.S., Secretary, Delhi Development Authority
- (19) "S.N. Prasad,
 Architect-Town Planner,
 Town Planning Organisation.
- (20) " C.S. Gupte,
 Architect,
 Town Planning Organisation.
- 1. Minutes of the sixth meeting of the Advisory Council held on 13th May, 1900 were confirmed.
- 2. The Chief Commissioner at the outset explained the purpose of this meeting and emphasized that it was necessary that the members be kept informed of the progress of the Draft Master Plan.
- Shri Tilak Raj Chachra pointed out that the members had not been given enough time to go through the summaries of the 595 objections to the Draft Master Plan since the same had been received by the members only a few days back. He also regretted that the important subject of Financial Aspect of the 3rd Five Year Plan in relation to Draft Master Plan had not been included in the agenda. Shri Mukharji stated that the intention was merely to keep the members of the Council informed about the objections and that it was open to the members to send their views on the objections individually to the Secretary, Delhi Development Authority by the end of December, 1960. Shri Mukharji explained further, that the subject of Financial Aspects of the 3rd Five Year Plan in relation to the Draft Master Plan had not been kept on agenda because this subject did not form a part of the Draft Master Plan.
- (A) Dr. R.K. Bhardwaj wanted to know if individual objections to Draft Master Plan could be discussed in the meeting. Shri Radha Raman M.P. said that the Advisory Council should concern itself only with important and policy matters, rather than with individual objections. To a remark by Shri R.L. Batra that the meeting had been called without sufficient agenda, Shri Radha Raman pointed out the members had themselves requested that they might be kept informed about the progress of Draft Master Plan and so this meeting had been called accordingly.
- (B) Shri Bhagwan Dutt Wadhwa desired that the two members of the Advisory Council co-opted by the Board set up for dealing with the objections should be selected on the advice of the Advisory Council. He also wanted that one of these members should be the Health Officer. The Chief Commissioner, however, explained that the Board had the right to co-opt for each meeting two different members of the Advisory Council, the choice of members depending upon the nature of objections being taken up for consideration. Thus, the Board would co-opt the Health Officer where the objections or suggestions under consideration pertained to the subject of Health.
- 4. Shri R.P.N. Sinha, desired that in case the Parliament was in session, the meetings of the Advisory Council should be held on Saturdays in the after-noon. This was agreed upon.

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DEIHI DEVELOPMENT

Minutes of the eighth meeting of the Advisory Council of the Delhi Development Authority held at 10.00 A.M. on Wednesday the 22nd March 1961, in the Committee Room of the Old Secretariat, Delhi.

PRESI	INT:		
(1) 8	hri	Bhagwan Sahay, Chief Commissioner, Delhi.	President
(2)	11	Radha Raman, M.P.	Member.
(3)	11	Bhagwan Dutt Wadhwa.	11
(4)	Ħ	R. L. Batra.	11
(5)	n	Bal Kishan.	11
(6)	ìř	R. K. Bhardwaj.	11
(7)	Ħ	Tilak Raj Chachra.	11
(8)	11	Brij Kishan Chandiwala.	H _A
(9)	11	Bhiku Ram Jain.	. #
(10)	Ü,	S. K. Joglekar, Chief Architect, Central P.W.D., New Delhi.	- H
(11)	13	H. P. Sinha, Consulting Engineer (Roads Development), Ministry of Transport & Communications.	11
(12)	11	C. P. Malik, Director, National Buildings Organizatio (Ministry of Works, Housing & Supply).	n,
(13)	Lt.	Col. M.S. Boparai, Health Officer, Municipal Corporation of Delhi.	Ĥ
(14)	Sri	A. S. Puri, Director, Military Lands & Cantonments, (Ministry of Defence).	

Members of the Board appointed by the Delhi Development Authority to hear and consider objections/suggestions to the Draft Master Plan - present by special invitation

Pritam Singh, for Dr. K. L. Rao, Member, Central Water & Power Commission,

Ministry of Irrigation & Power.

- (1) Kumari Shanta Vashisht, M.P.
- (2) Shri C. K. Nair, M.P.

(15) "

Balbir Singh Saigal, Engineer-Member, Delhi Development Authority. (4)

Also present:

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- (1) Shri G. Mukharji, Vice-Chairman, Delhi Development Authority.
- (2) "Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority.
- (3) " Kulwant Singh,
 Secretary,
 Delhi Development Authority.
- (4) " M. L. Gupta, Officer on Special Duty, Delhi Development Authority.
- (5) " R. L. Bawa,
 Town Planner,
 Municipal Corporation of Delhi.
- (6) "S. N. Prasad,
 Architect Town Planner,
 Town Planner Organization.
- (7) " C. S. Gupte,
 Architect,
 Town Planning Organization.
- (8) " Bhagwan Das Rai,
 Associate Planner,
 Town Planning Organization.

- 1. Minutes of the seventh meeting of the Advisory Council held on 28th November 1960, were confirmed.
- The consideration of the report and recommendations of the Board appointed by the Authority to hear and consider representations, objections and suggestions to the Draft Master Plan for Delhi, was then taken up, and comments thereon were invited by the Chief Commissioner.
- Shri Radha Raman, M.P., stated that the requirements of land both for residential and industrial purposes had been under-estimated and that minimum of dislocation should be caused to the existing population whether in residential or industrial areas, and better alternative accommodation should be provided to the displaced population. He said that there was fast development of industry on the Shahdara side and on the Badarpur side, and that while industrial development was increasing on both sides of the G.T. Road to Shahdara, the Board had proposed industrial development only on the left side upto one furlong and no development on the right side at all, and also no development beyond Badarpur. He also stated that in view of the difficulties encountered by them in the Delhi Union Territory, the

industrialists were shifting to the U.P., Punjab and Rajasthan States, the Governments of which were providing all the necessary facilities in the way of land, loans, etc. He, therefore, desired that all the unnecessary obstructions in the way of speedy development of industry in Delhi should be removed. The Chief Commissioner explained that the industrial development had been hindered by lack of power, the expectation of power supply from Bhakra Nangal having not materialised, and that although Government had allowed the import of diesel engine sets for the generation of energy, nobody came forward. It was also explained that the Plan did not preclude the provision of more land for industries if the area already provided was found to be inadequate. Shri Radha Raman desired more areas to be earmarked for industries in Shahdara and Badarpur and as regards the industries in the Anand Parbat area he largely agreed with the recommendations of the Board, but suggested that in the case of industrial areas which are badly congested and are close to the residential areas, new industrial areas should be created beyond the residential areas and the displaced industrial population should be provided land in those areas.

- 4. Shri Brij Kishan Chandiwala stated that the position of Delhi was different from the other states which were much bigger in size and that the question to decide was whether they wanted to have a large industrial town in Delhi and that the real problem facing Delhi was how to prevent the migration of people from outside to Delhi. He also called attention to the necessity for an integrated policy for the implementation of the Plan.
- Shri Bhiku Ram Jain endorsed the views expressed by Shri Radha Raman and suggested provision of land for industries on the other side also of the G.T. Road to Shahdara and retention of Anand Parbat, which is a hillock, as an industrial area, and development of more areas for industries on the borders of Delhi. He urged that in Delhi there should be industrialisation as in the adjoining states and facilities for industries should be provided on the periphery of Delhi and that industries might be regulated within the city itself.
- 6. Shri R. L. Batra stated that it was not understood why when the planners of Punjab and U.P. Governments had allowed industrial development on the borders of their states, e.g. on the road from Faridabad to Ballabhgarh and Faridabad to Delhi and on the Loni Road on Shahdara side, the planners of Delhi had adopted a different attitude. It was explained that the U.P. Government had wholly accepted the recommendations of the Town Planning Organization and that the Punjab Government were also considering the matter.
- 7. Shri Bhagwan Dass Wadhwa pleaded the cause of three house building co-operated societies, namely the Gujranwala, Dera Ismail Khan and the State Bank of India Employees Cooperative House Building Societies. It was stated by him that for the Dera Ismail Khan Society the land had been acquired by Government and that the other two societies had purchased land in auction from the Ministry of Rehabilitation. He stated that the objection from the State Bank of India Employees Society had been wholly rejected by the Board and in the case of the land of the Dera Ismail Khan Society the objection had been partially accepted but the decision involved the splitting up of the 1100 families 700 in one place and 400 in another place. The Chief Commissioner explained that all this land was under acquisition and that

the societies whose lands had been acquired would be given alternative land on lease-hold basis according to their needs very shortly - either undeveloped land which they would be required to develop within two years or developed land.

- Shri Tilak Raj Chachra stated that for the prosperity of Delhi, development of industry was essential, and that, therefore, there should be more active industrialisation of Delhi - heavy industries to be located near the border and small scale industries in the vicinity of residential areas. As regards residential areas he urged that necessary adjustments should be made, on human grounds, in green areas in the case of small residential pockets. and cited in this connected the cases of Shardapuri Colony on the Najafgarh Road (objection No. 205, page 5 of the recommendations) and the Netaji Park on the Najafgarh Road (objection No. 454, page 47 of the recommendations).
- In regard to the walled city, Shri Radha Raman observed that the Municipal Corporation of Delhi was of the view that there should be least dislocation to the local population, but that any buildings here and there required for schools, dispensaries, etc. might be acquired and the displaced population rehoused in the nearby rehousing scheme. He stated that the Board had merely fixed a density of 250 persons per acre as a basic principle for the walled city and recommended the drawing up of the zonal plans accordingly. This, he said, would involve complete dislocation. It was explained to him that decongestion will gradually take place when people from these areas voluntarily moved out to the new areas that would be developed and that the Corporation in sanctioning building plans for the re-construction of houses would keep the proposed density in view in working out requirements of community facilities, etc. Shri Radha Raman suggested the making of sufficient provision for the rehousing of the displaced population.
- 10. Shri Radha Raman stated that the expansion and development of the city had been haphazard and in an unauthorise manner and that all the plans would fail unless there was machinery to check these unauthorised constructions. He stated that the expedient adopted for inducing the old Delhi city population to move to New Delhi, when it was formed, was that vast pieces of land were set aside and minimum necessities of life were provided there and people were allotted small plots of 100 sq. yds. each, and everybody was allowed to build his own house. In China too, he said, the same method had been adopted. Shri Bhiku Ram Jain suggested requesting Central Government for obtaining 10 to 15 miles of territory from the U.P. and Punjab Governments for Delhi. He also suggested that as the economy of Delhi was based on commerce, greater attention should be paid to the provision of wholesale commercial markets, say 20 to 25 in number, on the lines of /large areas had those in Bombay and Calcutta. It was explained that the existing wholesale markets were not proposed to be disturbed and that there would be a big commercial centre for each big residential area, and service industries like garages could go into that district centre. He suggested that as it was proposed to have a timber market on the Najafgarh Road, similarly a wholesale market should be established for the cloth trade also.

been proposed in the plan for commerce, and that

> As members desired further discussion on the 11. recommendations of the Board, the next meeting of the Advisory Council was fixed for the 28th March 1961, at 9 A.M.

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DELHI DEVELOPMENT AUTHORITY.

Minutes of the ninth meeting of the Advisory Council of the Delhi Development Authority held on Tuesday the 28th March 1961, at 9 A.M., in the Committee Room of the Old Secretariat, Delhi.

PRESENT:

(1)

(2)

(3)

Shri C.K. Nair, M.P.

Sikandar Lal.

Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.

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PRESENT	:			
(1)	Shri	Bhagwan Sahay, Chief Commissioner, Delhi	• •	President
(2)	11	Radha Raman, M.P.	• •	Member
(3)	11	R.P.N. Sinha, M.P.	••	it
(4)	11	Brij Kishan Chandiwala	• •	11
(5)	H	Bhagwan Datt Wadhwa .	• •	11
(6)	11	R.I. Batra.	• •,	ir
(7)	11	Prahlad Sharan.	<i>i</i> .	v .
(8)	It	R.K. Bhardwaj.	• •	tf
(9)	11	Tilak Raj Chachra.	• •	u d
(10)	H.	M.L. Mittal.		19
(11)	Lt,C	ol, M.S. Boparai, Health Officer, Municipal Corporation of Delhi.		11
(12)	Shri	C.P. Malik, Director, National Buildings Organization (Ministry of Works, Housing & St	, apply)	11
(13)	Dr.	K.L. Rao, Member, Central Water & Power Co (Ministry of Irrigation & Power)	ommiss	u sion,
(14)	Shri	K.K. Gamkhar, for Director, Military Lands & Cantonments, (Ministry of Defence).		If
(15)	II	R.L. Bhagat, for Shri H.P. Sinha, Consulting Engineer (Road Develo Ministry of Transport & Communic	opment ation	;), ls.
Developm	ent Au ns/sug	Board appointed by the Delhi athority to hear and consider ggestions to the Draft Master by special invitation:		

Also present:

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- (1) Shri G. Mukharji, Vice-Chairman, Delhi Development Authority.
- (2) " Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority.
- (3) " Kulwant Singh,
 Secretary,
 Delhi Development Authority.
- (4) " M.L. Gupta, Officer on Special Duty, Delhi Development Authority.
- (5) " R.R. Dhir, Executive Officer, Delhi Development Authority.
- (6) "S.N. Prasad, Architect-Town Planner, Town Planning Organisation.
- (7) " C.3. Gupte,
 Architect,
 Town Planning Organisation.
- 1. Minutes of the eighth meeting of the Advisory Council held on 22nd March 1961 were confirmed.
- 2. The consideration of the report and recommendations of the Board appointed by the Delhi Development Authority to hear and consider objections/suggestions to the Draft Master Plan for Delhi was then resumed.

Shri Brij Kishan Chandiwala stated that the implementation of the Plan would be difficult in view of the multiplicity of authorities. There were, he said, nine agencies, e.g. the Ministries of Home, Health, Works Housing & Supply, Land & Development Office, Delhi Administration, Delhi Development Authority, Municipal Corporation of Delhi, etc., beside three others and there was no co-ordination among them. The population of Delhi increases by about one lakh persons every year, out of which about 50,000 to 70,000 people come from outside. That means that during the last decade 6 lakhs to 7 lakhs persons had come to Delhi from other places. The population of Delhi city is expanding and the rural population is only 3 Takhs. It was necessary he said to devise ways and means as to how the internal population and that coming from outside should be housed. $\bar{4},\bar{0}00$ tenements had been constructed for slum dwellers and 3,000 of them had been occupied by persons for whom re not intended. the slum dwellers

not having the capacity to pay the rent, and thus about Rs. 40,000/- per mensum was being wasted on subsidy. He suggested the giving of plots on no-profit-no-loss basis to people and then they would willingly move out and would surrender their houses in the city. Removal of slum dwellers to far off places, he said, would deprive them of their means of livelihood.

- The Chief Commissioner explained that in Delhi there were two main agencies (1) the New Delhi Municipal Committee, exercising control over a limited area which was owned by Government, and (2) the Municipal Corporation of Delhi, which exercises jurisdiction in urban and rural The Corporation was faced with a stupendous task areas. of providing electricity, transport and water facilities to lakhs of people, and the Corporation had already been provided with Rs. 35 crores or Rs. 40 crores by Government for the internal services, i.e. electricity, water, etc., during the next five years, and now the question was of the effective functioning of the Corporation within the frame-work of legislation to solve these problems. most important question, the Chief Commissioner said, was that of land development and allotment of land. The development had been entrusted to various agencies, the Corporation had been asked to develop land for slum clearance, jhuggies and jhongries scheme and for flatted factories. Some land, after acquisition, would also be given to the Delhi Development Authority for development to be made available to the public in the form of plots. The Chief Commissioner had been vested with all the powers of the various Ministries of the Government of India in the matter of acquisition and development of The Chief Commissioner said that basically, he had felt no difficulty with any agency, for every agency had been given sufficient work to keep it busy to the utmost.
- Shri R.P.N. Sinha, M.P., suggested that with a view to avoiding any obstruction in the implementation of the Plan from any quarter, e.g. from the Corporation, etc., the Delhi Development Authority, on whom was laid the duty of securing development of Delhi according to the Plan, should have over-riding powers. The Chief Commissioner was of the view, however, that over-riding power was not necessary and that co-ordination and co-operation followed from areas ability to make one's ideas acceptable to others and that democracy essentially meant functioning by compromise.
- Shri Chandiwala suggested the imposition of some sort of restrictions on the migration and settlement of people from outside in Delhi. This, however, it was explained to him, was not possible in view of the Constitution of India. As regards arrangements for their housing, the Chief Commissioner was of the view that these arrangements might be made at some places on the outskirts of the city by providing say 20 or more acres of land in 10 different places, where the basic facilities in the way of roads, latrines, etc. could be provided and people could build their huts. Shri Prahlad Sharan observed that if these people lived 6 to 8 miles away there would be the question of their livelihood and also the transport problem. It was

explained that the city was expanding so that people would be able to find employment near their place of habitation and besides flatted factories were proposed near residential areas. It was considered that the important question was to prepare correct layouts and have reservations of roads, schools, dispensaries, etc., and development on a substandard basis which could be improved when the resources of people increased and that in the meanwhile people might live in jhugies of their own in these sites. It was suggested that these sites should be marked on the Plan.

- 6. Lt. Col. Boparai stated that certain dumping sites had been proposed in the Draft Master Plan for sanitary land fill in urbanised areas. He observed that the use of domestic refuse and city refuse for filling sites in urban areas would be objectionable and that these sites should be used exclusively for dumping malba only and that in rural areas filling by domestic refuse and city refuse could be resorted to and that for this purpose dumping sites a little outside the urban area, i.e. in rural areas should be selected. The Chief Commissioner observed that Municipal refuse should go to the rural area for composting and that it would be a waste to use the city refuse for city land filling.
- 7. Shri Tilak Raj Chachra observed that certain proposals made by the Municipal Corporation of Delhi in their objection (NO: 418) had been rejected by the Board and that as these proposals were weightly they should be reconsidered and accepted. He referred to items Nos.10 and 11 on page 10, item No.20 at page 12, item No.28 at page 13 and item No.48 cn page 15 of the recommendations, which were all explained to him. He also referred to objection No.233 at page 8 of the recommendations relating to the Sarswati Garden, and said that 75 to 80 per cent portion of this colony had been built up and the rest of the area fell within the green belt. He suggested the making of minor adjustments in the green belt to save the built up area. This was agreed to.
- Shri Bhagwan Datt Wadhwa stated that the three house building co-operative societies, namely the Gujranwala, Dera Ismail Khan and the State Bank of India Employees House Building Co-operative Societies, had during the last 12 years paid about Rs. 25 lakhs to Government on the purchase of land from the Ministry of Rehabilitation, etc., and that if their lands were acquired and plots were given to them on lease-hold basis they would be put to a heavy loss. The Chief Commissioner explained to him that Government, as the main provider of funds for the development of land, was entitled to raise resources from unearned increment in the value of land on transfer. Shri Wadhwa suggested exclusion of a part of the land of the Dera Ismail Khan House Building Co-operative Society from the green belt to avoid settlement of some families at some other place. The Chief Commissioner said that the question of the exclusion of the said area from the green belt was merely a question of adjustment and might be considered.
- 9. Shri Tilak Raj Chachra referred to item No.42 in the Corporation's objection at page 14 of the recommendations and said that the proposal had been rejected by the Board, vide recommendation against objection No.373 at page 33,

one of the main grounds given being that the width of the land between the Delhi-Mathura Road and the railway track was very narrow. He said that near Moti Nagar there were small scale industries on a very narrow track of land and suggested allowing use of this area too for industrial purposes, especially in view of the industrial development on the Punjab border.

- 10. Dr. R.K. Bhardwaj suggested that the Delhi Cloth Mills area had been shown in the Plan as earmarked for flatted factories but that there was a Mohalla called 'Beri Wala' there, and that similarly in Pul Bangash area which, also, had been shown for flatted factories there was a 'Naya Mohalla'. He suggested that both these Mohallas be retained as residential.
- Shri R.P.N. Sinha, M.P., referred to objection No.551 at page 28 of the recommendations and asked what objection there was if any individual wanted to develop his land under acquisition proceedings according to Plan. It was explained to him by the Chief Commissioner that the owner should have developed his land long ago and that Government was acquiring only the land that had not yet been developed. The Chief Commissioner further explained that Government was acquiring the whole land from the owners for the purpose of giving, on the basis of sanctioned layouts, to Jo-operative societies and any, land remaining would be developed by Government. The land would be allotted on a lease-hold basis, and two years/ for house building, and permission of Government would be necessary to transfer the land. The key-note of the new land policy was that there would be no unrestricted freedom to own land and that the ownership would pass to Government, but every individual whose land was being acquired would be given a plot of land. The funds raised by unearned increment would be utilised for re-investment in the city of Delhi. This was the effective check to land speculation.

/would be
allowed for
development
and three
years

Shri Radha Raman expressed the fear that the co-operative societies, who own land (on a free-hold basis) which was being acquired, might join hands and start litigating. It was, however, explained that there were High Court rulings that the acquisition of land in Delhi for construction of houses was a public purpose and that the question of the payment of compensation for lands to be acquired would be speeded up. Shri Radha Raman suggested in this connection that compensation might be kept by Government and adjusted against the price of the plot to be allotted to the individual. It was explained to him that it was open to the individual voluntarily to make an application. As regards the rate at which raw land will be given to co-operative societies whose land was under acquisition it was explained to him that this would be on the basis of premium for lease-hold - cost of acquisition plus a certain amount and annual ground rent. Shri Tilak Raj Chachra stated that despite the land acquisition notification even now transfers of proprietory rights in lands were taking place, and that at some places structures were also coming up. It was also stated in the meeting that in broad areas notified for acquisition, little strips of land here and there belonging to Custodian of Evacuee Property had been disposed of to private individuals, and that those pockets would also have to be acquired for making a proper layout plan for the whole area. Shri Radha Raman suggested the issue of a Press Note stating that the policy of Government for the future had been defined that no land would be allotted except on lease and that any person who purchased land which had been notified for acquisition under Section 4 of the Land Acquisition Act, 1894, would suffer.

13. Shri R.L. Batra referred to item No.21 in the Corporation's objection at page 12 and objection No.245 on page 35 relating to the Motia Khan - Jhandewala area, and stated that 3 or 4 years ago the Corporation had purchased 3.5 acres of land from the Delhi Improvement Trust for the construction of sweepers quarters but that this land had been shown as green area in the proposed Plan which would cause complications.

The area bounded by the Desh Bandhu Gupta Road, Mondhewala Road and the Idgah Road has been proposed in the Plan for flatted industries, residential purposes and on the ground floor there would be showrooms. Shri Batra stated that about 700 people were engaged in heavy and small scale industries in this area whom it was proposed to shift. He wanted, however, these dealers to be accommodated on the spot.

- Shri R.L. Bhagat (Ministry of Transport) referred to item No.33 in the objection from the Ministry of Transport at page 68 and said that the proposed right-ofway for the outer ring road, viz. 210 ft. would be inadequate and that this width should be 250 ft. as proposed by the Ministry. It was explained to him that this would involve the dismantling of some houses and that on the ring road in Lajpat Nagar the size of the bungalow plots had already been reduced when 60 ft. of land had been taken away for the widening of the road, and that, therefore, further widening of the road was not feasible. As regards the new alignment of the road from Pusa Gate to Naraina village near the firing range it was stated on behalf of the Town Planning Organization that this had already been taken into account. Shri Bhagat also objected to the extension of the road from the Wazirabad barrage to Sahibabad being called a national highway as the Alipore Road was being developed as a National Highway.
- 15. Shri Radha Raman referred to objection Nos.244 and 469 at page 1 and said that the Board had recommended one furlong belt to the north of the G.T. Road to the Loni Road upto the new proposed road near the Delhi U.P. Border to be declared industrial area. In view of the fact that industry was developing on the U.P. border he suggested the giving of two furlong depth instead of one furlong on the Loni Road. He also referred to objection No.266 from the Corporation at page 8 relating to the land use of the area lying between the Mathura Road and the railway line from the Okhla Railway should be allowed for industrial use. He said that the Board had rejected the representation from the co-operative society on the ground of this being a narrow strip but that this principle had been departed from at other places.

The co-operative society had sunk money on the purchase of this land and he suggested that the members of the society should either be promised better accommodation elsewhere or allowed to use this very piece of land for industrial purposes on such conditions as might be considered necessary, e.g. service road etc. Referring to objection No.223 at page 7 relating to Anand Parbat area, Shri Radha Raman suggested that some industries which would suffer by shifting from this place might be retained there. It was explained that although this was a very congested place and there was heavy traffic on the road and therefore no place for industries, yet to accommodate as many industries as possible in this area, the Board had recommended redevelopment of the area.

- On the question of non-conformity areas Shri Radha Raman wanted the policy to be made clearer. He said that as further expansion would not be allowed, the entire working of those factories would be affected. The Chief Commissioner explained that no facility would be extended to make the non-conforming use increase and that in 5 to 10 years they would have to shift to the place provided for them where there would be room for them for legitimate expansion. Regarding co-operatives and individual ownership Shri Radha Raman suggested the announcement of the policy to the adversely affected persons by a Press Note, and the giving of correct directions and advice for the future to the bonafide societies. It was explained to him that the criterion and terms of allotment of land would be such that the societies whose aim was exploitation would not be able to succeed in their purpose.
- Regarding the requirement of an affidavit that the applicant for a plot does not own either in his own name or in the name of any of his dependents, a house or a plot in Delhi or in New Delhi, the Chief Commissioner explained that the idea was not to debar such persons for ever and that it was only on account of the limited number of plots available at present that the restriction was being imposed. A question was raised whether the owners of houses in slum areas will be shown any preference over owners in developed area. This point was noted for consideration.
- 18. Shri Radha Raman stated that in rural areas where an individual owns say 2 or 4 acres of land, the Corporation bye-laws did not allow him to build a house. It was explained to him that the fear was that in the name of a farm-house the place might be turned into a colony and that what was required was that the rules should be such that the character of the farm should not be disturbed and the owner should be able to live on the farm.
- 19. Shri R.I. Wadhwa referred to objection No.329 from the Sanatan Dharam Sabha, Shanker Road, New Delhi, at page 30 and stated that this land had been allotted to the Sabha by the Ministry of Rehabilitation and a temple was already in existence and that the proposed widening of the Shankar Road would involve the dismantling of existing buildings thereby causing a loss of several lakhs of rupees. It was decided that the site might be visited again.

20. Dr. R.K. Bhardwaj wanted to know by what time and by what agency would 8,000 acres of land being acquired immediately would be developed. He was informed by the Chief Commissioner that the whole matter would be explained in a Press Conference.

Shri Brij Kishan Chandiwala observed that comparisons with the border states were inappropriate in as much as their areas were much bigger, while the whole territory of Delhi was not equal to one of their Tehsils and that proposals for industrialisation etc. should be made according to the size of the territory. He also observed that whereas the cause of the co-operatives and factories had been pleaded there is no mention of the common man and the slum dwellers of whom there were 2.5 lakhs in the city and 7 lakhs in jhuggies also needed to be taken care of. The Chief Commissioner explained that for the next five years money had been given to the Corporation for solving this problem and now it was for the Corporation to execute the necessary schemes. Shri Chandiwala suggested that in the interest of the livelihood of the poor man he should not be removed from the place where he was living at present. The Chief Commissioner was of the view that spaces for the poor should be near the city and they should be housed in 3 or 4 storey buildings. The public demand was about land use for residential purposes near the place of work, but there were practical difficulties, e.g. the question arose whether on the Minto Road, which is an expansive land, there should be offices or houses for slum dwellers

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DELHI DEVELOPMENT AUTHORITY

Minutes of the 10th meeting of the Advisory Council of the Delhi Development authority held on Monday, the 20th August 1962 at 10.30 A.M. in the Committee Room of the Old Secretariat, Delhi.

Present:

President. (1) Shri Bhogwan Sahay; Member. (2)R.P.N. Sinha M.P.; Nawal Prabhakar, M.P., (3)Shiv Charan Gupta, M.P., (4)Brij Krishan Chandiwala, (5) Pradesh Convener, Bharat Jewak Samaj. (6)Daroga Mal, Chairman, Delhi Transport Committee of the Municipal Corporation of Delhi; Girdhari Lal, Councillor, (7)Municipal Corporation of Delhi; Dhani Ram, Councillor, Municipal Corporation of Delhi; (8)Ram Singh, Councillor, "Municipal Corporation of Delhi; and (9)(10) " M.L.Mittal representing Labour.

Also Present:

- (1) Shri J.M. Trehan representing Shri H.P. Sinha,
 Consulting Engineer
 (Road Development),
 Ministry of Transport
 & Communiciations
 (Roads Wingh);
- (2) " G. Mukharji,
 Vice Chairman,
 Delhi Development Authority;
- (3) "Balbir Singh Saigal, Angineer-Member, Delhi Development Authority;
- (4) "Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority;
- (5) " K.L. Rathee, Housing Commissioner, Delhi Administration;
- (6) " V.R. Vaish,
 Additional Chief Engineer(Lands),
 Central Public Works Department;

- (7) Shri C.S.Gupte,
 Architect,
 Town & Country Planning Organization;
- (8) Shri Svi Manchar,
 Town Planner,
 Delhi Development Authority;
- (9) " R. K. Vaish,
 Secretary,
 Delhi Development Authority;
- (10) "B. G. Fernandes, Associate Planner, Town & Country Planning Organization;
- (11) "P.B. Rai, Associate Planner, Town & Country Planning Organization;
- (12) "S. S. Shafi,
 Associate Planner,
 Fown & Country Planning Organization;
- (13) " B. W. Rahalkar, Associate Planner, Town & Country Planning Organization;
- (14) " 3. C. Sarkar, Administrative Officer, Delhi Development Authority; and
- (15) " M. L. Gupta, Officer on Special Duty, Delhi Development Authority.

Subject: Confirmation of the minutes of the 9th meeting of the Advisory Council held on the 28th March 1961.

The minutes were confirmed.

NO: Subject: - Master Plan for Delhi.

<u>NO</u>:

The advisory council was informed that the Master Plan for Delhi, as finally prepared by the Delhi Development Authority on the 30th November 1961, had been approved by the Central Government subject to certain modifications, which were explained to the Nembers of the Council. The important changes made were:

The maximim coverage for farm houses to be constructed in the green belt outside the urbanizable limits had been raised, at the instance of the Ministry of Food & Agriculture, from 250 sq.ft. to 500 sq. ft. for a farm of 1 to 3 acres, and to 1500 sq. ft. for a farm above 3 acres. In the case of special farms, for example, howse-breeding farms, covering a large area, however, a larger coverage for farm houses to be built on these farms can be allowed by Government.

Government had modified the land use plan of the Rajghat area with a view to allowing the construction of Gandhi Peace Foundation buildings on the side of the Power House between the Ring Road and the Nallah. The Council, however, expressed apprehension that these buildings and any others that might spring up in due course of time in this area would mar the natural beauty of the background to the Gandhi Samadhi, and were of the opinion that the construction should have been allowed on the opposite side of the Ring Road.

The alignment of the National Highway Bye-pass where it skirts the Defence Science Laboratory located in the Metcalfe House had been deferred.

Government had desired that the question of shifting the Slaughter House from its existing location inside the city to a new site near Nangloi should be further examined.

The Delhi Development Authority had proposed that the Mata Sundri Area should be wholly reserved for housing the evictees from the Delhi Ajmere Gate Extension Scheme and also to take the over-spill of the population from the Old City. Government had, however, decided to use this area for two purposes, namely, for housing Government servants working in the neighbourhood and for housing persons displaced from neighbouring congested areas.

In addition to these modifications, on the suggestion of the Ministry of Works, Housing & Supply, certain minor changes had been made in the Zoning Regulations providing for maximum coverage, set-backs, floor area ratio, etc., for building to be constructed in the various use zones.

The Council was further informed that the necessary amendments to be made to the buildings bye-laws of the Municipal Corporation of Delhi, in order to bring those bye-laws into conformity with the provisions of the Master Plan for Delhi, had already been forwarded to the Corporation and that the Corporation would thenceforth sanction building and layout plans on the basis of those provisions.

It was stated that printed copies of the Master Plan were expected to be received from the Government of India Press by the end of the next month and would be made available to the Members of the Council and the public as soon as these were ready.

 $\frac{NO}{3}$

Subject: Preparation of Draft Zonal Development Plans.

The Council was informed that sub-section (1) of Section 8 of the Delhi Development Act, 1957, requires that simultaneously with the preparation of the Master Plan, or as soon as may be thoreafter, the Authority shall proceed with the preparation of a zonal development plan for each of the zones into which Delhi may be divided. In the Master Plan for Delhi, for purposes of planning, Delhi has been divided into 8 planning divisions which have been further

divided into 136 zones as indicated below :-

•	Planning <u>Division</u>		No. of development	zones
B City C Civy D New E Sha F Sou G Yes H Yes	City y Extension il Lines Delhi hdara th Delhi t Delhi t Yamuna Canal th-west Delhi	or	28 7 20 21 16 19 17 8	

It had already been decided that at this stage zonal development plans might be confined to a delineation of the following five items:-

- (a) Approximate boundaries of Residential Planning Areas or neighbourhoods along with the gross residential density of each neighbourhood.
- (b) Major internal roads and trunk services.
- (c) Community Centre and Residential Planning Area Centre.
- (d) Approximate locations of High Schools and Primary Schools.
- (e) Weighbourhood parks.
- 2. The Town Planning Organisation were preparing draft zonal development plans for the various areas and had already prepared preliminary drafts of the zonal plans for the following zones:-
 - (1) F-3 (Siri Area)
 - (2) D-18 (Kilokri Area)
 - (3) F-11 (Engineering College area, west of Mehrauli Road)
 - (4) F-12 (Munirka Area)

Copies of the draft reports relating to these draft zonal development plans will be found in appendices A, B, C & D. The maps were laid on the table at the meeting. The opinion of the Council was invited on these draft plans.

The Council was further informed that for the preparation of the draft development plans for the remaining zones, in consultation with the Town Planning Organisation, the Municipal Corporation of Delhi and the Housing Department of the Delhi administration, it had been decided that the zonal development plans should, in the first instance, be prepared for the following areas:

Sl.No.	Zone No.	Sl.No.	Zone No.	31.No.	Zone No.
1. 2. 3. 4. 56. 7. 8. 9.0. 11. 12. 13. 15.	F3 F47 B72377218994 F90 F16	16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29.	F11 F12 F6 F2 H B6 C2 C1 C15 C17 C18 A14	31. 32. 33. 35. 37. 39. 41. 42. 44. 45.	A15 A16 A16 D31 E23 E56 E616 F134

This list gives the internal order of priorities. The order of priority emongst zones can, however, be altered as and when necessary with the approval of the Chief Commissioner.

4. It was stated that as more and more draft zonal development plans became ready, they would be placed before the Council for advice and, after approval of the Authority, would be published for the purpose of inviting objections and suggestions from the public as required by the Act.

Shri Brij Krishan Chandiwala called attention to the existence of slum areas in the City and observed that in the matter of preparation of draft zonal plans no priority had been given to the city but to the outlying areas. It was explained that it would take about two years to prepare zonal plans for the city having a population of 6-7 lakhs, as detailed surveys of the area would be necessary, but that the Plan had already laid down that after assessing the requirements of schools, dispensaries, parks, etc., sites of dilapidated houses or of those demolished by the Municipal Corporation of Delhi might be acquired at suitable places for the location of community facilities. It was further explained that the old city of Shahjahamabad was very congested and that it was not practicable to redevelop the city according to modern standards. Also, in order to clear up the slums from the city it was necessary to undertake development outside the city to provide space for the population, shops, industries, etc., to be shifted from the slum areas and that, therefore, zonal development plans had first to be prepared for areas where these re-arranged elements could go. In this connection, it was stated that land was already being developed for residential and industrial purposes. The Council expressed the view that although the Government had provided the necessary funds to the Municipal Corporation for slum clearance work, private slum owners should also be encouraged to improve their property by advence of loans to them by an organization to be set up for the purpose, and that then the Corporation sanctioned the redevelopment plan for any area it should be provided that the existing men living in the area would be accommodated and the scale of accommodation to be provided and the rate of rent to be charged from them should be laid down.

6. Shri Brij Krishan Chandiwala stated that the people of Manakpura wanted redevelopment of their area but that nothing was being done. He emphasized that development should be undertaken in such areas where there was a demand from the people. It was explained that the Delhi Municipal Corporation was taking necessary action in the matter.

7. Zone F-3(Siri Area):

Shri Shiv Charan Gupta suggested that as Kotla Mubarakpur was quite adjacent to the Siri Area it should be included in the zonal development plan for that area or some other area to make up the deficiencies of community facilities. In this connection, it was observed that the Defence Colony and Viney Wagar were badly deisgned and 70 per cent of the land had been utilized for housing purposes and no provision had been made for recreational space etc., and that the deficiencies of community facilities in these areas should be made good by acquiring areas which were still open. It was also observed that a whole lot of people in new colonies had taken away every bit of land leaving no space for hospitals, schools, etc., and that these areas should be particularly noted for re-arrangement of these zones in order to provide the necessary community facilities for these people. same treatment should be accorded to Defence Colony, Viney Nagar, Lajpat Nagar, etc. Regarding Inderpuri, south of Pusa Institute, it was stated that a zonal development plan for the Zone concerned had already been prepared and the shortage of community facilities had been taken care of. It was resolved that the Zonal plan for F-4 should be further studied in view of the necessity to meet the shortage of community facilities in the Kotla Mubarakour area.

8. Zone D-18([ilokri Area):

As regards the zonal development plan D-18 (Kilokri Area), Shri Shiv Charan Gupta observed that Bhogal had been left cut. It was explained that in this plan only the area east of Mathura Road had been included and that Bhogal fell in the zonal development plan for zone D-17. It was resolved that the Jonal Plan for D-18 should be further studied with a view to meet the shortage of community facilities in the Zone D-17.

9. Zone F-11(Inginecring College Area):

Shri Shiv Charan Gupta raised the question of Humayun pur and Arjun Nagar. It was explained that these two areas did not fall in the zonal development plan for Zone F-11 but fell in the zonal development plan for Zone F-4. The problem of these areas was that of widening of some roads, provision of school buildings and open spaces. It was explained that the necessary adjustments would be made in the zonal plan for Zone F-4. Shri Supta was requested to send his detailed comments if any on this draft zonal plan to the Architect, Town Planning Organization.

10. In connection with the question of provision of community facilities in the Old City, it was stated that 1100 properties in the built up area had been transferred by the Ministry of Rehabilitation to the Municipal Corporation of Delhi and that in about three months' time the Corporation would assign use for each of these properties. The Council desired that besides these 1100 properties transferred to the Corporation by the Ministry of Rehabilitation, the Corporation should give a list of any further properties that should be acquired for the provision of community facilities in the Old City.

APPENDIX - A TO ITEM NO 3.

DRAFT REPORT ON THE DEVELOPMENT PLAN OF ZONE F-3.

Location and existing conditions.

The Ring Road and the Mehrauli Road enclose the Zone F-3 on the north and west respectively. On the east there is a newly aligned road and on the south a proposed road north of Chiragh Delhi.

The zone includes All India Institute of Medical Sciences, approved colonies of Hauz Khas, New Delhi South Extension and a government colony of Pinjra-Pole. Besides, the village sites of Masjid Moth, Shahpur Jat and North West of Siri village are also included in this zone.

Area and Population:

The total area of the zone as indicated by the Land Use Plan is 1651 acres. The Master Plan recommends the following break up for this area.

Statement - 1.

Break up	of	the	total	area	as	per	Master	Plan
20 20 00 00								The second liverage of the least of the leas

\$1.No.	Use		Acres
Į.	All India Institute of Medical Science	es.	90.00
ļΊ.	Proposed site for the college		29.00
iII.	Green Area.		534.00
IV,	Social and Cultural Area.		45.00
V.	Gross Residential Area.		953.00

Total:- 1651.00

The gross residential area of the zone is divided into four parts. These are mentioned in the following statements along with the proposed densities and population.

Statement - II.

Over all density of the zone.

Sl. No.	Gross Residential	Area (Acres)	Density	Population
I,	Part A	285	75	21,375
II.	Part B	350	100	35,000
III.	Part C	118	75	8,850
IV.	Part D	200	100	20,000 .
	Total:-	953	89	85,225

APPENDIX - B TO ITEM NO.32

DRAFT REPORT ON THE DEVELOPMENT PLAN OF ZOME D-18 UTLOGRI AREA

Location and Existing conditions.

The zone D-18 is bounded by Inner Ring Road on the north, National By-pass on the east, Ring Road on the south and Mathura Road on the west.

A number of monuments including Humayun Tomb, Arab Ki Sarai and Tomb of Thanekhanan are located in northern and north-western side of the zone.

Nizamuddin extension and the Jangpura east, situated on the western side of the zone, are the built up areas.

Area and Population.

The total area of the zone is 674 acres. The Master Plan recommends the following breakup for this total:-

		•	
	Area		Acres
1.	Research Institute		13.00
2.	Monuments	•	35.00
3.	Open Space	•	330.00
4.	Gross Residential Area		296.00
		Total :	674.00

The gross residential area has been divided into three different parts. Fart A consists of Nizamuddin Extension east and Part B, of Jangpura east. The third part i.e. C is vacant. Before arriving at the total community facilities for the whole zone an assessment of the facilities provided in the layout plan of Nizamuddin extension and Jangpura east may be made:

Nizamuddin Extension:

It covers an area of 69 acres with 409 residential units. At the rate of 5 persons per family the total holding capacity of the area comes nearly to 2045 persons with a gross residential density of nearly 30 persons per acre. The Master Plan recommends a density of 75 persons per acre and thereby the total population comes to 5175 persons. Thus the balance of nearly 3130 persons shall have to be accommodated either in part C or may be accommodated in available vacant pockets in Part A itself.

The existing layout of Nizamuddin and Nizamuddin Extension shows that a police station has already been provided in Nizamuddin west and therefore the 0.6 acre plot in Nizamuddin extension east which was previously reserved for a police station may very well be utilised for residential purposes which can easily accommodate another 18 families (90 persons).

The community facilites already provided in the layout plan of the Nizamuddin extension are detailed out in Table No. 1. The area under community facilities appears to be quite sufficient for the existing population.

Jangoura East :

∠ a

It covers an area of 40 acres with 614 residential units. At the rate of 5 persons per family the total holding capacity comes to nearly 3070 persons, with a gross residential density of 77 persons per acre. The Master Plan recommends a density of 75 persons per acre for this area. Thus the existing density is quite in conformity with the Master Plan recommendation. The community facilities as per layout plan of the Jangpura east are given in Table No. 1. The deficiency in the case of high school can be met with if the school in Nizamuddin extension is made accessible to the students of Jangpura by bridging the Nallah which intersects the two areas. As for the deficiency regarding the open space, the vast area lying west of Nizamuddin extension and Jangpura east will be accessible for use as soon as the Nallah is bridged. The only real trouble is regarding a primary school and nursery schools.

Thus an area of nearly 2 acres is to keep reserved in Part C for primary school for Jangpura East.

Before, we attempt a scheme for Part C Vacant land, an area and population analysis is to be made for necessary guidance.

TABLE II : Master Plan Recommended Densities.

Area (Parts)	Acreage	Density	Population
, A.	69	75	5175
В.	40	75	3000
C.	187	100	18700
	territorrados de	***************************************	***********
Total :	296	91	26875
	Minings transport		

Population Estimates for the Residential Areas :

		<u>Population</u>	<u>Density</u>
(1)	Under Nizamuddin Extension (69 acres) 2045 Froposed density of 150 p.p.a. at the site of P.S. which is		
	0.6 acre 85	2130	31
(2)	Under Jangpura East (42 acres)* 614/5 persons per residential		•
(3)	Total population (existing	3070 5200	<u>73</u> 47
(0)	Population to be accommodated in Part C (185 acres)	<u>21675</u> 26875	117 91

^{* 2} acres to be taken from unbuilt (Part C) area for P.S.

Community facilities Reg. Nizamuddin Extension and Jangoura East as per Master Plan and their layout Plans. TABLE : I

	NÎ	zamuddir	Nizamuddin Extension	on		the state of the s		ender der Germannen und der Ge	Tanen.	Tanoning Hoch		
USE	As Der	layout	As per	As per layout As per Master Plan	OX C	ficiency	As De	per layout (AS DEL	Master Plan		Deficiency
The control of the co	, co	11 1	X TO X	5	ON A	x bores		Acres 9		ACTES	NO.	Acres.
				e de la companya del companya de la companya del companya de la companya del la companya de la c								
1. Education : i) High Schools	러	4.50	1/8	1.14	1	-3.36	į.	i.	나 4	1.63	ન્∳નુંક	+ T.63
via) Primary				ĭ								
Schools	러	1.50	. · ·	1,42	1	80°0-		ŧ	Н	2.03	러	+ 2,03
iii) Wurseries	[0.64	. 1	0.71	ı	+ 0.07	ì	1	cv:	1.02	c/	+ C,
	l	! ! !	Ī						!	i • •	ł] • •
2. Open Space	i	8.50	ł	3.27	t	1 5.23	1	2.70	ŧ	4.71	ì	+ 2.01
			,	00		, C	1	, c				
o necal props	3	70°T	ŧ	0 •	1	. T	I	○**· ○	I	1 %.••	ŧ	To•0
4. Other Community		:		i			:					,
	1	1.93	1	0.43	i	- 0.50	ľ	3.10	ı	0.61	ŧ	2.49
						And the control of the control of						
Total :						-10.34						+ 4.21
٠			,									

Thus to counter-balance the low density in Nizamuddin Extension a higher density upto 120 persons per acre may be adopted for Part C (vacant area). A scheme for Part C area is given in Appendix I.

As per space standards, the following local community facilities are proposed for the various parts of the zone, keeping in the view the existing population and its expected trend.

TABLE - III

Area requirements for the various community facilities for the different parts of Zone D-18.

- •	Area	Popula-	. 1_	Community Centre High School	High	High School	Primary School	Primary School	Nurse	ries	en er	en de la companya de
en e	An i i i i i i i i i i i i i i i i i i i	L TION	TO		No.	Area	No. 1	Area I	NO. I	Area	Open r space r	Local shops
				in der Angel Stage Cape Cape Cape Cape Cape Cape Cape Cap	A. COMP. COMP. THE PROPERTY OF	and the department of the control of	igen im eine dem eine eine eine eine eine eine eine ei	And the state of t			Andrew Commence of the Angle of the Commence o	AND THE PARTY OF T
4	69	5175	1,		Н	4.50	H	1.50	!	0.64	8.50	1.52
щ	40	3000	i		: 1	\$;	H	2.00	Ø	1,00	2,70	
Ŋ	187	187 18700	· 	09 ° 8	,	10.00	ဖ	11.56	: 7	66.7	5	
rotal :	596	26,875	, The state of the	3.60	2	14.50	8	15.06	2.1		00.10	1.7.7

The area of 2 acres for the Primary School is to be appropriated from the area of Part C (Please see Appendix I).

APPENDIX - I

Part C of the D-18 (Vacant Area)

Community facilities :-

	No.	Area (acres)
Education		
High Schools	1	10.11
Primary Schools	6 + 1*	11.56 + 2.00
Nurseries	14	7 . 22
Open Space	.	31.06
Local Shops	***	2.17
Other Community facilities :-	, and a second s	3.60
Area under residential plots		80.00
Area under Roads streets		39 . 28
Total:	• .	135.00 + 2.00*

^{*} One school of 2 acres for Jangpura East.

APPENDIX 'C' TO ITEM NO: 3.

DRAFT REPORT ON THE DEVELOPMENT PLAN FOR ENGINEERING COLLEGE AREA - WEST OF MEHRAULI ROAD, ZONE F-11.

This zone F.11 is separated from zone Yusuf Sarai (F.4) in the north by an arterial road and from Malviya Nagar Zone (F.10) in the east by Mehrauli Road. The Engineering College Extension of Munirka Zone F.12 and Munirka Zone F.15 are on west and south of this zone respectively.

Landouse of this zone according to Master Plan

<u>No.</u> (a)	Land Use	Area in Acres
(a)	District Parks, Play grounds and open space	94 •00
(b)	Special Industries	132.00
(c) __	Educational and Research Institutions	380.00
(d)	Nurseries.	108.00
To	tal:	714.00

LAND USE REVISED

No.	Land Use	Area in Acres
(a)	Districts Parks Play grounds and open spaces	120
(b)	Special Industries	103
(c)	Educational and research Institutions (includes abadies of part of Berserai, Jai sarai and Katwaria sarai village)	384
(d)	Nurseries.	107
${ m T}{ m o}$	tal:	714

Note: areas are shown in attached plan.

The site for Engineering College forms part of the land proposed for the use of educational and research institutions. This area is on south of the arterial road and west of Mehrauli Road covering a total area of 225 acres. It is indicated on plan by crossed hatching in pencil.

At present there are three villages Ber Sarai, Jai Sarai and Katwaria Sarai - which are shown un-coloured in this zone and requires confirmation regarding its Laldora area. Area twice the Laldora size per village should be earmarked for expansion of villages. (In long term policy these village should be grouped in one as near as possible and near to Munirka village or accommodated in Munirka village itself).

In preparing the road circulation for this zone along with other zones, all these villages have been connected and in the alignment as much of the existing road system has been utilised as possible. The new road pattern indicated would have 80' right of way.

The open space indicated runs mostly along the existing streams which may be later developed in further detail. The open spaces as indicated in the Master Plan had to be changed in the light of physical features as noticed in the 6" contour survey map on which these zonal maps have been prepared.

The land for special industries will for those industries which will assemble precision instruments without causing any nuisance like smoke, noise, fould odour. Research and training facilities will be permitted.

APPENDIX 'D' TO ITEM NO: 3.

DRAFT REPORT ON THE DRAFT DEVELOPMENT PLAN FOR MUNIRKA AND MANAKPUR BASANT NAGAR AREAS F-12.

1. LOCATION:

The zone is bounded by the south-western extension area Zone F-5 and part of Moti Bagh extension area Zone F-6. In the south it has excavation area Zone F-14, whereas the Engineering College area Zone F-11 and Mehrauli area F-15 flank on the east and Cantonment area Zone F-13 is on the west

2. MASTER PLAN BREAK UP:

According to the Master Plan, the following uses have been shown for the land within the zone.

1. Research Institutions	638	acres.
2. Residential 75 persons per acre in two pockets.	420	ti
3. Residential at 60 persons		
per acre.	94	1!
4. Open spaces	147	fŧ
5. Rocky land.	145	11
Total area of the zone is	1444	11

3. According to the proposed densities the particulars of population for the residential areas of the zone will be as follows:

Density	Acres	Population
75 75 60	130 290 94	9,750 21,750 3,840
	514	35,340

The south western part of the research institutions area was slightly modified in the preparation of this detailed zonal development plan, as shown in the layout plan. In the expansion of Munirka village which lies within the residential pocket at 60 persons per acre, provisions will have to be made to allow expansion of the village to an approximate extent of twice the Lal Dora area which would be ascertained at the time of detailed sub-divisions. This village has at the moment a primary schools and a middle school, both of which have been found to adequate to serve the needs of this residential pocket. However, there is shortage of high school requirement for this pocket which has been provided in the draft development plan immediately west of the open space. This high school facility is also shared with the neighbouring residential area at the density of 75 persons per acre. Besides, to provide the community facilities and the shopping needs for the area another site west of the high school site has been recommended. Both these sites will be shared by the surrounding residential pockets. Based on the space standards, as tabulated in the separate table attached, the remaining residential areas at 75 persons per

Thus the overall density of the zone as per statement above works out to be 89 persons per acre.

Colonies In Zone F-3.

- a) The south Delhi D.L.F. colony which covers an area of 38.78 acres is situated in the northern part of Part A of the zone. It has nearly 570 residential plots. At the rate of 10 persons per plot the total capacity of the colony comes nearly 5700 persons with a gross density of 146 persons per acre. The community facilities as indicated in the layout plan of the colony are enlisted in appendix I along with the requirements as per Master Plan at 75 persons per acre density. An area of 8 acres is to be reserved for the community facilities.
- b) The colony of Hauz Khas East which covers an area of 62.36 acres is situated on the eastern fringe of Part D of the zone. It has nearly 540 residential plots and 61 shop plots. With an average of 10 persons per residential plot and 5 persons per shop plot the total holding capacity of the colony comes to 5705 persons with a gross density of 92 persons per acre. The community facilities as indicated in the layout plan of the colony, along with the requirements as per Master Plan standards at 100 persons per acre density, are enlisted in Appendix II. An additional area of 12 acres is to be kept in reserve for the community facilities.
- c) The government built Finjrapole colony covers an area of 58 acres and is situated on the northern most point of Part B of the zone. Total number of plots in this colony is 1240 and with an average of 5 persons per plot the total holding capacity is 5450, thereby it gives a gross residential density of 94 persons per acre. The community facilities as indicated in the layout plan of Pinjrapole are given in appendix III along with the requirements as per Master Plan standards at 100 persons per acre density. An additional area of 3 acres is to be kept in reserve for the community facilities.

Part - A: New Delhi South Extension and vacant Area.

Leaving aside the built up area of New Delhi South Extension (39 acres) 246 of Part A of the zone are vacant land. A scheme has been sketched below for this land.

Statement - 3.

Sch	eme for the Vacant Area of Part A.	Acres
٦.	Reserved for the New Delhi South Extension	8.00
2.	Area for community centre	10.00
3.	Other community facilities	
	i) Education	•
	a) High school 8.00 b) Primary school 10.00 c) Nurseries 5.00	23.00
	1i) Open space =	25.00
4	ii) Local shops	2,00

4. Area for Intermal Road and Streets = 56.00

5. Area under Residential Plots = 122.00

Total:- 246.00

As the population to be accommodated in this area is nearly 15,000, one fulfledged high school and 4 primary schools are to be provided in this area. The other high school which is located in New Delhi South Extension will remain as it is.

Part - B. (Pinira Pole colony vacant area)

As has already been discussed, Pinjra Pole colony covers an area of 58 acres. Another 3 acres are to be kept in reserve for the community facilities. Thus 289 acres out of a total of 350 are vacant and undeveloped. As per statement number II the population to accommodated in this area is 35,000. The Pinjra Pole colony holds a population of 5450 persons approximately. Thus the population to be accommodated in the vacant area of 289 acres is 29550 persons. A scheme has been sketched below for the vacant area of Part B.

Statement - 4.

1) Area for community centre	•	=	15.00 acres.
2) Other community facilities:			(3)
i) Education High School Primary schools Nurseries	15.00 acres. 1 18.00 acres. 1 10.00 acres. 1		43.00 acres.
ii) Open Space			40.00 "
iii) Local shops			4.00 "
3) Area under internal roads &	streets		60.00 "
4) Area under residential plot]	lż7.00 "

Total:- 289.00 "

The statement above shows that 2 high schools of 7.50 acres each, in addition to the one at Pinjra Pole, 8 Primary schools of 2.25 acres each in addition to two schhols at Pinjra Pole and 20 nurseries would be required for a population of 29,550 at 9289 acres plot. 40 acres and 4 acres would be provided to open space and local shops respectively in addition to a community centre of 15 acres.

Part - C: (Three plots of 43.38 and 37 acres each at the southern west side of the zone).

All these 118 acres are vacant land without any development. A scheme has been drawn below for these plots totalling 118 acres. The population to be accommodated here is 8850 as per statement II.

∠be

<u> Statement - 5.</u>

		Part Cl	Part C2	Part C3
1.	Community facilities	43 acres	38 acres	37 acres
,		(acres)	(acres)	(acres)
	Education: High school	. -	8.00	. ~
	Primary school	2.50	2.00	2.50
	Nurseries	1.00	1.00	1.00
	Open space	5.00	5.00	5.00
٠.	Local shops	0.50	0.50	0.50
2.	Area under streets and roads.	10.00	8.00	8.00
3.	Area under Res. plots	24.00	15.50	20,00
	Total:-	43.00	38.00	37.00

The above statement suggests one high school in the central plot (Part 2, 38 acres) and one primary school each in all the three plots. The total area under residential plots is nearly 60 acres and Roads and streets 26 acres.

Part- D:-(Hauz Khas East and vacant area).

· Use.

The colony of Haus Khas East, which covers an area of 62 acres is situated on the north eastern boundary of the development of the zone. In addition, a provision of 12 acres is to be made for the community facilities for this area./left area thereafter (126 acres) has been drawn below:

Statement 6.

Area in Acres.

1.	Community facilities.	
	(i) Education	
	High Schools 7.00	
	Primary Schools 8.00	
	Nurseries 5.00	20.00
, .	(ii) Open Space	21.00
	(iii)Local Shops	1.50
2.	Land under Road & Streets.	20.00
З.	Area under Residential Plots.	63.50
÷.	Total	126.00

The above scheme suggests that one high school of 7 acres and 4 Primary schools of 2 acres each may be provided to the zone. Another high school of 4.50 acres may be provided for Hauz Khas East out of the provision of 12 acres made for t the colony. The Primary school there may remain as it is (1.18 acres) (Refer appendix II.).

The area analysis for the zone F-3 on the whole and population estimates are given as follows:-

1. Analysis. (Gross Residential area).

1. Part A.

Vacant Area

238.22

New Delhi South Extn.

46.78

285.00

2. Part B.

Vacant area

289.00

Pinjra Pole Colony.

61.00

350.00

3. Part C. (1 + 2 + 3).

Vacant Area.

4. Part D.

Hauz Khas East

51.00

Vacant Area

149.00

200.00

953.00

The population to be accommodated is 85,225 as per statement II, this giving a density of 896 persons per acre.

II, Pupulation Analysis.

			<u>Population</u>	Density (per acre).
i,	Und	der A	•	•
	a,	Developed Area. 10.p.p.p. (N.D.S.E.)	5700.	
	b,	Vacant area. 75 p.p.A.	17,850	82
ii,	Und	der B.	<i>:</i>	
	a,	Developed area 10.p.p.p. (pinjra pole)	5,450.	
	b,	Vacant Area	28,900	9 <u>8</u>
iii	, Un	der C.		
. \		Vacant area	8.850	75

iv, Under D.

- a, Developed Area 10.p.p.p. (Hauz Khas East) 5,705
- b, Vacant Area.

100 p.p.a.

14,900.

103.

Total

87,355

91

Thus, we get an overall density of 91 persons per acre for the whole zone. Whereas the overall density for the zone as per Master Plan is 89 persons per acre.

The community centres proposed and other community facilities are described in the following table.

TABLE : I

MMUNITY CENTRES AND OTHER COMMUNITY FACILITIES ZONE F.3.

()	· ·	Conn	Sommunity	H. S	Hìgh	<u>.</u>	Primary	Mur.	Nurseries	A CONTRACTOR OF THE PROPERTY O	<u> </u>	
	Projected	Cer	Centres	Sch	1001s	Sc.	chools	××		ĭ Open	Local	
- 1	population	No.	Area (No.	No. 4 Area A	No.	/ Area) No	Ø Area	Space	Shops	
	23,550	Н	10.00	⋈.	11.60	9	13.80	41	06.9	34.00	3.00	
	34,350	r-i	15,00	က	17.50	O .	22.70	R	11.82	48.00	4.50	.b
	8,850	1	ì	(8.00	က	2.00	(O)	3.00	15.00	1.50	
	20,605	i	1	Ø	11.50	လ	9.18	77	06.9	29.00	2.00	
1	87,355	2	25.00	00	48.60	24	52,68		28:62	126.00	11,00	

The above table shows that the total area under Community facilities is 292 acres which is 31% of the total gross residential area.

APPENDIX : I

NEW DELHI SOUTH EXTENSION

Community Facilities:

S. No.	Use	Area as per layout plan (acres)	Area as per M.P. at 75 P.P.A. (Acres)	Deficiency (Acres)
I.	Education:			
- •	High Schools	3.60	2.87	0.73
	Primary Schools	1.50	3.80	2.30
	Nurseries	· -	1.90	1.90
II.	Open	5.00	8.74	3.74
III.	Shopping	•••	0 _v 76	0.76
IV.	Other Community lities	faci- 1.62	1.14	0.48
	Total	: 11.72	19,21	7.49

An area of 8 acres (approximately) is to be kept in reserve to coope with the requirements of the community facilities.

APPENDIX : II

HAUZ KHAS EAST

Community Facilities:

S.No.	<u>Use</u>	Area as per layout plan (acres)	Area as per Master Plan (acres)	Defici- ency (Acres)
I.	Education:			•
	High Schools	-	2.66	2.66
	Primary Schools	1.18	3.04	1.86
	Nurseries		1.90	1.90
II.	Open Space	2.00	8.18	6.18
III.	Shopping	2.00	0.57	1.43
IV.	Other Facilities.	·	0.95	0.95
	Total:	5.18	17.40	12.22

An area of 12 acres is to be reserved for the defecit of the community facilities.

APPENDIX III

PINJRAPOLE

Community Facilities:

S.No.	Use	Area as per layout plan (acres)	Area as per Master Plan (acres)	Defici- ency.
Ï	Education:			
	High Schools	2.50	2.54	0.04
	Primary Schools	4.70	2.91	-1.79
	Nurseries	•••	1.82	1.82
II.	Open Space	4.30	7.81	3.51
IJI.	Shops .	Tana	0.55	0.55
IV.	Other Facilities	2.20	0.91	_1,29
			t en	
,	Total:	13.70	16.54	2.84

A provision of 3 acres is to be made available for the community facilities.

\$\$\$\$\$\$**\$\$\$\$\$\$\$\$\$\$\$**\$\$\$\$\$\$\$\$\$\$\$

inder

Drammar Market

School Splay Acres Acr			Popula	H 1-1	igh	Pri	Primary	XNC	_	Parks &	sdops	ther com	- - (>		-⊀≻	
13c 9750 .56 5.25 2.60 6.5 5.25 15 1.4 2 16 to 30 70 ac. 290 21750 1.45 11.60 5.80 14.5 14.5 7.25 34 2.9 4.3 34.8 to 181.25 to 65.25 12.00 2.25 2.5 1.5 6 0.5 0.8 11 to 15 31 to 58 514 35340 2.36 19,10 9.40 23,25 23.5 12.00 55 4.8 7.1	Densit	yĴAcres	Xtion.	X Sc	hool		Acres	XXIV.	Acres.	play ground) (acres)	ity raci (acre	Lities, and s) (reds-A	residentia c. (plots.	<>	
290 21750 1.45 11.60 5.80 14.5 14.5 7.25 34 2.9 4.3 34.8 to 181.25 to 151 65.25 124.70 151 24.70 151 24.70 151 2540 .25 2.25 1.00 2.25 2.5 1.5 6 0.5 0.8 11 to 15 31 to 58 60 to 50 514 35340 2.36 19.10 9.40 23.25 23.5 12.00 55 4.8 7.1	75	136	9750	. 56	5.25	2.60	6.5	6.5	3.25	15	1.4	Q	16 to 30	70 ac.	182 to 151	sq.yd
94 3840 .25 2.25 2.5 1.5 6 0.5 0.8 11 to 15 31 to 58 514 3534 2.36 19,10 9.40 23,25 23.5 12.00 55 4.8 7.1	75	88 8	21750	1.45	11.60	5.80	14.5	14.5	7.25	34	ි. දැ	4°.	34.8 to 65.25	181.25 to	182 to 151	= .
3534 2.36 19,10 9,40 23,25 23,5 12.00 55 4.8	ون	(T)	. 3840	25.	2.25	1.00	2.25	2.5	1 ئ	9	0.3	8.0	11 to 15	31 to 58	60 to 50	
3534 2.36 19,10 9,40 23,25 23,5 12,00 55 4.8						ì		•								
3534 2.36 19,10 9,40 23,25 23,5 12,00 55 4.8							·									
	•	514	3534	2.36	19,10	9.40	23,25	23.5	12.00	55	4.8	7.1.	*			

, ...k

AREAS OF ZONE F.12

*INDER *

DELHI DEVELOPMENT AUTHORITY

Minutes of the 11th meeting of the Adviso Council of the Delhi Development Authority held or Thursday, the 13th December 1962, at 11.00 A.M. in the Committee Room of the Delhi Development Authorat the Delhi Vikas Bhawan, Indraprastha Estate, No Delhi

Present:

- (1) Shri Bhagwan Sahay Pres Chief Commissioner, Delhi;
- (2) " Shiv Charan Gupta, M.P.; Memb
- (3) " Bawa Bachittar Singh, Chairman, Delhi Electric Supply Committee of the Municipal Corporation of Delhi;
 - Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj, New Delhi;
- (5) " Khub Ram Jajoria, Chairman, Delhi Water Supply and Sewage Disposal Committee of the Municipal Corporation of Delhi;
- of Delhi; Councillor, Municipal Corporation of Delhi;
 - M.L. Mittal, . (representing Labour);
 - (8) " Gajendra Singh . Director, Military Lands & Cantonment; an
 - ¹(9<u>)</u>....... M.S. Mehta, Architect, Municipal Corporation of Delhi.

Others present:

30

- (1) Shri Balbir Singh Saigal, Engineer-Member, Delhi Development Authority.
- (2) Bishan Chand, Finance & Acco Finance & Accounts Member, Delhi Development Authority;

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- (3) Shri K.I. Rathee,
 Housing Commissioner,
 Delhi Administration;
- (4) "V.R. Vaish,
 Additional Chief Engineer (Lands),
 Central Public Works Department;
- (5) ". A.R. Malhotra,
 Director,
 Town & Country Planning Organization;
- (6) " J.Subrahmanyam,
 representing Shri H.P. Sinha,
 Consulting Engineer to the Govt.of India,
 Ministry of Transport & Communications;
- (7) "S.S. Shafi,
 Town & Country Planner,
 Town & Country Planning Organization;
 - (8) " P.B. Rai,
- (9) " E.A. George Daniel, Associate Planners, Town & Country Planning Organi-zation; and
- (11) " G.D. Mathur,
- (12), ". M.L. Gupta, Officer on Special Duty, Delhi Development Authority.

Subject:- Confirmation of the minutes of the 10th meeting of the Advisory Council of the Delhi Development Authority held on the 20th August 1962.

The minutes were confirmed.

No. Subject: - Consideration of the draft zonal development plans.

The Advisory Council considered the draft zonal development plans for the following zones and made the observations indicated against each;

(1) Zone B-2 (Western Extension Area - Karolbagh, Bapa Nagar and Than Singh Nagar):

The question of the extent of the commercial area earmarked in the zonal development plan (viz. 50 acres) was considered at length. Shri Khub Ram Jajoria observed that shops exist on both sides of Jajoria observed that shops exist on both sides of Dev Nagar and that the plan must take ognizance of this fact and be modified accordingly. It was decided that necessary action would be taken by the Town & Country Planning Organization after a survey of Arya Samaj Road.

Bawa Bachittar Singh observed that the assumption of the planners that with the execution of the Master Plan, the customers coming from outside of the Western Extension Area for their shopping needs would be doing their shoppoing within their own zones was hardly correct in respect of the market on Ajmal Khan Road, which is a well-established market not only for the locality but for the whole of Delhi, and that its character could not be changed. He further observed that the number of shops proposed for a population of 1,28,975 for the Karolbagh Area viz. 860 had no meaning and that it would not be possible to lessen the existing number of shops. suggested that 29 odd streets adjoining Ajmal Khan Road should also be declared as commercial, as this Ilaga no longer retained its original residential character. It was explained that the already predominantly commercial area had been shown as such (ive. commercial) in the Plan, but that where unplanned commercial development had taken place, the intention was that further such development should not be allowed there but only in the area shown as commercial which had, in fact, been extended in the Plan.

It was apprehended that the declaration of the entire area adjoining Ajmal Khan Road as commercial would create traffic problems. The Chief Commissioner explained that the plan was only directional and that in built up areas immediately no change was possible. Shri Shiv Charan Gupta suggested that a minimum /for the right-of-way/could be achieved by requiring lessees market area of plots to leave a set-back. It was considered that should be while it might not be possible to have a set-back in the case of very small plots, the set-back should be insisted on where the width of the plot is sufficient. The Chief Commissioner was of the opinion that the right-of-way should be such as would enable two lories or two thelas to pass. He suggested that circulation should be peripher al and that the question as to how the circulation would take place was very important and should be taken into consideration when zonal development plans were prepared:

indicated and that this rightof-way

> The question of the provision of parking facilities was also raised by Shri Shiv Charan Gupta. It was explained that if the rehriwalas on Ajmal Khan Road could be removed, then sufficient parking space could be found and that the problem was really oneof enforcement. Shri Shiv Charan Gupta also suggested that the empty plots in the area should be used for the provision of community faci-lities. Shri Brij Kishan Chandiwala suggested the provision of a market for rehriwalas. It was consiere: however, that it was not possible to do so as the rehriwalas keep moving about to attract custom. It was decided that the draft zonal plan should be discussed by three Members of the Advisory Council, namely, Bawa Bachhittar Singh, Shri Shiv Charan Gupta and Shri Ram Jajoria with the planners and that the draft zonal plan be then resubmitted.

(2) Zone F-4 (Hauz Khas):

The draft plan was approved.

(3) Zone F-1 (Friends Colony):

This plan was also approved with the suggestion made by the Chief Commissioner that provision might be made for Group Housing Scheme in this area.

(4) Zone F-10 and F-16 (Malviya Nagar):

In respect of the draft zonal development plans of these two zones, the Standing Committee of the Delhi Development Authority at their meeting held on the 19th November 1962 had recommended that the layout plans for the Sadhna Society, as may have been approved by the Municipal Corporation of Delhi, should also be incorporated. The Council was of the opinion that the name of this Society should not be mentioned, as the land was under acquisition and was not to be allotted to any particular Society.

(5) Zone E-7 (Jhilmila):

Shri Brij Lal suggested the provision of an industrial area on both sides of the G.T. Road to Ghaziabad. It was explained that the northern side of the Road had been kept purely residential in the Master Plan and that between the G.T. Road and the railway line, an industrial area was being developed. Shri Shiv Charan Gupta suggested the provision of community facility institutions in one place and the leaving of some open space instead of having these institutions at several places. It was explained that the various community facilities were so located that the residents would have to walk the minimum. The draft zonal was approved by the Council.

(6) Zone G-8 (Tihar Village and Extension):

More than 50 per cent of this area is already built. Shri Shiv Charan Gupta suggested that sufficient protion was already lying unbuilt and should be utilized for the provision of community facilities. It was explained that all vacant areas were being acquired by the Delhi Administration and would be so utilized. Shri M.S. Mehta suggested that the particular plots which were vacant should be indicated in the Plan. As regards 200 ft. right-of-way for Najafgarh Road, it was explained to him that the widening would be equal on both the sides. The draft zonal was approved by the Council.

2. The consideration of the draft zonal development plans for zones D-17, D-18, D-19, D-20 and F-3 was post-poned to the next meeting to be held about the middle of January, 1963.

Prosident.
Advisory Conneil
The Delhi Development Arthoris

DELHI DEVELOPMENT AUTHORITY

Minutes of the 12th meeting of the Advisory Council of the Delhi Development Authority held on Wednesday, the 16th January 1963 at 10.30 a.m. in the Committee Room of the Delhi Development Authority at the Delhi Vikog Phomon Indoorpoor Tadacaratha Tatacara Vikas Bhawan, Indraprastha Estate, New Delhi.

Pre

sent:			
(1)	Shri	Bhagwan Sahay, Chief Commissioner, Delhi;	President
(2)	H.	Shiv Charan Gupta, M.P.;	Member
(3)	n .	Naval Prabhakar, M.P.;	II
(4)	tf	R.P.N. Sinha, M.P.;	n
(5)	11	Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj, New Delhi	; "
(6)	'n	Brij Lal Goswami, Councillor, Municipal Corporation of Delh	11
(7)	H .	Girdhari Lal, Councillor, Municipal Corporation of Delh	11
(8)	f	Ram Singh, Councillor, Municipal Corporation of Delh	ii ;
(9)	П	Khub Ram Jajoria, Chairman, Delhi Water Supply and Sewage Disposal Committee of the Municipal Corporation of Delh	

- (10) .M.S. Mehta, Architect, Municipal Corporation of Delhi;
- T.N. Idnani, Member, Central Water & Power Commission, New Delhi;
- (12)M.L. Mittal, (representing Labour);
- Dhani Ram, (13)Councillor, Municipal Corporation of Delhi; and
- S.K. Joglekar,
 Chief Architect,
 Central Rubbic Works Department,
 New Delhi. (14) ... "

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Others present:

- (1) Shri K.L. Rathee,
 Housing Commissioner,
 Delhi Administration;
- (2) "Balbir Singh Saigal, Engineer-Member, Delhi Development Authority;
- (3) "Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority;
- (4) " A.R. Malhotra,
 Director,
 Town & Country Planning Organization,
- (5) "SiS. Shafi,
 Town & Country Planner (II),
 Town & Country Planning Organization;
- (6) "BiN. Rahalkar,
- (7) " E.F. Riberio,

)Associate Planners,)Town & Country Rland)ning Organization;

- (8) " P.B. Rai,(9) " E.A. George Daniel,
- (10) " G.D. Mathur,
- (11) " J. Subrahmanyam,
 representing Shri H.P. Sinha,
 Consulting Engineer to the Govt.
 of India, Ministry of Transport &
 Communications; and
- (12) " M.L. Gupta, Officer on Special Duty, Delhi Development Authority.

Subject:-Confirmation of the minutes of the 11th meeting of the Advisory Council of the Delhi Development Authority held on the 13th December 1962.

The minutes were confirmed subject to the substitution of the words 'Arya Samaj Road' for the words 'Ajmal Khan Road' in the fifth line of item No. 2(1).

No. Subject:-Consideration of the draft zonal development plans.

The Advisory Council considered draft zonal development plans for the Nizamuddin and Jangpura Zone (D-17), Kilokri Zone (D-18), Lajpat Nagar Zone (D-19), Mubarakpur Kotla Zone (D-20) and Siri Area Zone (F-3). The first three zones were dealt with in one report and

the other two zones in another report.

At the outset, the Chief Commissioner explained that in the preparation of draft zonal development plans, an attempt was made to make good the deficiencies of community facilities in the already built up areas in the neighbouring area to be developed, and that redevelopment plans for the villages falling within the Urbanizable Limits would also be drawn up with a view to integrating them with the surrounding urban area. For this purpose, the plan was to put a circular road around each village and to earmark some area for shopping purposes where the families whose lánds would be acquired would be rehabilitated.

The Advisory Council was of the view that since a police station needs a little more space and in view of the nature of the work performed by it, provision for a police station should not be made in the community centre but separately, the location to be preferably by the side of green.

Shri Joglekar suggested that since the Mehrauli Road was to cross the Viney Nagar Railway by a sub-way, the necessary provision should be made in the draft plan for Zone D-20. He also observed that Mathura Road was going over the two spurs of the railway by over-passes and that this fact should be indicated in the draft zonal development plan for Zone D-19. At the Safdarjang Airport the planes landing and taking off from the air-strip require a protected area called the air funnel: In this area not even trees can be allowed to be planted. Shri Joglekar suggested that this fact should be indicated in the draft zonal development plan for Zone D-20. He further stated that in the Nizamuddin area an 150 ft. wide open strip had been left vacant east of the Mathura Road to connect to the National Byepass and that the plan should be revised accordingly.

Shri R.P.N. Sinha asked whether provision had been made for religious buildings in the plan. It was explained that space for two or three religious buildings was being provided in every layout. The Council desired that this space should be provided near the green.

Shri Shiv Charan Gupta raised the question whether provision for meeting the deficiencies in community facilities in the two zones D20(Kotla Mubarakpur) and F-3 (Siri Area) indicated in the report had been made in the plan. It was explained that only the neighbourhood parks could not be provided according to the space standards but that all the remaining community facility had been provided. As regards Kotla Mubarakpur, it was stated that there was no sanctioned redevelopment plan for the area and that, therefore, in the draft zonal develop-ment plan prepared, a symbolic indication of the community facilities required had been given, the whole purpose being that when the redevelopment plan was drown up, then each of these community facilities would provided. The Council desired that to the community facilities worked out on the basis of the Master Plan standards for a particular area to be developed, must be added the requirements for moeting the deficiencies

in the built up area and that over and above some more area should be left for unforeseen requirements. regards the deficiency of primary schools, it was explained that the actual locations of primary school ... could not be indicated in the broad zonal development plans and that they would be shown in the detailed layout plans. As regards the parking needs in the shopping centres it was stated that they would be met in the detailed layouts of the shopping centres. As regards the existing market in KotJa Mubarakpur, it was stated that it was being surveyed and that the shopping part of the report would be revised after survey had been The Council noted with concern that no redevelopment plan for Kotla Mubarakpur had yet been prepared in the Corporation and that a layout for a new colony had been approved over an open area, which was really meant to be used for meeting the shortage of community facilities in the redevelopment of Kotla Mubarakpur.

Shri Shiv Charan Gupta also referred to the market in the built up area of Bhogal. It was explained that this, too, would need a survey like Kotla Mubarakpur. As regards the shortages of Bhogal area in community facilites, it was stated that they would be met in the open area in Nehru Nagar, west of Kilokri. It was considered, however, that the distance involved was about one mile and was too much for children of primary school age to cover and that the deficiencies should be made good as near as possible. Shri Shiv Charan Gupta suggested the acquisition of some dilapidated buildings in Bhogal for schools, dispensaries etc. The Council was of the view that in the zonal development plan, for meeting the deficiencies of community facilities in the Bhogal area the same principle should be followed as in the built up areas elsewhere i.e. dilapidated houses should be acquired and that if that was not possible, then an area for this purpose should be earmarked in the plan.

The Chief Commissioner was of the opinion that in the built up areas on the fringes of open space, multi-storeyed schools should be built on a narrow strip of land, the ground floor being built on stilts remaining open. Shri Shiv Charan Gupta suggested the earmarking of ahates immediately for schools.

Shri Brij Kishan Chandiwala voiced the complaint that although there were 1800 katras in the city, none had been acquired for slum clearance. Shri Shiv Charan Gupta suggested that the tenants of these katras might be shifted and that the kateras should be acquired. The Ministry of Rehabilitation had transferred 1100 avacuee properties to the Municipal Corporation of Delhi and the suggestion made was that these properties should be utilized for the provision of community facilities. As regards slums in the old city, it was considered that this was now the responsibility of the Municipal Corporation of Delhi and that private parties, it they wanted to re-build their properties, would be permitted to do so.



Shri Brij Lal Goswami r ferred to the problem of dairies and tongawalas. It was explained that Master Plan had indicated several places to which the dairies could be shifted, for example, near Madan Pur Khadar and in other urban villages and that the Corporation had "lready acquired land in two or three places for the purpose. Shri Brij Lal Goswami also mentioned that in some cases, unauthorised construction was taking place in green area and that difficulty would arise if the Corporation approved it as a built up area. It was explained that all vacant land within the urbanizable limits was under acquisition.

The draft zonal development plans were approved by the Council with the observations indicated above.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the 13th meeting of the Advisory Council of the Delhi Development Authority held on Wednesday, the 26th June 1963 at 9.00 A.M. in the . Conference Room at Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

- (1) Shri Bhagwan Sahay, President. Chief Commissioner, Delhi;
- (2) " Shiv Charan Gupta, M.P.; Member.
- (3) " Amar Nath Chawla, "
 Chairman,
 Delhi Transport Undertaking of the
 Municipal Corporation of Delhi;
- (4) "Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj, New Delhi;
- (5) " Brij Lal Goswami,
 Councillor,
 Municipal Corporation of Delhi;
- (6) " Dhani Ram,
 Councillor,
 Municipal Corporation of Delhi;
- (7) "T.N. Idnani, "Member, Central Water & Power Commission, New Delhi;
- (8) " Ram Singh, Councillor, Municipal Corporation of Delhi
- (9) Dr. W. Mathur,
 Municipal Health Officer,
 Municipal Corporation of Delhi;
- (10) Shri S.K. Joglekar, Chief Architect, Central Public Works Department;
- (11) "Girdhari Lal,'
 Councillor,
 Municipal Corporation of Delhi;
- (12) " R.K. Vaish, Secretary, Delhi Development Authority.

Others present:

(1) Shri Hardayal,
Deputy Consulting Engineer and
Shri J. Subramaniam,
Planning Officer,
Ministry of Transport, Roads Wing
for Shri H.P. Sinha, Consulting Engineer
Member;

- (2) Shri Arjun Dev,
 Assistant Architect,
 Municipal Corporation of Delhi
 for Shri M.S. Mehta, Member;
- (3) " K.L. Pasricha, Vice Chairman, Delhi Development Authority;
- (4) " K.L. Rathee,
 Housing Commissioner,
 Delhi Administration;
- (5) "Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority;
- (6) "Balbir Singh Saigal, Engineer-Member, Delhi Development Authority;
- (7) " P. de Sousa,
 Addl. Chief Engineer (Lands),
 Cemtral P.W.D.:
- (8) " C.S. Gupte,
 Architect Planner,
 Town & Country Planning Organization;
- (9) "S.S. Shafi,
 Town & Country Planner (II),
 Town & Country Planning Organization;
- (12) " P.G. Valsangkar,)
- (13) " Shri Manohar,
 Town Planner,
 Delhi Development Authority;
- (14) " B.C. Sarkar, Administrative Officer, Delhi Development Authority; and
- (15) " M.L. Gupta, Officer on Special Duty, Delhi Delhi Development Authority.

Subject: Confirmation of the minutes of the 12th meeting of the Advisory Council of the Delhi Development Authority held on the 16th January 1963.

The minutes were confirmed.

Subject: Consideration of the draft zonal development plans.

At the outset, the question of the preparation of draft zonal development plan for the Karolbagh area (Zone B-2) was raised. It was explained that, as desired by the Advisory Council in their meeting held on the 13th December 1962, the draft plan has been discussed with Bawa Bachittar Singh, Shri Shiv Charan Gupta and Shri Kaub Ram Jajoria and that the draft plan was being further considered in the Town and Country Planning Organization regarding the extent and location of commercial areas and the modified plan was expected to be ready in August 1963.

- 2. The draft zonal development plans for the following zones were considered and approved by the Advisory Council subject to the observations made against each:
 - (1) Modified draft zonal development plans for Zones D-17 (Nizamuddin), D-18 (Kilokri), D-19 (Lajpat Nagar), D-20 (Mubarakpur Kotla) F-3 (Siri Area) and draft zonal development plans for Zone F-2 (Kailash, Srinivaspuri and Lajpat Nagar IV Area) together with their Utility Services Plans.

The first five draft zonal development plans are the modified plans which have been prepared by the Town and Country Planning Organization after taking into consideration the observations made by the Delhi Development Authority in their meeting held on the 29th December 1962 and by the Advisory Council in their meeting held on the 16th January 1963. One composite plan has been prepared for all the six zones with a view to finding adequate space for community facilities to make up the deficiency in this respect in the neighbourhood areas.

In this connection, a reference was made to the two villages of Mangli and Sarai Kale Khan which fall within the Master Plan green in the Kilokri Zone D-18. It was explained that it was not possible to remove the existing abadies and that villages falling within the green areas would be dealt with in the same manner as other villages, namely, they would be retained and redeveloped. The broad features of the redevelopment plan for villages were: reconstitution of the village abadi, development of the residential area, earmarking of sites for schools etc., provision of internal roads and a peripheral road, playgrounds, a small marketing centre and the reservation of sufficient land for future expansion of the village so that there would be no difficulty in providing community facilities, recreation and in the straightening or roads.

In the Siri Zone area (F-3), a 450 acre site in the neighbourhood of Siri Village has been earmarked

for a park which would symbolize in the national capital the essential unity of India amidst its diversity. A natural park would be developed in which sites would be provided to the various states of India on which their governments can construct and maintain their cultural centres. Each centre may also have a small hostel where people coming from that state can stay for short periods. The cultural centres may arrange for the teaching and exhibition of regional arts like music, dance and drama. The Advisory Council was of the opinion that the sites should not be concentrated but should be suitably distributed in the park. There may be one central site which may be used as a netural centre with an auditorium and, if possible, a dormitory dominaling full of sculpture symbolizing in groups of forms the spirit of Indian national song. Each state cultural centre may occupy sites of 4 or 5 acres of land. The park should have artificial running water channels, groves of flowering and fruit trees, green swards. undulating character of the site with the Siri fort as a centre piece should be retained. The Council desired that a direction on these lines should be given to the planners in the preparation of the zonal development plan for this area.

The question of a bus terminal was raised. It was explained that in the Kalkaji industrial area, 6 acres had been provided for a bus depot. It was, however, considered that as the total population of all the six zones would be 2 or 2½ lakhs, a bus terminal for 50-60 buses would be necessary and that 1½ acres which were being provided for a bus terminal in the district centre of 88 acres would be inadequate and 5 or 6 acres should be provided for the purpose. The Delhi Transport Undertaking requires space for -

- (1) workshops and office;
- (2) terminals where 10-12 buses could stop; and
- (3) a bigger terminal for their stopping at night.

The Council desired that terminals should be provided in all sectors both for long distance and short distance travelling buses.

Dhobi ghats should also be provided in every zone according to a suitable formula relatable to the population.

The question was raised whether the redevelopment plan of the Municipal Corporation of Delhi for Kotla Mubarakpur had been fitted into this zonal development plan. It was explained that after the redevelopment plan had been prepared by the Town and Country Planning Organization, the Municipal Corporation had sanctioned certain colonies, in consequence of which very little land had been left for the planned development of this village. It was, however, stated that there were still some open areas, which could be utilised for the purpose of provision of community facilities. The Council desired that whatever open speas had been left, after the colonies had been sanctioned by the Corporation, should be acquired atonee. All unbuilt land should be acquired atonee.

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resolution 1401

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It was pointed out that at the place where the Ring Road joins the National Highway Bye-pass, there is a curve and that an inter change would have to be designed by the Ministry of Transport. It had now become a T junction and it was indicated that in fact two other inter-changes would also have to be planned. It was decided that the area for the inter change should be ear-marked and not used for any other pupose and that when traffic developed the space to be reserved should be used for grade separation.

It was further pointed out that along the Ring Road where it meets Srinivaspuri, there is a 12-acre piece of un-built land. The question for consideration was whether this land should be used for a park or for residential purposes. It was decided that the land in question should be reserved as an open space upto the Nullah and marked as a park with a view to meeting the demands of the future years.

A suggestion was made that in designing major road junctions, small traffic round-abouts and blind corners should be avoided.

It was also suggested that provision for religious centres should be made in the plan. It was, however, pointed out that the space required being very small it was difficult to show it in the zonal plan and that religious buildings would be shown in the Community centre or the residential area when detailed layout plans were prepared. Electric sub-stations would also be shown in the detailed layouts.

It was observed that an area of 1.3 acres for a cinema and a hospital shown in the schedule of community facilities for Ashram area (Zone D-18) was insufficient. It was, however, pointed out that the hospital in question was in fact only a dispensary which will need ½ an acre. For a cinema, a minimum area of ½th of an acre is sufficient.

(2) Revised draft zon**al** development plan for Zones F-10 and F-16 (Malviya Nagar).

The draft zonal development plan for both the zones was approved by the Delhi Development Authority on the 26th November 1962 and also by the Advisory Council on the 13th December 1962 subject to certain observations. These observations have been taken into account by the Town & Country Planning Organization in the preparation of a revised draft plan for these zones.

It was decided that sanatoria in the Mehrauli green area should be provided and that provision should also be made for colonies for old people, two colonies one for painters and sculptures and another for musicians and dancers, near a green area. The colonies should be built by the Corporation and the flats cottages and apartments, studios etc. should be let out on suitable rents. It was felt that suitable projects on these lines should be taken in hand early.

It was also decided that the possibility of creating water reservoirs by bunding in green areas here and there should be examined.

(3) Modified draft zonal development plan for Zone F-4 (Hauz Khas) together with its Utility Services Plan.

The Council desired that the Hauz Khas tank should be desilted and deepened.

The question of the colonies of Arjun Nagar and Krishan Nagar was raised and it was explained that a proper redevelopment plan for these two villages had been prepared and would be presented before the Authority.

(4) Revised draft zonal development plans for Zones F-1(Friends Colony) and F-7(Okhla Zone).

These revised draft zonal development plans have been prepared by the Town and Country Planning Organization after taking into consideration the observations made by the Delhi Development Authority in their meeting held on the 26th November 1962 and by the Advisory Council in their meeting held on the 13th December 1962.

The question of a bus terminal for this area was raised and it was explained that one had already been provided near the Road Research Institute. It was also stated that a school for motor drivers was being provided in the Okhla area.

The question of the possibility of providing facilities for providing a crossing of the river at this point was considered and it was explained that it was not possible to go over the weir. It was, therefore, suggested that the possibility of converting the Okhla Weir into a barrage with a road should be considered which should be joined with the proposed road on the left marginal bund along the river Yamuna.

(5) Revised draft zonal development plan for Zone E-7(Jhilmila) together with its Utility Services Plan.

This revised zonal development plan was prepared by the Town & Country Planning Organization after taking into consideration the observations made by the Authority in their meeting held on the 26th November 1962 and by the Advisory Council in their meeting held on the 13th December 1962. No observations.

(6) Draft zonal development plans for Zones C-1, C-2, C-3, C-11 and C-12(Civil Lines Area) together with their Utility Services Plans.

It was explained that the major changes made in the draft zonal development plan in the character of this area were mostly in the road pattern and the expansion of the railway station. A site of 18 acres north of Hamilton Road has been shown in the draft zonal development for railway terminal facilities which should become available after eventual redevelopment of this area, as it is absolutely necessary that the Delhi Main Railway Station with its anticipated passenger traffic volume should have an additional passenger access on the north side. The terminal would include booking and related facilities including adequate parking and circulation of vehicles.

The question of plots marked for community facilities in the regularised unauthorised colonies was raised. These plots are not under acquisition at present and it was decided that the Municipal Corporation of Delhi should be asked to move the Delhi Administration for their acquisition.

In the Rajgarh colony approved by the Corporation, it was stated that 10 acres of land earmarked for a school had been sold by the owner who had previously taken advances from people for the sale of this land in the shape of plots but was not returning their money. The land is under notification, and under the municipal law the Corporation is moving the court. It was suggested that the police should be asked to investigate the case and take

The question of slums inside the city wall, for example, Kucha Muattar Khan was raised and it was explained that the slums of Delhi could not possibly be cleared in a life time and that the existing law needed some changes. It was felt that private enterprise should be encouraged by making it profitable for the slum owner to redevelop his property, on the basis of reserving sufficent accommodation for existing occupants at rents fixed under the law and allowing full use of the rest. Slums had been created not only by over population but also by certain unsuitable occupations, inside the city (e.g. dairies, potteries, smithies) and non-conforming industries. The Ajmere Gate buffaloes were being removed to the Madanpur Khadar Village and it was expected that by the end of 1964 all buffaloes would be moved to urban villages. The Corporation has already prepared plans for one village to which buffaloes etc. are to be removed and has to prepare plans for four more.

The problem of tongawalas and thelewalas was also raised and it was suggested that 5 or 10 acres might be provided for them where 50 acres of land for slum dwellers in the Silampur area was being developed. It was decided that a working plan for thelewalas and tongawalas should be prepared. In connection with the question of slum clearance it was explained that whereas the Municipal Corporation of Delhi had originally asked for only 400 acres, now 3,500 acres had been asked for, of which 2000 had already been given.

As regards the problem of schools in heavy density areas where sufficient land is not available for the purpose, it was explained that it had been suggested that narrow, multi-storeyed buildings for nursery schools should be constructed on strips of land adjoining green areas or open spaces which could serve as playgrounds. If the construction is on stilts it should go well with the environments. The

same pattern of construction should be used in the construction of night shelters.

The Advisory Council approved the models of the redevelopment schemes of Jama Masjid, Queens Garden and of the inter-state bus terminal outside Kashmere Gate. When the construction of this inter-state bus terminal would be completed, the existing bus terminal at the Delhi Railway Station would be shifted. It was also felt that the bus junction in front of the church in Kashmere Gate would also have to be shifted in between the wall road and the city wall. As regards the redevelopment of Jama Masjid, it was explained that the kabaries would be removed to a site allotted for junk shops in Jhandewala Block 'B' and the cycle market on the Esplanade Road would also be relocated in Jhandewala Block 'E'.

A suggestion was made that the possibility of providing underground parking for Chandni Chowk area either on the Fountain or near Lajpat Rai market should be examined.

The Delhi Polytechnic has been taken over by the Delhi Administration from the Central Government and 80 per cent reservation of seats for students of the Union Territory of Delhi has been made. It was explained that it was proposed to construct one polytechnic each year so that by 1981, 20 or 22 polytechnics should be functioning. The building of the Police Headquarters near the G.P.O., Kashmere Gate, would be demolished and in its place multi-storeyed buildings would be constructed for polytechnics. It was suggested that for the training of incapacitated children facilities on the basis of 100% should be provided.

It was considered that all the residential area bounded by Lothian Road, City Wall, National Highway Bye-pass and the road going to Nigambodh to the south should form part of the collegiate education area. In the pocket of government land at the back of the Chief Commissioner's house the density, it was suggested, should be raised to 125.

It has been suggested in the draft plan that sub-division of bigger plots into plots of less than acre should not be allowed but that in plots of less than acre, multiple family dwellings may be permitted subject to ground coverage space standards, parking and density requirements being fulfilled in accordance with the Master Plan for Delhi. The construction on plots of less than 1 acre, however, will not be of group housing type. It was felt, however, that group housing might be allowed in existing plots of less than 1 acre but not less than half acre, but since the Master Plan provision does not allow this, it was decided that the matter might be further examined.

It was decided that provision for dhobi ghats should be made near the Kingsway Camp.

There is a shopping row at Mori Gate and it was decided that subject to obligations of road width in the Master Plan, the existing shops in this row as well as the nearby bazars would be treated not as non-conforming but as local shopping which is allowed in a residential area.

.(7) Draft zonal development plan for Zone D-1 (Connaught Place and Extension).

This area is mostly commercial. The Delhi Development Authority in their resolution No. 258, dated the 19th June 1963 decided that the construction of buildings in the middle circle, Connaught Place area, should be permitted without any stilts but subject to a set-back of 20 ft. on the ground floor to provide for car parking and that the number of floors would not be restricted to three but would be permitted according to the municipal bye-laws which stipulate only 10 ft, clear floor height This means in effect a construction of five floors of commercial space instead of 3 as envisaged in the draft zonal development plan besides the ground floor on stilts and full basement. In the Advisory Council, however, it was felt that five storeys instead of 3 for commercial use would generate a lot of traffic and it was suggested that the ground floor should all be constructed, on stilts and that not more than 3 storeys for commercial use, but not for retail shopping, should be permitted. This would provide for car parking on the ground floor and also in the basement.

(8) Draft zonal development plan for Zone D-4 (Parliament Street Area).

The boundaries of commercial area in the vicinity of Hanuman Mandir should be checked up so as to be in accord with the Master Plan. In the draft zonal development plan the existing access to the Hanuman Mandir from Parliament Street has been proposed to be closed. It was felt, however, that the present Hanuman Road should remain and that if under the Plan certain roads had to be provided, that should be done by causing the least amount of dislocation.

It was pointed out that the junction of Hanuman Road with Parliament Street conflicts with the Master Plan. This needs examination.

It was decided that the existing Fire Brigade Station built on Gurudwara Road should be adjusted in the draft zonal development plan, the site being shown as such, and that the Gurudwara Road should remain connected to Queen Mary's Avenue so that there was an approach to Fire Brigade Station from both sides.

(9) Draft zonal development plan for Zone D-5 - D.I.Z. Area(Gole Market Area).

A suggestion was made for the commercialization of Panchkuin Road area. It was, however, pointed out that this was an arterial road for the east-west traffic and that commercial use on both sides of this road would be undesirable. In the Plan it had been proposed to consolidate shopping and 20 acres of shopping area had already been provided besides local shopping. There was the important consideration of the situation of Lady Hardinge Hospital also.

At the junction of Reading Road and Panchkuin Road across the Bhangi Colony and adjacent to the Ice Factory, the use of the land belonging to the New Delhi Municipal Committee is marked as residential. The New Delhi Municipal Committee, however, proposes to construct shops for the rehabilitation of shop-keepers to be shifted from elsewhere. This would mean local shopping on the edge of a neighbourhood. The Delhi Development Authority have already decided in their resolution No. 249, dated the 19th June 1963 that the ground floor of this land might be allowed to be put to commercial use and residential flats above.

(10) Draft zonal development plan for Zone F-6 (Moti Bagh Extension).

It was decided that the higher secondary school might be located on Government land on full payment by the co-operative house-building societies concerned for the site for the school on a pro rata basis.

Shahdara

The question of the development of Shahdara was raised and it was explained that the development of Shahdara cannot take place until the problem of its drainage is solved. Two thirds of the land was liable to flood and at the time of flood in Yamuna itself no outlet for the flood water of Shahdara was available. Any pumping arrangement would be too expensive as most of the time the pumps would remain idle, and the investment is likely to be very heavy. What was needed was to construct, if practicable, a gravitation canal in collaboration with the U.P. Government which would empty the water lower down in the Yamuna. It was explained that necessary steps in this direction have been taken and necessary data was being examined.

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	Sh	ri H.P. Sinna, Consulting Momber.
(v (2)		Arjun Dev.
	e e	Assistant Architect, Municipal Jorporation of Dolhi for Shri W.S. Mehta, Member;
(3)		K.L. Rathee, Housing Commissioner, Delhi Administration;
(4)	11	Balbir Singh Saigal, Engineer-Member, Delhi Development Authority;
(5)	Ħ	Bishan Chand, Finance & Accounts Member, Delhi Development Authority;
(6)	11	V.R. Vaish, Additional Chief Enginear (Lands), Central Public Works Department
(7)	***	K.A. Ramasubramaniam, Director, Town & Country Planning Organization;
(ũ)	11	J.S. Guyte, Architect Planner, Town & Country Planning Organization;
(9)	11	S.S. Shafi, Town & Country Planner II, Tonw & Country Planning Organization;
(1^)	:11	B.G. Fernandes, Town & Country Planner III, Town & Country Planning Organization;
(11)	्रेट स्थ म े	E.A. George Daniel, Associate Planner, Town & Country Planning Organization;
(12)	" tt	P.D. Rai, Associate Planner, Town & Country Planning Organization;
(13)		Shri Manohar, Town Flanner, Delhi Development Authority;
(14)	11	B.C. Sarkar.

(14) "B.C. Sarkar,
Administrative Officer,
Delhi Development Authority; and

(15) "M.L. Gupta,
Officer on Special Duty,
Delhi Development Authority.

DELHI DEV. SLOPMENT AUTHORITY

Minutes of the 14th meeting of the Advisory Council of the Delhi Development Authority held on Thursday, the 11th July 1963 at 9.00 A.M. in the Conference Room at the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

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(1)	Shri	Bhagwan Sahay,, Chief Commissioner, Delhi;	President
(2)	Ħ÷	Shiv Charan Gupta, M.P.;	Member.
(3)	tt	Nawal Prabhakar, M.P.;	н
(4)	- 11	Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj, New Delhi;	ti .
(5)	Ħ	Bawa Bachittar Singh, Chairman, Delhi Electric Supply Committee of Municipal Corporation of Delhi	the
(6)	!	Girdhari Lal, Councillor, Municipal Corporation of Delhi;	19
(7)	i)	Brij Lal Goswami, Councillor, Municipal Corporation of Delhi;	Ħ
(6)	t!	Ram Singh, Councillor, Municipal Corporation of Delhi;	11
(9)	ti	T.N. Idnani, Member, Central Water & Power Commission, New Delhi;	II .
(1^)	£1	C.B. Patel, Director, National Buildings Organisation, New Delhi;	
(11)I	Or.	W. Mathur, Municipal Health Officer, Municipal Corporation of Delhi;	11
(12)	ihri	M.L. Mittal representing Labour &	t1
(13)	IT	R.K. Vaish, Secretary, Delhi Development Authority.	

Others present:

(1) Shri Hardayal, Deputy Consulting Engineer and Shri J. Subramaniam, Planning Officer, Ministry of Transport, Roads Wing, for

 $\frac{No.}{1}$

Subject:- Confirmation of the minutes of the 13th meeting of the Advisory Council of the Delhi Development Authority held on the 26th June 1963.

The minutes were confirmed subject to the under-mentioned modifications:

- (i) In resolution No.2, at page 4, in the 12th line, for the sentence "There may be one central site which may be used as a natural centre with an auditorium and, if possible, a dormitory full of sculpture symbolizing in groups of forms the spirit of Indian national song" the sentence "There may be one central site which may be used as a centre with an auditorium and, if possible, a dominating sculpture symbolizing the spirit of Indian national song" should be substituted.
- (ii) In the same resolution, at page 4, in the last paragraph for the last sentence "The Council desired that whatever open areas had been left, after the colonies had been sanctioned by the Corporation, should be acquired atonce" the sentence "The Council desired that all unbuilt land should be acquired atonce for the redevelopment of Kotla Mubarakpur" should be substituted.
- (iii) In resolution No.2, at page 7, in the 3rd paragraph for the words "The Ajmere Gate buffaloes were being removed to Madanpur Khadar Village", the words "The Muslim ghosis of Ajmere Gave would be shifted to Okhla and the Hindu ghosis to Madanpur Khadar and other urban villages" should be substituted.

No.

Subject:- Consideration of the Note, describing the salient features and the upto date progress of the implementation of the Master Plan for Delhi. (AFPUNDIX 'A').

In the Note, in Appendix 'B' are given the statements showing the various industrial and residential (including group housing) schemes undertaken by the Delhi Development Authority and the target dates for their completion. Some schemes have already been completed. It was explained that a scheme normally took nearabout 2 years for completion from the date sanction to the estimates was given. The plots in some of the schemes were ready and their allotment would be taken up in

The question of the redevelopment plan for Connaught Place and its Extension upto Keeling Road was raised, and it was emplained that the draft zonal development plan had been prepared by the Authority according to law in consultation with the representatives of the New Delhi Municipal Committee, the Central Public Works Department, etc., and that the Advisory Council was not concerned with the views of the Advisory Committee on Utilization of Government Land which had in fact since

been dissolved.

As regards Karol Bagh area, it was suggested that the proposals to be made in the zonal plan should be based on practical considerations and that as circumstances changed during the course of four or five years the plan should be revised to take cognizance of the changed circumstances. It was explained that the Master Plan and the Zonal Plan rules already provided for such a periodical revision of zonal plans.

The question of provision of dhobighats and residential quarters was discussed and it was decided that both washing facilities and living accommodation for dhobis should invariably be provided in all draft zonal development plans in the new areas and to the maximum extent possible in built up areas, and that where this was not possible the area for residential quarters should be provided as near the dhobi ghats as possible.

It was decided that the possibility of providing under-ground parking space for tongas and other vehicles should be considered for incorporation in the Jama Masjid Redevelopment Plan subsequently.

The question of the construction by railway authorities of bridges over roads which were corossed by the railway and the construction of approach roads by the local authorities was raised and it was stated that necessary action in the matter had already been taken.

In the Land Use Plan, the total area earmarked for major commercial (including warehousing and mineral siding) is 2,562 acres, which represents 2.3% of the total urbanizable area of 1,10,487 acres upto the year 1981. It was observed that this provision was inadequate as actually only about 1% instead of 2.3% of the total area would be available. It was stated that the plan had provided shopping areas only for the local consumers whereas certain business distributional centres e.g. the Ajmal Khan Market in Karol Bagh attracted customers not only from all over Delhi but even from places outside. With a view to making an adequate provision for shops it was suggested that in the Karol Bagh area, instead of declaring certain residential built up areas as commercial and constructing wide roads there, as had been proposed, which would be hardly practical, commercial use should be allowed in the area round about Ajmal Khan Road after receiving conversion charges otherwise there would be national loss and black-marketing. In this connection, it was explained that in built-up areas shopping facilities were being provided as far as possible and that in the unbuilt areas the commercial areas being provided amounted to 4% of the land in addition to small local commercial centres. The Council suggested that the question of providing adequate space for commercial facilities should be carefully considered in the preparation of draft zonal development plans for the two specific areas of Connaught Place and Ajmal Khan Road.

It was suggested that provision for an under-ground market might be made for pavement hawkers in Chandni Chowk, like the Crawford Market at Calcutta. These hawkers at present have the facility of holding a market on Sunday, the close day of shops and also for some tipe before the opening of shops and also for closure, and it was

considered that no action in this respect was required.

The total area of land earmarked for industrial development till 1981 is 5800 acres. The industrial schemes already drawn up - 13 in number, of which 8 are under execution and 5 under sanction - cover a gross area of 2300 acres. It was considered that the progress made in this respect was very satisfactory.

Regarding the development of Ring Towns of Ghaziabad, Narela, Ballabgarh, etc., it was explained that stops were already being taken for raising the industrial component in the proposed land use plan for Narela, and that as regards the development of other ring towns, the Central Government propose to set up a statutory and high-powered authority consisting of the Union Home Minister (Chairman), the Union Ministers of Health and Works, Housing and Rehabilitation, the Chief Ministers of these two States, the Chief Commissioner Delhi, etc. not only for the Metropolitan Area but also the wider National Capital Region. The Puhjab Government have already agreed and the Uttar Pradesh Government were also expected to follow suit and when this body is set up, the development of the towns in the region would be accelerated.

For warehousing two sites were indicated, one in Kirti Nagar area and the other on Mathura Road.

Redevelopment of 5 urban villages on the periphery of urbanizable limits has been taken up for the shifting of dairies, potters, etc., from the City. It was stated that the redevelopment plan for one village had already been drawn up by the Municipal Corporation of Delhi and that the work of preparing the plans for the other four villages had been entrusted to the Delhi Development Authority.

The Master Plan contemplates a population of 72 lakhs for Shahdara by 1981. It was stated that the regulations for the provision of community facilities - schools, colleges, hospitals, etc. - applied to the whole of Shahdara. The case of built-up areas is difficult but in the unbuilt up areas, areas for community services would be earmarked. As explained in the earlier meeting of the Council, however, the development of Shahdara is dependent upon a satisfactory drainage scheme. If water from the low-lying areas of Shahdara could satisfactorily be drained off, then the projections of the Master Plan for population, industry, etc. could be realised. For industrial purposes about 113 acres of land has been earmarked between G.T. Road and Railway. Industrial area had also been provided in Shahdara between new Railway line and new Highway. A large commercial area is also provided. As regards water supply, arrangements could be made by a pipe line on Wazirabad barrage.

The question of the proposed 150 ft. wide road near Gita Colony was raised and it was represented that the proposed alignment would affect about 400 residential quarters. It was explained that both the alignments more or less involved demolition of existing structures and that the proposed alignment was adopted by the Authority as it affected a lesser number of houses and had been approved by the Municipal Corporation of Delhi and was in accordance with the Master Plan provision.

To make communication between Delhi and Shahdara easier the Plan provides for four road bridges over the river Yamuna in addition to the existing road-cum-railway bridge. The four bridges include the one at Wazirabad already constructed. The second one is being constructed near Humayun's Tomb.

Bus stations are proposed to be located in different parts of the City. A 10-acre site is provided near Kashmere Gate where the Central Bus Station at present located at the Delhi Main Railway Station would be shifted, and an idle parking area of about 20 acres is earmarked east of Bela Road and north of sanitary drain for an inter-state buses and trucks. A suggestion was made that all the proposed bus stations in different parts of the City need not be developed all atonce.

As regards the widening of roads, it was observed that it was very difficult to demolish houses and that the only feasible solution was that the vacant plots in built uplareas required for road-widening should be acquired straightsway and the aligment of the road should be marked on the ground even though in the Ist instance only a narrow strip in the middle is metalled. It was stated that great difficulty would be encountered in the widening of the Gandhi Nagar road since the vacant space around was being built up. It was pointed out that for Master Plan roads, the land had been acquired and demarcated and that as regards the proposed roads other than the Master Plan roads (with less than 100' right-of-way) these would be shown in detailed layout plans. It was, however, suggested that the necessary demarcation of the right-of-way of the roads proposed to be constructed should be made by means of stone pillars on The Council recommended that to prevent encroachment the right of way should be marked, thereby giving an indication to people at the site that such and such road was proposed to be constructed.

The problem of rehabilitation of cultivators displaced from the Nazul land in the Indraprastha Istate acquired for the Power House was raised and it was represented that 25 sq. yards allotted for a residential house for them was inadequate and that they did not have land for cultivation either, and a suggestion was made that the Rajasthan or M.P. Government might be approached for allotment of land to them. It was explained that these cultivators were cultivating the land on a temporary basis and that the Administration did not have land which could be allotted to them and that some of these persons would be able to find employment as urban labourers.

4.44.19

As regards the villagers whose lands were being acquired for urban development, proper compensation was being paid to them, and in the redevelopment of the village provision was being made for

- (1) expansion of the village by making residential plots available for the growing population of the village;
- (2) a small marketing place in the village consisting of 20-25 shops for cycle repair, flour mill, grocery, etc.
- (3) space for playground and recreational facilities;
- (4) a motorable road all around.

As regards Kotla Mubarakpur, it had already been decided to acquire all the vacant land. The redevelopment plan for Tatarpur village had already been prepared by the D. D.A. and the plans for other villages were being drawn up. It was explained that land in the vicinity of villages was being acquired for urban development because otherwise that land would be bought by speculators. Inside the village, the developed plots would be made available on the basis of cost of acquisition and cost of development and some overhead charges.

The Council placed on record its sense of high appreciation of the valuable services of the Chief Commissioner, the deep interest he had taken in the planning of Delhi, its development and the abiding interest he showed in the welfare of the people. The Council felicitate of him on his elevation to the office of the Lt. Governor of Himachal Pradesh.

APPENDIX 'A' TO ITEM No.2.

Note describing the salient features and the upto date progress of the implementation of the Master Plan for Delhi.

The draft Master Plan for Delhi was putlished for invitating objections/suggestions on Sth July 1960. After consideration of the objections and suggestions of the public, the local bodies and the various departments of the Delhi Administration and the Government of India, a final draft was prepared and the Master Plan, after approval by the Central Government, came into force on 1.9.62.

2. The Master Plan lays down the urbanisable limits for belhi upto the year 1981. It envisages the urbanisation of a total area of 1,10,487 acres (the present urbanised area being 42,700). The estimated population of the urbanise able area in 1981 is 46 lakhs. The major breakup of this area is as follows:

	LAND USE.	TOTAL AREA.	% OF TOTAL.
1.	Residential	47,360	42.9
2.	Major Commercial (including warehousing and mineral		,
	siding)	, 2,563	2.3
ن ،	Industrial (including mining)	6,016	5∙4
4.	Government	8,163	7•4
5.	Recreation	26,152	23.7
6.	Public and Semi-public facilities.	3,357	8.∙●
7.	agriculture (nurseries)	294	0.3
₽•	Transportation facilities (excluding railway facilities)	2,604	2•4
~9.	Roads 150' wide and more and Nallas.	5 , 960	5•3
10.	Railway land (including stations, yards and tracks)	2,518	2.3
	Lotal	1.10,487	120.00

- 3. Given below are a few of the important recommendations of the Fland:
 - distribution of densities by a gradual thinning of the density in the Old City and by increasing the density in New Delhi and the Civil Lines. The residential density patterns have been functionally related to the work centres, recreation areas and community facilities.
 - large scale clearance and reconstruction was not immediately practicable, in has been suggested that necessary community facilities like schools, dispensaries, parks etc., accordingto specially reduced standards be provided. Similarly as it was not practicable to widen all the roads in the old City, only the major roads have been recommended to be widened in the first stage to the minimum extent considered necessary.
 - (iii) The squatters in bastis and to re relocated in different parts of the urban area so that they are integrated into the neighbourhood community. To meet the problem of settlement of low income group people—about 70,000 in number, who migrate to Delhi from rural areas every year, the Authority has proposed to earnerk suitable sites in several somes where these low income group people may be able to put up cheap houses but the layout will have to be according to standards.

(iv) To mee the increasing need of commercial space in central areas, it is proposed to extend the Connaught Place Commercial area and to provide 15 district shopping centres to decentralise commercial activity and to make each of the 8 divisions of the City self contained. New sites for location of Government offices have also been proposed in the various Planning Divisions into which the City has been divided. Several new areas are proposed for industrial development and the total area of the land earmarked for this purpose is about 5800 acres. This would include flatted factories, which are multistoreyed structures located near residential -- areas for the use of small scale nonnuisance industries.

In addition to Subzimandi, two wholesale fruit and vegetable markets have been more mear the Okhla Railway Station and the other near the Daya Basti Railway Station near Sarai Rohilla., Godowns for the storage of foodgrains will be located in areas marked for the purpose, and only the office of whole salers and retail foodgrain shops would be allowed in the two congested areas of Naya Bazar and G. B. Road. Similarly, godowns for timber will be located in warehousing areas and the presently congested areas of Teliwara and Deshbandhu Gupta Road will deal only in retail timber trade. A 15 acre site on the Mehraeli Road near the intersection of this road with the railway line has been proposed for a general market. Additional land for oil storate depots, which are at present located on Rohtak Road, and will continue there, has been earmarked near Nangloi Railway Station and also near

Palam Railway Station, and in Shahdara.

A university centre in the south near the junction of Kitchner Road and Ring Road has been proposed. Twenty-two new colleges, each covering an area of about 15 acres and 5 additional university centres of about 30 to 40 acres each to serve a group of 4 or 5 colleges. have been earmarked in the Plan. Twenty additional 500-bed hospitals each 15 to 25 acres have also been proposed. An area of about 800 acres has been reserved south-west of the new engineering college, for a new university and for social and cultural institutions. A 45 acre site in the neighbourhood of Siri village area has been earmarked for an all-India cultural centre. This is in addition to the areas earmarked on the Central Vista east of Janpath, near Sapru House and 'in the proposed Civic Centre which will serve as social and cultural institutions for Delhi. District parks for recreation, local open spaces for play-grounds and community centres and local shopping areas to serve each. neighbourhood have been recommended in the plan.

In view of the large scale development proposed for Shahdara, which is expected to have a population of about 7½ lakhs in 1981, the plan provides a large commercial area and four road bridges in addition to the existing road-cum-railway bridge. Two more major road links between Old Delhi and New Delhi have been recommended as over passes over the railway line-one connecting Circular Road to Parliament Street and the other connecting Mathura Road to College Road and Ferozeshah Road. An Inner Ring Road and a Ring Railway have been recommended to avoid traffic congestion and facilitate quick flow of traffic in the urban core in addition to the Ring Road which has already been

constructed. Reservations for new railway stations on the Ring Railway, expansion of the existing railway stations, widening of major arterial roads, improvement of read intersections and grade separations, arterial cycle tracks separate from the carriageway are some of the recommendations to make a good traffic circulation system. Bus stations are proposed to be located in different parts of the city. The contral bus station which is at present located at the Delhi Main Railway Station would be shifted, to a 10 acre site near Kashmere Gate. An idle parking area of about 20 acres is earmarked east of Bela Road and north of the sanitary crain, for inter-state buses and trucks. Parking and servicing stations are proposed to be located near Id Gah on Id Gah Road and in Shahdara with several idle parking and servicing areas for trucks.

The plan recommends an inviolable green belt approximately one mile in depth around the 1981 urbanisable limits and has precised the setting up of "urban villages" to strengthen the rural economy.

The plan has also assessed the nords of the Capital in power, water supply and sewerage and has made provisions for location of water works, power houses and sewage treatment plants. The capacity of the water supply system in 1981 is to be 250 million gallons per day, of power 5.38 lakhs K.W.por day, and of sewage treatment plant 200 million gallos per day.

4. To achieve a rational growth of Delhi which has been expanding in a most haphazard way, it has been recommended to plan and develop as a composite unit the whole of the Metropolitan area of 800 sq.miles comprising the union territory of Delhi and the Ring Towns of Loni and Chaziabad in U.P., Faridabad, Ballamgarh, Bahadur Garh

and Gurgaon in Punjab and Marela in Delhi territory.

The Zoning Regulations are also embodied in the plan. These should be strictly enforced in regard to each kind of development and the proposals in this report are subject to these stipulations. Space standards for community facilities and services stipulated in the Master Plan will govern zonal and sub-division plans. Since the land requirement for the next ten years or so has been notified for acquisition by the Delhi Administration, all future land use can be regulated by the Master Plan and land sub-division controlled by zonal development plans.

Progress.

5. Acquisition and disposal of land.

Out of the total area of land of acres notified under section 4 of the Land Acquisition Act, the Delhi Administration has so far acquired 12,000 acres of land and this land has been allotted to or earmarked for allotment as fellows:

	•	:	•
(1)	Delhi Development -: Authority	For residential and industrial develop-	Acres 4,300
(2)	Mupl. Corporation of Delhi.	ment. For clum clearance and Unuggi-Jhonpari-	2,000
(3)	Central Govt. and Delhi Administration.		2,000
(4)	Other Government Deptts. (Railways, Defence, Horticulture, etc.):	For various uses.	1,000
(5)	Co-operative Societie	s: For residential purposes.	1,200
(6)	Cooperative Socialies	For industrial purposes.	750
(7) "	Statutory bodies, public and private institutions, etc.	For various uses.	350
(8)	Temporary leases	For brick-kilns, fruit and regotable growing etc.	
-		Total:	12,000

Development of land by the Delhi Development-

Residential Schemes.

Schemes under | Schemes **Schemes \under** repared execution, (prepara-& under sanction. (tion.

(i) Number of schemes-17.

(ii) Gross area- 2,000 acres iii) Total Cost- Rs. 8.60 crores.

iv) Number of plots excluding housing areas - 10,000 gro p housing areas -

(v) Population which can 2.00 lakhs. be accommodated

Industrial Schemes.

(1) Number of schemes-13. 3,

- (d1) Gross area 2,300 acres.
- (iii) Total cost Rs. 10.00 crores.
- (in) Number of plots excluding group industries- 3,800
- (v) Employment potential 82,000

Grand total : Schemes - 30

Gross 4,300 acres area -

Cost of the schemes . Rs. 18.60 Crores.

No. of-13,800 excluding group plots .housing areas.

Availability of residential plots to be developed by

(i) Delhi Development (a) By june, 1963 . 2,500 plots Authority:

⊶ 3,500 [™] (c) In 1964

- 4,000 (c) In 1965

> -10,000* " Total

* Details are at appendix A.

(ii) Municipal Corporation for Delhi for Jhuggi-Jhonpari & Slum Clearance 2,500 dwelling units for Schemes.

35,000 plots for Jhuggi-Jhospari duellers and about siom dwellers will be avaliable by end of 1963-64

(iii) Cooperative House 8,000 plots by end of 1965. Building Societies:

N. B. According to a recent survey, about 12,000 residential plots are already available in developed colonies.

Availability of industrial plots to be developed by

- (i) Delhi Development-Authority.
 - (A) By June 1963 300 plots.
 - (b) In 1964 -1,500
 - (c) In 1965 -2,000 "

Total: 5,800@ "

- @ Details are at appendix B.
- N. P. These plots will be made available for the new industries and the industries to be shifted from the non-conforming uses, excepting very small units which will be accommodated in flatted factories. It is proposed to construct one flatted factory on an experimental basis.
- Cii) Cooperative Industrial Societies: 500 plots by end of 1964.

Road Development Programme for the Third Five Year Plan.

- (1) Total number of roads to be constructed 32
- (2) Total estimated cost of these roads. Rs. 3 crores.

Roads.

- (i) already completed = 1 (
 (ii) under construction = 0 Total cost Rs. 118 lakhs.
 (iii) for which sanction = 0
- (iii) for which sanction (in the first has been issued 7 (in the first has been in the first had been in the first
- (iv) for which estimates have been prepared and are likely to be 4 (Total cost Rs. 47 lakhs. sanctioned shortly
- (v) for which estimates are under preparation-IT

Removal of confestion from the city areas:

The congestion is caused mostly by cluttering of vehicles, existence of godowns, varehouses, cattle dairies and cortain trades like potteries, tanneries, For the removal of vehicles, two sites are being developed, viz., (1) Inter-State bus terminus outside Kashmere Gate for shifting the bus station from outside the Delhi Main Railway Station; and (2) Idle parking of bus and trucks between the River Yamuna and the Ring Road behind the Red Fort. As regards godowns and warehouses, two sites are to be developed in the new areas of which the scheme for one has been prepared and will be senctioned shortly. With the execution of this scheme, timber traders from the congested localities of the city like Teliwara and Deschandhu Gupta Road will be removed, thus eliminating the cause of serious fire hazards and providing space for smooth movement of traffic. Redevelopment of five urban villages on the periphery of the urbanisable limits has been taken up for the shifting of cattle dairies, potteries, etc, from the city. One such scheme has been sanctioned already and plans of the other four are under preparation.

Zonal Davelopment Plans:

According to the Delni Development Act, 1957, zonal development plans have to be prepared on the basis of which precise layout plans can be worked out. The total urbanisable area upto 1981 has been divided into 8 planning divisions constituting a total of 136 zones. The progress in regard to preparation of zonal development

plans is as follows:

(i)	prepared and	presented	to the	
•	Delhi Develo			14

(ii) awaiting consideration of the Delhi Development Authority - 31

(iii) under preparation - 17

(iv) to be taken up later - 74

Total - 136.

shortage in Delhi, particularly in the private sector, the Delhi Development Authority has evolved the hire-purchase-cum-life insurance housing scheme primarily for the benefit of persons in the low and middle income groups. Under this scheme, it is proposed to construct for disposal to the public double storeyed houses or two dwelling unit flats, according to the modern design. Fire purchase cost of the house has been linked to life insurance of the purchaser. Thus, in the event of premature demise of the purchaser, the house automatically becomes property of the family of the deceased securing permanent provision of a basic necessity.

Building & cost particulars :

The tentative building and cost particulars of the houses proposed to be constructed are as under:

	Plot	; <u>size</u>	Accommodation.		and to the state of the state o
		yds.	(in each of the 2		total cost.
	₩	,	dwelling units).	· (full house-
				5	2 dwelling units)
	80 .	2 rooms,	with kitchenette, path, W.C.	Ps.	17,000
•			kitchen, bath, W.C.		30,000
			kitchen, bath, W.C.	11	36,000
	200	3 rooms.	kitchen, bath, W. C. & garage	•11	53,000

Construction programme & funds :

The scheme will be financed through a revolving fund.

The cost of land and a part of the cost of structure will be recoverable at the outset, the amount of the latter depending upon the type of the house and the period of hire-purchase. This would also enable the funds invested in the scheme to revolve more quickly thereby reducing the initial requirements of finance for the scheme.

The scheme envisages construction of 30,000 houses:

(60,000 dwelling units) upto the end of the 4th Plan period at an estimated cost of Rs. 69,38 crores with a loan requirement of Rs. 18.90 crores only. The Authority have already sanctioned ten pilot projects costing about a crore of rupees for the construction of 346 houses (692 dwelling units). The details of these projects are given in Appendix 'A' under the heading "Group Housing". Steps are being taken for the actual execution of these works and it is expected that they would be completed during the course of the next 12 to 15 months.

Appendix A.

STATEMENT SHOWING THE RESIDENCE AT AND INDUSTRIAL SCHEMES UNDER EXECUTION OR WHICH WILL BE TAKEN UP IN THE NEXT NEW WONNESS BY ANY ANY OF THE NEXT NEW WONNESS BY THE DEVELOPMENT ANY ANY OF THE TEXT.

ABSTRAGT

A: RESIDENTIAL SCHEMES.

ed REMARKS.	8	-			Ţ	•	(Employment	
Fopulation that can be accommodated in the scheme			1,32,320	96,675	2,28,995		85,570	
No. of plats excluding the group housing.	9	,	9,315	3,250	12,565		4,023	10,588
Net plot erea available in plots & group housing	5	* seloy	618,01	516 .00	1,134.01	ic.	1,543.50	2,677.51
Total cost of schemes including cost of acquisition. (Rs Lakhs)	4	Rs •	603.15	1,060,00 416.79	1,019.94	B: INDUSTRIAL SCHEMES	1,044,30	2,065,24
area (Acreage)	3	Cores.	. 1,346,00	1,060,00	2,406,00 1,019.94	B: INI	2,384.101,044.30	4,790,10 2,063,24
Description of Schemes			Schemes under execution or already prepared completely. 1,346.00	Schemes under preparation and expected to be taken up for execution by the 30th June, 1963.	TOTAL:		Schemes under execution or already prepared completely	GRAND TOTAL :
S		•	* ·	ري •			₩.	e:

Appendix B

Industrial Schemes under execution by the Delhi or those which will be taken up in the next few months. Statement showing the Development Authority

							· Carro II	
	n and location	Gross area (Acreage)	Total cost of scheme (including acquisition) (Rs.lakhs).	Net plot area including group industries. (Acres).	No. of Plots	Strongth of labour potential	Target (date of comple-	RIMARKS
-		3 - 0		5	9		8	б
1. Deve	Development of Land at Jhilmi. La Tahirpur for industries.	-99.91	35,54	53.32	69+1,1	000 6 1	30.9.63 8	Scheme 1
2. Acquis triang Lawren way litries.	Acquisition & development of trienguler are enclosed by Lawrence Rd., Fingh Rd. & Rail-way line to Rehter for industries.	196.00	77.21	135.35	176+67	6,800	31.12.63	00
3. Acqui	Acquisition & Davalopmert of land for industrics west of Rly. line to Rewari-Phase I.	117.50	75.64	97.31	133,+49	5,920	31.12.63	- qo-
4. Acqui	isition & Levelopment of for industrics along the line to Rewari-Phase II.	163.60	65.40	. 105.60	452+86	6,520	30.6.64	. +op
5. Acquis	sition & Devolopmen in Okhla arca-Phase	575.00	237.67	379.00	140+233	15,0000	31.12.64	- qo-
6. Acqui	Acquisition & Livelopment of land in Ok'la area Phase II	332,00	170.84	218.93	245+381	13,280	30,6,65	- qo-
7. Acquiland ina vina vina vina vina vina vina vina	sition & Developmento the north-west of illage & south-east to Rewari for Indust		£).
8 Acqui	n & Development of nur millage for an	129•42 1and	22.11	وي دي دي	250+118	5,160	31.12.64	- do-
indu	lony.	183,00	66.59	138.96	166+208	7,320	31.12.64	- do-

•		r	;	:				
,•-		ŀ		. ંત્		• !		•
ļ	The second secon	n .	4	۲	9	7	တ	ס
o `	Acquisition & Development of land for warehousing and timber trade near Kirti Magar.	181.00	44.54	59.30	221+266	3,720	30.6.65	Enginaering scheme prepared and is unde scrutiny.
10.	Acquisition & Develorment of land for inquestries rorth of Maraina village-Rhase II.	71.88	35.98	54.43	90+159	2,880	30.6.65	Sanction awaited.
S. S	dustrial lurpos Larnel Ed. an De to Tarral fr	123.80	57.51	56.85	134+117	4,920	30.6.65	Engineering Scheme prepared and is
12.	Acquisition & Development of land for group incustries in small-scale Okula industrial estate.	the 31.00	14.39	15.00	16+105	1,550	31.12.64	Enginearing scheme prepared.
13.	Acquisition & Devalopment of west of the Anand Parbat & no Central Dairy at Patel Nagar industries.	land rth of for 50.00	23.22	38.00	(sheds) .38+25	2,500	30.6.65	Layout plan is under preparation.
• •	. ₹ 9-1 (-1	land industries						
	rauli.	,011ege,	114.15	95.50	22	3,000	31.12.64	Engincering Scheme prepared.
	Acquisition & Development of for District 3hopping Centre Kalkaji.	land at 80.00	;; ;	, †		1	1	Layout plan is under preparation.
ง	Acquisition & Development of 1 near Okhl Railway Station for & Vegerable Markot.	land Fruit 40.00	, l :	1		1	1 1	Survey completed.

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2 3	13. Acquisition and develop- 460.00 ment of land enclosed by Tihar Jail Moad, Najafgarh Road, railway line to Rewari and Fankha Road connecting Delhi Cantt. with Najafgarh Road.	14. Acquisition and develop- 5.00 ment of land near Moti Bagh. 15. Acquisition and develop-ment of land near Marian.	Village 16 - Acquisition and develop-	150.00	_	of land south of Rajouri Garden (Industrial

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6	Construction of 50 heases (100 dwelling units) in Najafgara area (plot housing).	2.C. approx.)	16*6	1	, 1	200	30, 6, 6&	Scheme sanctioned
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8	Construction of 30 houses (60 dwelling units) in the Safderjand Scheme - Block C near-the prorosed road adjacent to the Inginesing College boundary.	- op	9,51	1	1	300		-op
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, T	Construction of 30 houses (60 dwelling units) in east of Kailash Schene near Semerage Juct.	Construction of 30 houses (50 dwelling units) in the Marxina Residential Scheme, what I Marxina Village abadi and south of the proposed high school.	Construction of 32 houses (64 dwelling units) in Narrina. Residential Scheme, east of 100' Road.	Construction of 48 houses (96, dwclling units) in Wajafgarh Road Scheme, near the site provessed for shopping centre.
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DELHI DEVELOPMENT AUTHORITY.

Mimites of the 15th meeting of the Advisory Council of the Delhi Development Authority held on Monday, the 3rd February 1964 at 10.00 A.M. in the Conference Room at the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

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(1)	Shri	Dharma Vira, Chief Commissioner, Delhi;	President
(2)	11	Shiv Charan Gupta, M.P.	Member
(3)	11	Nawal Prabhakar, M.P.	n
(4)	tř	Brij Kishan Chandiwala, Pradesh Convenor, Bharat Sewak Samaj, New Delhi	N
(5)	11	Bawa Bachittar Singh, Chairman, Delhi Electric Supply Undertaking of the Municipal Corporation of Delhi	. 11
(6)	11	Girdhari Lal, Councillor, Municipal Corporation of Delhi	II .
(7)	11	Amar Nath Chawla, Chairman, Delhi Transport Undertaking of the Municipal Corporation of Delhi.	n `
(8)	n	Brij Lal Goswami, Councillor, Municipal Corporation of Delhi.	, n
(9)	n	Ram Singh, Councillor, Municipal Corporation of Delhi.	. n
(10)	ii	Dhani Ram, Councillor, Municipal Corporation of Delhi.	11
(11)	n j	L. Mittal, representing Labour	- 11
(12)		M. S. Mehta, Architect, Municipal Corporation of Delhi.	n
(13)		C. B. Patel, Director, National Buildings Organisation.	ļi

Others present:

- (1) Sarvashri J. Subramaniam and Mirchandani on behalf of Shri H.P. Sinha, Consulting Engineer (Roads Development), Ministry of Transport and Communications;
- (2) Sarvashri C.K.V. Rao, Director(Transmission), and F. Venkataraman, Assistant Director, Central Water & Power Commission, on behalf of Member Utilization;

- (3) Shri Gian Prakash,
 Chairman,
 Town & Country Planning Organisation
- (4) " K. L. Rathee,
 Housing Commissioner,
 Delhi Administration.
- (5) y V. D. Vaish, Additional Chief Engineer (D.A.) Central P.W.D.;
- (6) " B. S. Saigal,)
 Engineer Member) Delhi Development Authority.
- (7) "Bishan Chand, Finance Member
- (8) Sarvashri C. S. Gupte, S.S. Shafi, B.N. Rahalkar, and P.B. Rai of the Town & Country Planning Organisation.
- (9) Shri E. A. George Daniel,
 Planning Engineer, L & H. Department,
 Delhi Administration.
- (10) " Shri Manohar, Town Planner.
- (11) " R. K. Vaish, Secretary.

Delhi Development Authority.

- (12) " B. C. Sarkar, Administrative Officer.
- (13) " M. L. Gupta, Officer on Special Duty.

No:

- Confirmation of the minutes of the 14th meeting of the Advisory

 Council of the Delhi Development Authority held on the 11th July 1963.

 The minutes were confirmed.
- 2. Consideration of the draft Zonal Development Plans.

The Advisory Council considered the following draft zonal development plans and approved them subject to the observations recorded against each:

(i) Draft Zonal Development Plan for Karol Bagh Area - Zone B-2.

The Draft Zonal Development Plan proposes the construction of a four lane bridge on stilts from the junction of the Arya Samaj Road with Gurdwara Road upto the junction of of Road no: 9 with Ary. Samaj Road for diverting the through going fast moving traffic along this road in order to ensure a pedestrian plaza along the Ajmal Khan Road complex within the retail business area. A view was expressed that this was likely to dislocate the business activity on plots fronting the proposed elevated road, as the construction of the bridge would take a long time. It was, however, explained that this was not an immediate project and that only if the volume of traffic on arya Samaj Road increased to such an extent that through traffic could not pass, that the elevated road would become necessary.

The Master Plan stipulates a total of 42 acres as Sub-central Business District, including retail business, in the Ajmal Khan Road complex which has been

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proposed as such in the zonal development plan. This is an Ireac/built up area which has been proposed as commercial. The Council was of the view that, while open areas could be used according to plan, in regard to built up area, a redevelopment plan should be prepared keeping in view the practical aspects of the proposals. An effort should be made to preserve the maximum built up area and the financial effect should also be indicated in the detailed plan. The detailed plan should also show proposals for parking. The road widening should be done in a manner which would involve the minimum amount of damage to built up property and minimum dislocation of community life.

In this connection, a suggestion was made that those roads which were already being used for commercial purposes to the extent of 50% or more should also be declared commercial, but the suggestion was not accepted, as it would create congestion on the main artery of traffic. It was, however, decided that in the detailed plans to be prepared, the existing shops should not be disturbed and that they should be shown as such. Only the ground floor front of these shops to a prescribed depth would, however, be used as shop and the upper floors should be used for residential purposes. There should be no extension of the commercial area.

In commercial areas, the property will be very valuable, and the acquisition of land for parking facilities later on would be a problem. It was, therefore, decided that a quick survey of the areas should be made and all dilapidated buildings should be immediately acquired. Similarly, on Ajmal Khan Road, Desh Bandhu Gupta Road etc., all vacant plots should be taken over to provide space for parking.

The report states that out of the existing population of 1,63,332 in this zone, 18,000 basti dwellers will have to be relocated in the other developed areas of Delhi. It was explained that this would be taken care of in the re-development plan to be prepared.

从 (ii) Zonal Development Plan of Qadam Sharif - Zone A-6.

In the draft zonal development plan, apart from a community centre of 4.5 acres, two other neighbourhood centres, one with an aréa of 0.75 acres and the other 3.15 acres have been planned. The bigger neighbourhood centre has been proposed where the Tourist hotel already exists. It was considered that since the Qutab Road was already being used for commercial purposes, this neighbourhood centre and the area towards its north proposed for high rise residential purposes should be wholly commercial, but the commercial use should be on the ground floor to a depth of 50 ft. or so and the upper floors should be used for residential purposes. Some parking should also be provided in this area.

As regards the traffic problem, it was suggested that the Qutab Road should be widened by taking the required land from the Railway.

The grave yard should be cleared of squatters and made into a park and proposals should be prepared for the resettlement of the population to be shifted from this grave yard, as also for the existing surplus population, that is, over and above 33,000 persons proposed for this zone. The Council recommended that a redevelopment plan for Qadam Sharif area should be prepared without delay in consultation wask with the planners of the Municipal Corporation of Delhi and any other persons whom the Corporation may like to be associated with the Authority. The parking place and community centre in the plan on the Qutab Road should be shifted to the area now occupied by the lime kilns. This would obviate acquisition of valuable property of private owners for the purpose.

In view of the congestion Maxx near Sheila Cinema, the Council was of the opinion that three or four plots leased out by the Delhi Development Authority in this locality, if not already built up, should be resumed and used for parking, and that a part of the expenditure involved in the acquisition of these plots and the construction of the retaining wall on the approach to the Railway bridge opposite Sheila Cinema, should be recovered from the owner of the Cinema, the exact amount to be recovered to be examined in detail. Three areas have been shown for parking on Desh Bandhu Gupta Road in the Zonal Plan.

In regard to the Slaughter House in Qadam Sharif, the Master Plan states that the alternatives of either modernising this Slaughter House at its present site or relocating it in an industrial area would have to be studied further. In this respect the draft zonal development plan states that the Slaughter House (in Qadam Sharif) will continue on its present 2-acre site until suitable arrangements are made for its shifting to an alternate site somewhere else. The Council desired that the text at another place should be amended by deleting the words "as proposed in the Master Plan".

(iii) <u>Draft Zonal Development Plan for Naraina Village Area - Zone B-7.</u>

It was explained that the land for the expansion of the Naraina Village had been reserved in the plan.

It was suggested that the proposed cremation ground should be shown in the plan.

The Council recommended that the trapezoidal plot of land west of the present boundary of the Indian Research Institute should be shown as institutional use, but not as Pusa Institute.

A redevelopment plan for every rural village which occurred within the urbanisable limits of Delhi was being prepared to remove over-crowding and to provide land for the spill over population. It was recommended that land should also be provided for Harijans.

(iv) <u>Draft Zonal Development Plan for Adarsh Nagar - Zone C-20</u>

There are two villages, namely, Bharola and Pipal Thalla in this They are situated between the G. T. Road and the Karmal Railway line. These villages fall under the area reserved for extensive manufacturing, and the residential use of these villages has been declared as non-conforming. It was explained that the question of the treatment of these villages was a separate issue and that, as already decided by the Authority, the retention or relocation of villages occurring in non-conforming areas is to be examined on the merits of each case. In this particular case, it was felt that the villages were occurring on one side of the Industrial Area and could easily be retained as residential by changing the land use of the area for industrial in the Master Plan to residential.

It was suggested that provision for Dhobi-ghats and residential accommodation for Dhobis of the Civil Lines area, who are at present living in the compounds or bungalows, should be made in the Adarsh Nagar area. It was, however, considered that it would be wrong in principle to have a dhobi township, and that provision for dhobi-ghats and residential accommodation would have to be made in each area under the City's Slum Corrance Scheme. It was recommended that some provision in every zone for the service personnel should, however, be made for the population proposed for that zone.

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(v) Draft Zonal Development Plan for Surzon Road Area - Zone D-3.

The Council desired that the area occupied by the Vidya Bhawan should be shown as institutional and that they should be allowed room for expansion. Near the Bengali Market, some area is shown as institutional. The Council was, however, of the opinion that it should be shown as residential. Pahawalpur House should be shown as institutional.

The Ashoka Road should be joined with 200 ft. road. The 80 ft. road in continuation of Bhagwan Dass Road should be made 100 ft. to provide dual carriage 4-lane traffic.

The area near the Central Vista should be kept a low density area to maintain continuity of beauty of the Central Vista.

The existing bungalows in the triangular area between Sikandara Road, Shagwan Das Road and Tilak Marg have been marked as institutional in the draft zonal development plan. The Council was, however, of the opinion that all this area should not be shown as institutional and that only the area occupied by the existing institutions should be shown as institutional and that as regards the rest of the area, the question of institutional use might be considered after 1975.

The case of a plot of land on Janpath opposite the Dass Noters premises leased out to Smt. Santosh Fassi for commercial purposes, but which has been shown as residential in the draft zonal development plan, came up for discussion. The Council expressed the opinion that this plot could not be allowed to be used for commercial offices or as a shopping centre as requested by the applicant, but that professional offices, for example, a doctor's clinic, an architect's office etc., might be allowed as stipulated in the Toning Regulations.

In the report, it is stated that the site of the existing Nursing College of about 4 acres is earmarked as play field for the Lady Irwin Higher Secondary School. This site is, however, intended for a separate school and is not meant for the Lady Irwin Higher Secondary School and the text should be corrected accordingly.

(vi) Draft Zonal Development Plan for Zone E-6(Dilshad Gardens) and Zone E-16(Eachipura)

The Mays Scouts: Association were asking for an area of about 2-3 acres near the Yamuna Bridge between the Cart Road to Shahdara and railway line. The Master Plan use for this area is green. It was considered that there was no objection to the construction of a pavilion. The area would, however, require filling up.

The Housing Commissioner mentioned that some person had donated land for the unaffected children of leprosy patients. It was considered that 2-3 acres of land should be earmarked for a proper hostel for such children, which should not be far off from a school in Shahdara itself where there is a colony of leprosy patients. The leprosy institute in Kachchipura want additional area and also a dispensary on their existing site. It was considered that their legitimate requirement for additional land should be met.

The Ministry of Works, Housing and Rehabilitation require 300 acres of land in Shahdara for the construction of staff quarters. It was considered that there was no objection to this.

The representative from the Central Mater and Power Commission drew attention to the necessity for providing adequate space for electric sub-stations in the development plans for supply of electricity to various parts of Delhi. It was decided that necessary provision for sub-stations should be made in the sub-division plans. At the same time, it was, however, indicated that no sub-station should be sited in a green area and that the siting should be in a proper place and the architectural merit should conform to the architecture of the surroundings.

(vii) Draft Zonal Development Plan for Zone D-11(Khan Market) and Zone D-12 (Akbar Boad).

The Khan Market and Akhar Joad are low density areas and some redensification is inevitable. A density of 50 to 75 persons per acre is indicated in the Master Flan. The area occupied by the Lodi Estate bungalows has been proposed for high rise apartments. This development is also proposed in the central portions of blocks where there are triangular open spaces. A suggestion was made that schools and community facilities might be located in the above open space. The representatives of the Town and Country Planning Organisation stated that an illustrative plan for this area was being prepared. The Council was of the opinion that in order to preserve the beauty of this area, the proposed density should not exceed 65 persons per acre and that group housing and sub-division below a certain yardage should not be allowed. This limit has been kept at one acre. In that one acre, however, not more than the prescribed number of dwelling units should be allowed to be constructed.

It was pointed out that hotels could be located only in the community centres or the shopping areas. The Council, however, observed that Class I hotels should be in decent surroundings and that this Zone was eminently suitable for this purpose, though, of course, major hotels should not be allowed in this area and only hotels of 100 or 150 beds each should be allowed. Certain suitable areas in this Zone should be earmarked for this purpose.

The Council also desired a comprehensive plan to be prepared for parking etc. where after the matter could be reconsidered. It also recommended that there should be no further encroachment on Lodi gardens.

The question of the provision of space for the construction of quarters for sweepers and service class personnel, at present living in the compounds of bungalows was raised. There were some 400-500 families living behind the Khan Market in the area proposed for a community centre. It was considered that a lot of these squatters would have to be shifted and that for the rest, provision should be made in the draft zonal development plan and at the same time, the Ministry of works, Housing and Rehabilitation and the New Delhi Municipal Committee be addressed to provide quarters for the essential services personnel where Government make a colony.

The Council strongly recommended that hus bays at hus stands at important points on all roads should invariably be provided to ensure free flow of traffic. There new roads are being constructed or the existing ones are being widened, the bus bays should be shown in the alignment in consultation

with the Delhi Transport Undertaking authorities. The construction of bus bays near the Khan Market was considered essential and it was desired that these should be provided in the redevelopment plans.

(viii) Draft Zonal Development Flan for Kalkaji - Zone F-9.

It was stated that the Municipal Corporation of Delhi wanted to build 5,000 four -storeyed tenements under the Jhuggi Jhompri Scheme in the east, near the industrial area. It was, therefore, recommended that this area should be marked as a high density residential area.

(ix) Draft Zonal Development Plan for Zone H-2.

It was recommended that some portion of Rampura village in the west shown as industrial in the draft zonal development plan should be shown as residential. It was desired that for the provision of community facilities in the Trinagar colonies. a redevelopment plan should be prepared. In Sarup Nagar and Gane shpura, some unauthorised pucca houses have been constructed some before and some after the Master Flan came into force. The area is shown as residential. It was explained that the redevelopment plans for these villages would be prepared by the Authority.

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The Council desired that for the walled city, an interim development plan should be prepared with a view to removing harrassment to the people in the matter of sanction of their building plans. It was explained that for this purpose, a detailed sector-wise house to house survey would be necessary. which would take about three months and that thereafter the preparation of the plan could be taken up by the Town and Country Planning Organisation.

It was stated that the Dolhi Development Authority from time to time took decisions regarding development and planning which affected a group of people, for example, building a road through a particular area, and it was suggested that information of such decisions should be given to the Advisory Council.

In connection with the preparation of the draft zonal development plans, it was suggested that it was necessary that the question of slum clearance should also be considered. It was, therefore, decided to call a meeting of the Advisory Council for this specific purpose.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the 16th meeting of the Advisory Council of the Delhi Development Authority held on Thursday, the 20th February 1964 at 10.00 a.m. in the Conference Room at the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

			-
(1) Shr	Chief Commissioner;	President
(2) . 11	Sitv Charan Gupta, M.P.;	Member
(3) H	R.P.N. Sinha, M.P.	11
(4) "	Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj;	. 11
(5)) ti	Bawa Bachittar Singh, Chairman, Delhi Electric Supply Undertakt of the Municipal Corporation of	ing Delhi;
(6)	. #.	Brij Lal Goswami, Councillor, Municipal Corporation of Delhi;	H
(7)	tf	Dhani Ram, Councillor, Municipal Corporation of Delhi;	ίŧ
(8)	#	Girdhari Lal, Councillor, Municipal Corporation of Delhi;	
(9)	11	Amar Nath Chawla, Chairman, Delhi Transport Undertaking of Municipal Corporation of Delhi;	the
(10)	Ħ	M.L. Mittal, representing Labour;	. 11
(11)	ST .	H.K.L. Bhagat, Chairman, Delhi Water Supply & Sewage Disp Committee of the Municipal Corporation of Delhi.	oosal Ora-
(12)	Dr.	W. Mathur, Municipal Health Officer, Municipal Corporation of Delhi;	11
(13)	Shri	M.S. Mehta, Architect, Municipal Corporation of Delhi;	ii
14)	11	10 17 17	Secretary
		- · · · · · · · · · · · · · · · · · · ·	

Special Invitees:

- (15) Shri Nur-ud-din Ahmed, Mayor of Delhi;
- (16) " Des Raj Chaudhry, Deputy Mayor of Delhi;
- (17) " Ram Lal, Chairman, Works Committee of the Municipal Corporation of Delhi;
- (18) " Sain Das Lamba, Councillor, Municipal Corporation of Delhi;
- (19) "Sumer Chand,
 Member,
 Ad Hoc Slum Committee of the
 Municipal Corporation of Delhi;
- (20) " Vasu Dev, Councillor, Municipal Corporation of Delhi;
- (21) " Prem Sagar Gupta, Councillor, Municipal Corporation of Delhi;
- (22) " Ram Kishan Bhardwaj, Councillor, Municipal Corporation of Delhi;
- (23) " Khub Ram Jajoria,
 Councillor,
 Municipal Corporation of Delhi;
- (24) "Bhiku Ram Jain,
 Councillor,
 Municipal Corporation of Delhi;
- (25) Kumari Shanta Vashist, M.P.;
- (26) Sardar Mohan Singh,
 Senior Vice-President,
 New Delhi Municipal Committee;
- (27) Shri K.L. Rathee, Housing Commissioner, Delhi Administration;
- (28) " Savitri Prasad,
 Housing Commissioner,
 Ministry of Works, Housing & Rehabilitation;
- (29) " A.V. Venktasubban, Deputy Secretary, Ministry of Home Affairs;
- (30) " N.V. Venkataraman, Finance Secretary, Delhi Administration;

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(31) Shri R.R. Bahl, Commissioner, Municipal Corporation of Delhi;

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- (32) " J.A. Dave,
 Additional Commissioner,
 Municipal Corporation of Delhi;
- (33) " N. Chakraverti,
 Special Engineer (S&H),
 Municipal Corporation of Delhi;
- (34) " Gian Prakash, Chairman, Town & Country Planning Organization;
- (35) " C.S. Gupte, Architect Planner, Town & Country Planning Organization;
- (36) " V.R. Vaish,
 Additional Chief Engineer (D.A.),
 Central Public Works Department;
- (37) "Bishan Chand,
 Finance & Accounts Member,
 Delhi Development Authority;
- (38) "Balbir Singh Saigal, Engineer-Member, Delhi Development Authority;
- (39) "Shri Manohar,
 Town Planner,
 Delhi Development Authority;
- (40) " G.D. Bahri, Officer on Special Duty (LSG), Delhi Administration;

Others present:

- (41) Shri J. Subramaniam,
 representing Shri H.P. Sinha,
 Consulting Engineer (Roads Development),
 Ministry of Transport & Communications;
- (42) " M.A. Hafiz, representing Shri C.B. Patel, Director, National Buildings Organization;
- (43) " R.D. Jain, representing Shri V. Venogopalan, Member, Central Water & Power Commission;
- (44) " R.K. Aggarwal, representing Shri S.K. Joglekar, Chief Architect, Central Public Works Department;
- (45) " E.A. George Daniel,
 Planning Engineer (Housing),
 Land & Housing Department, Delhi Admn.; and
- (46) " M.L. Gupta, Officer on Special Duty, D.D.A.

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Confirmation of the minutes of the 15th meeting of the Advisory Council of the Delhi Development Authority held on the 3rd February 1964.

The minutes were confirmed.

No.

Problem of slum clearance in Delhi.

This meeting was called for the specific purpose of consideration of the work being done under the Slum Clearance Scheme since it has relation to the zonal development plan being prepared by the Delhi Development Authority. A note on this subject prepared by the Housing Commissioner, Delhi Administration, which was considered at the meeting is at Appendix 'A'.

Opening the discussion, the Chief Commissioner observed that the progress of work under the Slum Clearance and Jhuggi Jhonpri Removal Schemes had not been to the extent desired, and it was feared that unless active steps were taken to accelerate the pace. the problem might get out of hand and become insoluble later on. The agencies engaged on the implemention of these schemes had been working in a haphazard and ad hoc manner, and there had been no planned and concerted attack on the problem and no single basti or area had been taken up for total clearance and reconstruction. The Bharat Sewak Samaj had prepared a very interesting paper on the subject, copies of which should be circulated to all members. It is in Appendix 'B'. It is mentioned in that note that a detailed screening of Old Delhi has shown that there are scattered over its 20 wards as many as 1,787 slum units - 61 basties occupying about 385 acres of undeveloped and largely undevelopable land in the outer; more open parts, and 1,726 katras (including 727 large houses) covering nearly 162 acres of land within the densely inhabited parts of the City, which are considered to be unfit for human habitation on account of congestion, dilapidation, lack of amenities, unsuitable location, etc., and are inhabited by 48,500 families or over 2,25,000 persons, of whom 47.5% live in bastis and 52.5% in the katras. The situation is additionally aggravated by the presence of obnoxious trades which are carried on by some families in their dwellings and by the practice of keeping milch cattle and other animals within these slums.

2. The Chief Commissioner suggested that the Corporation should quickly take control of all open areas which are to be handed over to it, e.g., in the Minto Road area, Sarai Rohilla and two or three other areas before they are squatted upon, and use these areas for building tenements for people to be shifted from slum areas, and also produce new areas by demolishing the dangerous and dilapidated buildings to avoid shifting over and over again. Very early steps should

be taken to remove noxious and un-hygienic industries, e.g. dairies, potteries, tanneries from Old Delhi Area to the places being developed on the periphery of Delhi, to provide an elbow room. Quite a large number of katras belong to the Custodian of Evacuee Property, and the Ministry of Rehabilitation had already transferred these katras to the Municipal Corporation of Delhi. In addition, certain basties (representing 57% of the area as mentioned in Bharat Sewak Samaj's note) are fully owned by Government and there can be no difficulty in transferring the land under these basties to the Corporation. The Corporation should straightway prepare redevelopment plans for these katras and basities (i.e. those on Govt. land), which could be implemented in an orderly manner in phases. Zonal development plans for the Old City area are not yet ready and cannot be prepared without a proper survey. In such a thickly populated area, however, survey is practically impossible and will take years to complete. In the meantime, the work of slum clearance should not be held up. The Chief Commissioner suggested, therefore, that congestion inside the City should be removed by acquiring derelict buildings and the redevelopment plans or zonal development plans should be built around these open areas. As regards katras not owned by Government, private individuals are given a free hand to use their genious for the redevelopment of the katras. The existing difficulties in regard to such katras, it was mentioned, would be overcome once the bill for the amendment of the Slum Areas (Improvement and Clearance) Act, 1956, which is before the Parliament at present, was enacted.

3. In the discussion which followed, the following views were expressed:-

Shri J.A.Dave, Additional Commissioner, Municipal Corporation of Delhi, stated that the Corporation wanted 50-60 acres of land in the Minto Road area for the resettlement of the families to be shifted from the Delhi Ajmere Gate Slum Clearance Scheme, and that after an year and a half of discussion the Government of India had agreed to allot only 5 acres, on which it was proposed to construct 500 tenements by the end of this year to serve as a transit camp. The Mata Sundri area of 360 acres of developed land lying between the City Wall (Circular Road from Delhi Gate to Ajmere Gate) and the Railway lines was actually intended in the layout plan for New Delhi to absorb the overspill of population from Old Delhi. It was, therefore, decided that the Corporation must press its demand on Government for placing at its disposal 50-60 acres of land in this area required by it.

Shri Dave stated that the 5-6 major slum clearance schemes already in hand were for the worst congested areas in the City. These are -

- (1) Redevelopment of Sarai Rohilla area.
- (2) Clearance of shops in and around the plinth of Jama Masjid.
- (3) Redevelopment of Manakpur area.

- (4) Delhi Ajmere Gate Scheme.
- (5) Redevelopment Scheme of Ranjit Nagar Shadipur-Khampur area.

The Sarai Rohilla Redevelopment Scheme covers an area of 152 acres and the open areas in this Scheme have already been acquired, and 500 tenements under construction at present will be ready by June 1964. In the Ranjit Nagar-Khampur Scheme also sufficient open land is available. As regards Manakpur area, the land cannot be acquired unless the owner is given an opportunity of redeveloping it himself. A pilot project for a Ghosi Colony in village Madanpur Khadar is likely to be completed in about three months' time.

It was observed that although slum clearance work was started in 1956 and some of the schemes were as old as 25 years, not much progress had been made, and more attention was being paid to Jhuggi Jhonpri Removal Scheme than to slum clearance. The Delhi Ajmere Gate Scheme prepared by the erstwhile Delhi Improvement Trust affects 10,000 families living in the area from Ajmere Gate to Delhi Gate. Their houses had been acquired at a very low compensation years ago. These people were to be shifted to Minto Road, Ram Nagar, Motia Khan areas, but they still continue to live there and are being treated as unauthorised occupants and charged damages. The land had not been used for the purpose for which it was acquired, and instead was being used by the people for keeping cattle etc. In this connection, it was stated, however, that the Ad Hoc Slum Committee of the Municipal Corporation of Delhi had decided that land not needed for widening of roads in the area would not be acquired.

The Corporation had built tenements at some places, e.g., at Najafgarh Road, but the conditions in the City remained much the same. There are 15,000 cattle inside the City but not a single dairy had been shifted outside so far. Out of a total number of 1,726 katras, 1,016 are inside the City, and 400 katras in Paharganj area alone, and 2½ lakhs of people continue to live in slums. Five hundred katras are such as have more than 1,000 sq. yards area each. There is enough open land available in Sarai Khalil and Motia Khan, but in the latter area flatted factories, instead of slum tenements, had been proposed. The residents of Manakpur area did not require a transit camp. In short, the complaint was voiced that nothing was being done for the City. The Jhilmila Colony was built for the slum dwellers of Jamuna Bazaar area, but this Colony, as also Nehru Nagar in Kilokri and Pant Nagar were actually inhabited bypeople who were not slum-dwellers. No effort had been made to throw out these persons from these tenements. The rent fixed for these quarters is subsidized rent and Government is suffering a loss of nearly Rs.40,000/- per mensem in rent. The Corporation's five or six major slum clearance schemes referred to above were not of any very great importance in making a real impact/on this problem. Whereas Government had acquired individual residential plots, big katras inside the City had not been acquired.

· It was, however, felt that there was a terrific resistence from the public in the matter of shifting of cattle from inside the City and that so long as each individual was allowed to keep one cow or buffalow for his own use, this evil could not be stamped out. In fact, as the Health Officer of the Corporation pointed out, private owners in the compound of their hungalows were keeping a large number of milch cattle under different names. It was felt that this was a matter for the Corporation itself to tackle and that if the people circumvented the bye-laws, the bye-laws should be suitably amended.

It was suggested that people wanting to go out by surrendering their houses in slum areas should be given facilities and that big markets should be taken out of the City and the area should be made residential. It was urged that big katras inside the City should be acquired atonce . In this connection, it was stated, however, that there was no provision even in the new Slum Act for outright acquisition, as an opportunity to redevelop the katra has got to be given to the owner. Actually the owner is interested only in receiving the rent and not in redeveloping the katra. There is no such opportunity provided for in the Land Acquisition Act, 1894, but the cost of acquisition under that Act will be much higher than that under the Slum Act. It was suggested that the first choice should be that of the State i.e. the Competent Authority and the second that of the owner. Under the new Act, however, the reverse was the case, and it was feared that there would be all manner of litigation. The Housing Commissioner, Ministry of Works, Housing and Rehabilitation explained that Clause 7 of the new Act, permitted acquisition by the competent authority after the land has been cleared of the buildings in accordance with a slum clearance order. It was stated that there might be difficulty of physical clearance as the owner might not clear it at all. The slum clearance order, however, requires the owner to demolish the buildings within a specified period - 6 weeks - and if he fails to do so, the Competent Authority itself can demolish the buildings and acquire the land, for after demolition no opportunity is to be afforded to the owner. It was pointed out that although in the case of individual katras no difficulty might arise, this difficulty would arise in the case of basties where the Amaldari system, under which the land belongs to some persons and the superstructures to others prevails. In such a case, however, notice to remove those superstructures will have to be issued to all the several owners. The question of any compensation for the superstructure hardly arises, for it is only malba. It was suggested that every sectional interest should not be permitted to become the vested interest and the Government should have the power straightway to acquire a katra. It was, however, considered that further amendments to the Act could be made later on, and that in the meantime the Competent Authority should act within the limitations of the present amended Act.

So far as the Jhuggi & Jhonpri Removal Scheme is concerned, it was stated that new jhuggies were springing up all over the Town and it was suggested that the problem should be frozen. It was observed in this connection,

however, that there was no resquatting where the clearance had been methodical, e.g., on Bela Road, Link Road and Jhandewala there was no resquatting. It was suggested that after clearance, the area should be fenced off and used for the purpose intended. It was also suggested that there should be co-ordination among all departments to avoid creation of fresh slums.

It was suggested that the removal of noxious industries, like potteries, tenneries, daries, should have the first priority in the scheme of slum clearance.

A view was expressed that mass scale clearance in the Old City was not possible in view of practical difficulties, and that top priority should be given for improvement of katras by provision of basic amenities. It was considered, however, that mere improvements will not be enough as most of the katras consist of one-room tenements in single storey structures with a verandah in front and also these old katras should not be perpetuated.

It was further suggested that instead of resorting to indiscriminate acquisition, it should be decided what should be done during the remaining 2 years of the Third Five Year Plan and targets should be fixed. There were 4-5 schemes of the Corporation in the Minto Road, Sarai Rohilla, Ranjit Nagar, etc., areas. Corporation should operate in open areas and build scheme houses and when the houses were built up, shifting would follow. The question of backward and poor sections of the population - mochies, sweepers, tongawalas, thelawalas, dhobies - living in katras was raised. There are a lot of katras in Paharganj and Subzimandi. It was suggested that the surplus population of these katras should be shifted to new areas around Delhi and the others should be resettled in the existing katras. It was, however, felt that service personnel in the Old City could not be treated as a distinct class and that being residents of the area, their shifting would have to be a part of the general slum clearance schemes. Service personnel were also living in 1,100 evacuee properties, and everywhere the mixed population will go in the process of shifting. It was, however, urged that dhobies, sweepers, etc., should not be shifted very far away.

It was suggested that the Delhi Development Authority's plots and land in unauthorised possession should be cleared of squatters. In basti Punjabi in Subzimandi, a lot of developed land was lying. The problem of slum clearance would become easy if people were settled there and others were taken away. It was also suggested that every road should be surveyed and old, dangerous or dilapidated houses on the edge of roads should be acquired to provide parking. There are three or four parking sites for truck terminals provided under the Master Plan and these, it was suggested, should be developed immediately.

On behalf of the Corporation, it was stated that the Ad Hoc Slum Committee had already decided that katras should be given top priority, and that a zonal development plan for the entire City area was heing prepared and that for a Ghosi Colony, plans had already been prepared and it was a question now of implementation.

- 4. After discussion a broad agreement was arrived at on the following points -
 - (1) Trades such as dairies, tanneries, potteries should be shifted as quickly as possible out of the City to the large number of areas being developed on the periphery.
 - (2) Work should be started atonce on katras and basties belonging to Government and plans should be prepared for shifting people to tenements getting ready on the outskirts.
 - (3)Open lands and lands under derelict buildings in the slum areas should be acquired atonce, as otherwise their cost of acquisition at a layer stage will be much greater. (Also areas cleared of cattle should be acquired). The Corporation has already got a list of these areas (these are situated in slum areas) and has had a survey thereof carried out. The Additional Commissioner of the Corporation would send that list to the Delhi Administration within three months and the latter would issue an acquisition notice as soon as the Act was passed. In the meantime, the Corporation should keep the draft notification ready. The acquisition notice should be issued for all areas, and the question of actual acquisition could be decided later. Funds for the purpose would be available under the Slum Clearance Scheme.
 - (4) So far as improvement of basties or katras is concerned, the Competent Authority should not wait for preparation of zonal plans. Instead, the zonal development plans should be built round these open areas. It is extremely difficult to produce these plans for the Old City and the work of development of basties and katras should not be held up because of non-existence of zonal plans.
 - (5) As regards sites for trades dairies, potteries, tanneries, etc. to be given to the Corporation, the Standing Committee of the Delhi Development Authority had already selected some sites for the prupose, and the Land and Housing Department of the Delhi Administration will now proceed to acquire them. It was decided that sites should be indicated within one month. The Corporation could then start survey straightway and within six months the sites will be handed over by the Housing Commissioner to the Corporation. The development of these sites by the Corporation will be completed within one year of the handing

over of possession. Plans for every area for shifting of the noxious trades should be kept ready, and within two months of the development of the lands earmarked for the purpose, the people, with their cattle, should be removed. In this connection, an apprehension was expressed that when the Corporation started removing these trades, injunctions restraining the Corporation would be received and the Corporation would be involved in litigation, and it was, therefore, suggested that there should be no obstruction. It was pointed out that the Public Premises (Eviction of Unauthorised Occupants) Actobars the jurisdiction of the Civil Courts and that similar provision was being introduced in the Slum Act. The Additional Commissioner, Municipal Corporation of Delhi, drew attention to the fact that on Bela Road area which had been cleared about six months ago, there was one jhonpri. The Housing Commissioner was asked to turn out the unauthorised occupant atonce by giving him alternative land in Salimpur.

- (6) The 18-acre pilot Ghosi Colony Scheme at Madanpur Khadar will be ready within two months. Under this scheme, 139 plots are being developed and it will be possible to shift 300 families of Ghosies with their 3,000 cattle to these plots. It was decided that this scheme should not be called a pilot scheme, but a scheme as such, and that it should be extended further, there being room available for expansion of this scheme. For the acquisition of this extra land, the Delhi Administration will issue a notification under Section 4 of the Land Acquisition Act, 1894 within 15 days, and the land would be made available within 6 months. The meeting recommended that this additional area should be completely developed on the basis of a single comprehensive scheme, and the development should be completed expeditiously. The Delhi Milk Scheme should have. a milk-collection depot in each Ghosi Colony,
- (7) Removal of dairies and noxious trades from the City should be absolute and circumvention should be avoided by tightening up the bye-laws. In the areas declared as clearance areas, simultaneous action should be taken to demolish the buildings and a clean sweep of the areas should be made and there should be a wholesale removal of people from those areas.
- (8) Further squatting on the land to be cleared should be prevented and a plan for its development should be prepared. Wherever areas are cleared, they should be put to the use earmarked or should be fenced off. Police should report squatting immediately.

In order to control empty katras and areas cleared of cattle, the provisions of Section 29(2) of the Delhi Development Act, 1957 under which any person using any land in contravention of the use prescribed under Section 14 can be

prosecuted, and a fine and a recurring fine can be imposed upon him should be invoked.

- element of subsidy, and with a view to inducing noxious trades to move out of the City it was recommended that they should also be given the same subsidy. Since the removal of cattle etc. also involves the removal of men carrying on those occupations it was felt that they could be given the same subsidy on a basis comparable that for housing. This would cover tongawalas also. The grant of the proposed subsidy will need a certain modification of the Slum Clearance Scheme, and the Additional Commissioner, Municipal Corporation of Delhi, was asked to make a reference to the Delhi Administration on the subject in order that the matter might be taken up with the Government.
- (10) Sheds are necessary for the horses of tongawalas who are shifted from slum areas. There is no provision for sheds in the Slum Clearance Scheme and it was felt that this provision should be made.
- (11) Work should be started on these katras which can be completely demolished (there are enough of such katras) and other katras can be taken up in their turn. In the meantime, in these latter katras the basic amenities should be provided.
- (12) Since development is to precede the preparation of the zonal development plans, in the areas to be thinned out, necessary community facilities required for that area schools, dispensaries, etc. should be provided at the time of development.

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APPENDIX - A.

THE PROBLEM OF SLUM CLEARANCE IN DELHI.

The physically compact city of Shahjahanabad. bounded by the City Wall, was intended to provide defence against invaders and supply the various needs of a population of about 60,000. The streets and roads of varying width and shape were designed primarily for the slow movement of people and animal-driven vehicles. The gradual growth of commerce and industries began to attract people from the neighbouring areas. The City experienced a further increase of population after its proclamation as the Capital of India in 1912. The population rose from 2.06 lakhs in 1921 to 14.4 lakhs in 1951 and stood at 23.5 lakhs in the census of 1961. The main contributary factor for the rapid increase in the population of the Old City was a push from the surrounding areas, where unemployment and under-employment prevailed. provided employment facilities with its enormous activities of commerce and industries and transport specially during the Second World War. To this was added the influx of displaced persons from West Pakistan as a result of the Partition and the expansion of the administrative machinery after Independence. The housing situation which was never satisfactory in Delhi became worse

after 1947, both quantitatively and qualitatively. The low rental value of the houses in Old Delhi left no incentive for the owners to effect physical improvements in their houses. The low income of the people compelled them to continue living in squalid conditions.

- Thus, most of the Old City area is now 2. stigmatized by over-crowding, poor housing and lack of public amenities, Approximately two-thirds of the house-holds have only one living room; 22% of the total house-holds have two living rooms, while only 13.7 % of the house-holds have three or more living rooms. There is no kitchen for 62.3 % of the total households, no verandah for 64.6%, no courtyard for 30.6%, and no bath-rooms for 64.6%. There is no independent water supply arrangements for 42% of the households and there are no private latrines for approximately two-fifths of the house-holds in the Old City. A back-log of 382 basic and primary schools and 44 higher secondary schools was revealed by surveys conducted in 1959. Only 0.2 acres per 1000 population is available as open space in the Old City. revealed that about 40% of the house-holds in Old Delhi have a monthly income of less than Rs. 100 and another 36% have monthly incomes between Rs. 100 to Rs. 200,
- 3. Apart from the poor economic conditions of most of the dwellers in the Old City, there is

also the problem of slum-dwellers insisting on living in nearness to their places of work.

About 39.5% of the workers in the Old City

Live at a distance of not exceeding one mile from their places of work. No wonder, therefore, that 42% of the structures in the Walled City zone have been put to non-residential uses and a large percentage of them are non-conforming. Rural trades like dairies, potteries and tanneries and other nuisance and noxious trades are conducted right in the heart of the City, causing insanitary and unhygienic conditions.

It is, therefore, essential to remove the over-crowding and congestion and to provide new houses, which do not lack fresh air and ventilation, water and sewer connections, better and wider roads, and essential community facilities. The problem is, however, enormous, particularly in the context of the existing economic condition of the people and the general financial limitations. Re-development and rehabilitation of the areas on a large scale is thus not feasible. In the Master Plan for Delhi an attempt has been made to identify the various areas of Old Delhi into "Conservation", "Rehabilitation" and "Re-development" areas, so that an action programme is evolved for bringing about physical improvements and re-organization

considered suitable for each area. Areas marked out for re-development and clearance are characterized by acute congestion, dilapidated housing, intermingling with non-conforming land-In other words, these areas are both economically and physically beyond repair and the inhabitants are required to be re-located in transit camps until the area has been cleared and re-constructed. The re-construction plans have to consist of both residential units and commercial and small manufacturing centres, including flatted factories, so that intensive unitilization of land is made and the displaced persons are able to relive in the re-developed area without losing opportunities for employment and earning. The "Rehabilitation" areas are those where slum conditions prevail but are capable of being converted into healthy neighbourhood by pulling down the dilapidated structures and removing congestion by re-organizing streets and roads pattern, by providing open spaces, other amenities, etc. The "Conservation" areas are those areas which are good residential zones, which need to be protected against squatters on open lands, and infiltration of non-conforming and conflicting land-uses. This can be achieved by enforcing proper building and sanitary codes and by taking effective steps to prevent squatting and . encroachment.

- It will thus be seen that the programme 5. of slum clearance in Delhi needs to be wellplanned and it should aim at improving environmental conditions in those parts where consestion can be removed and community facilities can be provided without completely pulling down all the structures in the areas. It is only in extremely dilapidated areas that complete re-development needs to be undertaken. Whatever the nature of a slum clearance/ improvement scheme, it is necessary that it should be implemented with consideration as the problem is essentially a human problem. The Slum Clearance Scheme approved by the Government of India also lays down the following important principles for the implementation of the Scheme: -
 - (i) There should be the minimum dislocation of slum-dwellers and efforts should be made to re-house them as far as possible at the existing sites of the slums and sites nearby in order to ensure that they are not uprooted from the fields of employment.
 - (ii) In order to keep down rents within the paying capacity of slum-dwellers the emphasis should necessarily be laid more on the provision of the minimum standard of environmental hygiene and essential services rather than on the construction of any eleborate structures.

- 6. The Slum Areas (Improvement and Clearance)
 Act, 1956, was enforced in the Union Territory of
 Delhi with effect from the 3th February, 1957.
 The work of clearance was then entrusted to the
 Delhi Development Authority, who completed
 construction of 1238 tenements and 46 shops by
 the 31st December, 1959, when the work was
 transferred to the Municipal Corporation of Delhi.
- The Municipal Corporation after carrying out preliminary physical and socio-economic surveys came to the conclusion that the total number of families which would have to be rehabilitated under the Slum Clearance Scheme would be 45,000. Most of the areas required complete redevelopment and the families staying in those areas had either to be rehabilitated in the same areas after re-development or had to be rehabilitated in the newly-developed areas. Areas like Sarai Rohilla, Ranjit Magar Khampur, Kotla Mubarakpur and the Delhi-Ajmere Gato Scheme area had to be redeveloped for retaining and regularising some of the existing houses and providing essential services. About 10,000 families are staying in these areas. Thus, the problem of re-housing covers the balance 35,000 families plus another 5,000 families who are at present located at sites which are required for the widening of roads, provision of community facilities, etc. In other words 40,000 new houses are required to be constructed under the Scheme at an estimated cost of Rs. 25 crores.

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- 8. In addition to this, about 4,500 Ghosi families are required to be shifted from the congested areas of the city and provided with the alternative developed plots outside the urbanizable limits of Delhi in accordance with the provisions of the Master Plan. This Scheme by itself is estimated to cost Rs. 1.00 crore.
- g. Then there is also the problem of the dilapidated and dangerous buildings, the survey of which has already been carried out by the Municipal Corporation. There are as many as 3,241 houses which have out-lived their lives and have to be acquired and demolished for the re-development of the Slum Areas. Out of these 464 houses belong to the Custodian of Evacuee Property and the balance belong to private individuals. The cost of evacuee properties has been assessed at Rs. 8.13 lakhs and that of the private properties at Rs. 54.29 lakhs if acquisition is done under the Slum Clearance Act and Rs. 552.46 lakhs if acquisition is done under the Land Acquisition Act.
- 10. The Slum Clearance Scheme also provides for improvements of environmental conditions of slum areas as also for the improvement of pacca built slum dwellings so as to make them habitable. These improvements cover laying of water mains, sewers, provision of community baths, latrines and water taps, widening and

paving of existing roads and lanes, providing street lighting, providing smoke-less chullas, electrification, etc. On the basis of the survey carried out by the erstwhile Delhi Municipal Committee in 1956, it was found that there were 1469 Katras in Delhi. The Delhi Development Authority transferred 222 Katras to the Corporation when the work of Slum Clearance was transferred to the Corporation. Another 191 Katras were added to this list on the basis of complaints received from the public. Thus, in all there are 1882 Katras requiring improvement under the Scheme.

- referred to in the preceding paragraph, there are also trade pockets where slum conditions prevail.

 In view of the haphazard growth of junk, timber and other trades, it is estimated that the clearance of these spots would also require an investment of about Re. 1.00 crcre. This does not include the shifting of non-conforming industries from the City to the conforming areas under the provisions of the Master Plan.
- 12. Besides, 50,000 Jhuggi-Jhonpri squatters have to be cleared from public lands in different sectors of the City where they have been squatting for the last several years. The Jhuggi-Jhonpri Removal Scheme under which the clearance of squatters is being carried cut envisages provision of

25,000 camping sites, 20,000 developed plots of 80 sq.yds. each and 5,000 two-roomed tenements. The entire Scheme is estimated to cost Rs. 9.5 crores.

- 13. For the implementation of the Slum Clearance and Jhuggi-Jhonpri Removal Scheme, land measuring 2,000 acres costing Rs. 5.00 crores has already been acquired and an additional 700 acres valued at Rs. 1.75 crores is in the process of acquisition.
- amounting to Rs. 4.86 crores were issued for various projects under the Slum Clearance and Jhuggi-Jhonpri Removal Schemes. During the current financial year, a provision of Rs.3.00 crores exists for these schemes and it is hoped that the entire amount will be fully utilized: Thus, by the end of March, 1964 the total expenditure of Rs. 7.86 crores will have been incurred on these two schemes.
- 15. The physical targets achieved up-to-date under these two schemes are as under:-
 - (A) SLUM CLEARANCE SCHEME.
- (a) <u>Construction of slum tenements.</u>

 The following tenements and shops have so far been constructed:-

Tenements. Shops.

(i) Industrial Area Najafgarh. 1228 under the Master Plan. The Scheme has since been transferred to the Delhi Development Authority for implementation.

(f) Ghosi Colony,

A general Scheme for the shifting of the Ghosi families and their cattle beyond the urbanizable limits of Delhi was approved by the Corporation on the 4th January, 1963, and 139 plots are being developed under a Pilot Scheme at Madanpur Khadar. This Scheme is likely to be completed in about three months! time. The proposal for the acquisition of other sites for the development of Ghosi Colonies is under active consideration of the Delhi Administration. As soon as the sites are earmarked and land is acquired development of plots will be taken up.

17. Major Slum Clearance Schemes:

The following major slum clearance schemes are now in the hands of the Municipal Corporation:-

(1) Re-development of Sarai Rohilla Area.

This is one of the old schemes initiated by the erstwhile Delhi Improvement Trust. The Scheme covers on area of 152 acres. It has been approved by the Corporation vide its resolution No. 142 dated 28.12.1961. The Scheme is proposed to be executed in two phases and the first phase

covers an area of 91.5 acres. It envisages the development of 369 plots for allotment to certain co-operative house-building societies and construction of 2380 tenements. The work of construction of tenements is proposed to be taken up on the open land, which is at present available in the said area. At present, the work of construction is in progress in 448 tenements and another project for 96 tenements has since been prepared. After these have been constructed, construction of further tenements will be taken in hand depending upon the availability of funds. In addition, construction of 208 tenements at Bagh Amba and Padam Chand's land are nearing completion. The scheme is being implemented in phases. After about 500 tenements are ready, the worst pocket in this area will be cleared and redeveloped.

The new tenements will then take back the original residents and the next pocket will be taken up for similar treatment. The entire redevelopment scheme may take about five years to complete.

(2) Re-development of Manakpur Area.

This is one of the old schemes initiated by the Delhi Development Authority. The Scheme in general has been approved by the Corporation and covers an area of about 24 acres. In the

first phase it is proposed to take up construction of 592 tenements in 12.5 acres of land. The tenements which will serve as transit camps for this scheme are at present under construction at Najafgarh Road and Sarai Rohilla area.

(3) <u>Delhi Ajmeri Gate Scheme</u>.

This Scheme was also initiated by the Delhi Improvement Trust, may be, about 25 years back. Except developing of plots in the front, actual slum clearance work has not been done so far. A physical and socio-economic survey of the area was carried out and a general scheme has been prepared. The proposal for construction of 50) tenements in the Minto Road area to serve as transit camp has already been approved and the rest of the scheme is likely to be sanctioned shortly. In the first phase, it is proposed to construct 1218 tenements in the D.A.G. Area. Tenders for construction of transit camps have been received and the work will be started shortly. Here also the redevelopment work is proposed in phases and clearance operations will be carried out only in the wordt pockets. In the remaining areas works of Improvement, including provision of roads, community facilities, parks, etc. will be carried out.

(4) Re-development of Dujana House.

This too was one of the very old schemes, which had evaded solutions for the last about 20 years. It is correct that it has taken about 2 years to be processed in the Corporation, but about half of the area has since been cleared and the work of construction is in progress, comprising of 40 tenements out of 128 tenements and the work is likely to be completed in these in about 6 months; time. The remaining portion of the work is likely to be completed in about a year and a half.

(5) Re-development Scheme of Ranjit Nagar - Shadipur - Khampur Area.

A Scheme for re-development of this area has since been framed and it is likely to be approved by the Ad-hoc (Slum Clearance and Improvement) Committee of the Corporation shortly. In the first instance, it is proposed to construct about 496 tenements in the area of open land which is available. The Committee has, in principle, approved, the construction of these tenements in this area and work has been taken in hand.

(6) Clearance of shops in and around the plinth of the Jama Masjid and re-development of Katra Chah Hathi Khana & Haveli Sadre-Sadoor.

This is one of the very important schemes. It was approved by the Corporation

vide its resolution No.150 dated 27.1.1962, but its implementation was held up as the Delhi Administration had suggested certain changes in the plans, keeping in view the general development of area in front of Jama Masjid, which is to be done by the Delhi Administration. In the first phase, the work is proposed to be taken up for construction of 211 shops, 33 low-income group tenements and 58,057 sq.ft. space for office accommodation along with necessary road works and retaining walls, etc. in the area which vests in the Corporation, where at present a Higher Secondary School and a Municipal Dispensary are located. Tenders for this work have been re-invited. The matter has also been taken up with the Directorate of Education to shift this Higher Secondary School to the adjacent parade grounds. Tenders for construction of latrine blocks and boundary wall at the parade grounds have also been received. Work will be taken in hand as soon as provision of funds is ensured.

(7) Re-development of Goodar Pasti.

This Scheme contemplates construction of 72 slum tenements in one of the very congested parts of the City area. The land partly vests in the Corporation and partly in the Department of Rehabilitation. Progress of the scheme was held up and there was some litigation between the contractors and the Municipal Engineer's office of the Corporation. The scheme is likely to be completed in about five or six months time.

(8) Re-development of Srai Phoos.

The Scheme envisages the construction of 123 tenements and 26 shops. Before the work of re-development can be taken in hand, the residents are required to be shifted to the transit camps. The land at Boulevard Road was temporarily taken possession of from the land & Development Office where 96 transit camps (rooms) have been completed upto roof level.

18. Two factors which have some-what slowed down the work of Slum Clearance and Improvements in Delhi are (i) the non-availability of the sector/zonal plans of the City area; and (ii) lacunae in the present Slum Areas (Improvement and Clearance) Act, 1956.

So far as the sector/zonal plans are concerned, the plans have to be prepared first by the Town & Country Planning Organization and then approved by the Delhi Development Authority. The Delhi Development Authority has now decided to create a cell in the Authority to take up this work on a top priority basis.

Some amendments to the Slum Areas
(Improvement and Clearance) Act are already
before the Parliament and as soon as the
amended Act has been passed, the hurdles which

have come up in the way of the successful implementation of the Act so far will be removed. The amended Act will also enable acquisition of private properties in the slum areas in the event of the owner failing to carryout the improvement within the given period.

Against the total Third Five Year Plan provision of Rs. 6.05 crores for the Slum Clearance Scheme, an actual expenditure of Rs. 3.08 crores will have been incurred by the 31st March, 1964.

(B) JHUGGI-JHONPRI REMOVAL SCHEME.

- 19. The work relating to the Jhuggi-Jhonpri Removal Scheme was entrusted to the Corporation for implementation with effect from Ist January, 1960.
- 20. The Corporation has framed projects envisaging the development of 5332 plots of 80 sq.yds. each am about 15,000 camping sites, out of which 3980 plots and 6415 camping sites have since been developed. Another 1352 plots of 80 sq.yds. each and 8135 camping sites are under development, as indicated below:-

Sl. No.	Site.	80 sq. Deve- loped.		25 sq.yds. De- Under ve_ Deve- loped.lop-
1	2	3	4	5 6 ment.
1.	M.B. Shahdra, I Phase.	906		
2.	Ring Road.	299	(m) em	tink till may be
3.	Siri Niwas Puri.	413		

1	2	3	4	5	6
ı	27- 1 0				
4.	Najafgarh Road Ist Phase.	1591			
5•	M.B. Shahdra, II Phase.	371	-	505	1-4 au
6.	Ranjit Nagar Khampur.	***	567		1522
7•	Sunlight Colony.	400		116	·
8.	Najafgarh Road, IInd Phase.	,		640	3113
9•	Naraina Village.		785	750 ·	948
.10.	Wazirpur.		_~	800	2092
11.	Madangir Khampur.			2408	460
12,	M.B. Shahdra, III Phase.	bog tem	Deal deal	1196	# w '
	• • • • • • • • • • • • • • • • • • •	3980 .	1352	6415	8135

A Scheme of construction of 5,000 tenements at a cost of Rs. 3.1 crores at Ranjit Nagar Khampur (500), Najefgarh Road (1,000), M.B. Shahdra II Phase (224), Seelampur (500), Madangir Khampur (500), Wazirpur (560), Kalkaji (1500), Jharia Maria (200) has since been sanctioned. Tenders for construction of 2752 have been invited and work is expected to be taken in hand soon.

22. It is proposed to develop 2,000 camping sites per month.

Financial implications	(During 3rd Plan Period)		
	Provision in lakhs.	Expenditure in lakhs.	
Ist year of the Plan personal year of the Pl	iod 81.00 iod 136.96 iod 163.30	87.61 178.36 163.30	
Total Plan provision: 85	60 . 00	429.27	

APPENDIX B

According to the Survey report published by Bharat Sewak Samaj, Delhi in 1956, the 20 Municipal Wards comprising the whole of Old Municipal limits could be divided into 3 zones.

Zone I includes wards I to XI representing the walled city built by Shahjahan in 1648.

There is practically no open space within the Zone and as Mr. Hime pointed out in 1936, "in the main any increase in population in the wards of intramural Delhi has had to find living space in the existing accommodation or by building on the roofs of existing houses." This is indeed the closest and most populated area in the zones. The total area of the zone is 1507 acres i.e. 23% and the total population is number of families was 73268. The number of katras in this zone was 616 and number of basties 4.

Zone II includes ward XII to XV covering Subzimandi, Sadar Bazar and Paharganj areas, lying in the West of Zone I. These areas developed as sub-urbs soon after the city was founded and grew to be populous and prospering trading centres in the times of Aurangzeb. With the decline of the Moghul empire they were rapidly deserted, the whole area resuming its rural character. The process of growth re-appeared in the middle of 19th century and has since operated almost continuously. The total area of this Zone is 1829 acres 18.387 i.e. 39%. The number of slum katras was 1094 and that of basties 38.

Zone III covering the remaining wards from XVI to XX situated further west of zone II. The total area of this zone is 3213 acres i.e. 49% and the total population in number of families is 47,368 i.e. 24%. The number of katros in the zone was 16 and that of basties 19.

Dealing with this data we must distinguish between katras and houses, numbering 1726 in all, on the one hand and the basties, only 61 in all, on the other. The katra typically is a group, usually, of single room tenements constructed, normally in rows, to capacity within a compound, or an enclosure, having single common entrance. The houses, bracketed here with katras, are all large buildings, each with a number of rooms or even flats serving as independent family tenements. The difference between the katra and this slum house is only in the internal layout of the tenements.

A basti, on the other hand, is located on quite open areas in the outer wards of the city. It can be described as a thick cluster of small kucha houses or huts built on open land, often in an unauthorised manner.

Practically all the katra-dwellers are tenants. With respect to about 4% of the tenements, however, the tenancy relates only to the land they are built on. Out of 1726 katras, 1138 or 66% are owned by private partiesm 456 i.e. 26% are under the management of Custodian of Evacuee Properties, 122 or 7% are owned by Delhi Improvement Trust and the rest i.e. 1% is vested in two other Government agencies namely Northern Railway and the Delhi Municipal Committee.

In the case of basties the Amladars predominate. It has been estimated that nearly 93% of all the basti dwellings are occupied by Amladars; 5.4%, by full tenants and the remaining 1.6%, by full owners. As to the ownership of land, out of the estimated aggregate of 385 acres of undeveloped land occupied by the 61 basties, only about 43% belong to private parties. The remaining 57% of the area is vested in Government.

According to our estimates the katra size, in terms of total land area covered, varies from a minimum of only about 50 to 5,000 sq.yds; while in terms of number of tenements it ranges from 5 to ever 75. Aggregating all the individual estimates we obtain an everall figure of 162 acros of land area covered by those 1726 katras having in all 22,273 dwelling units, inhabited by 21,687 families.

Variation in the size of bastis in terms of gross land area covered extends from a half to over 30 acres and in terms of dwellings from 50 to 61 bastics with a total of 25,384 dwelling units (huts) inhabited by 26,820 families.

Typical katra tenement covers only the ground floor and consists of one room with only one door opening in the front on a sort of verandah which serves as a cocking place.

Lack of amonities is one of the main factors making for the slumconditions in those 1787 places. Almost the only source of water in those slums is the municipal water tap. This source is available only in 1135 or 66% of the katras. The rest 34% depend on sources lying outside the katras, invariably on the public hydrants which are, in many cases, situated at quite some distance.

The position with respect to water facility in the basties appears definitely to be much worse. 16 out of the 61 basties have no water taps at all within their boundaries. In the remaining 45 bastis, with an aggregate of 25,053 families, there are in all 185 water taps, the average number of families comes to 134 per tap.

Latrino facility within the katra does not exist in 458 or 27% of the katras. The total number of latrines in the remaining lot of katras is 5715, of which 2091 are private 'separate' latrines belonging to the same number of families. The number of families using the latrines comes to 4 families per latrine. In most of cases there is no proper shelter on them and they hardly provide any privacy.

Besides congestion and lack of amonities we may mention two additional factors aggravating the slum situation, namely (i) abnoxious trades and (ii) the practice of keeping animals within these slums. The total number of katras and bastis where such trades are being operated comes to 129 and 31 respectively:

It is estimated that roughly about 4% of the built up dwelling area is occupied by animals. On the whole, it appears that 60% of the slum dwellers have to put up with insanitation that cattle-keeping within congested habitations invariably involves.

Slum conditions provail in all parts of the city. Their extent is much more eccepicuous in the four extra-rural wards (from XII to XV) of the Delhi Municipality. A detailed screening of the old Delhi has shown that there are scattered ever its 20 wards as many as 1,787 slum units - 61 bastis and 1,726 katras (including 727 large houses), which are considered to be unfit for human habitation on account of congestion, dilapidation, lack of emenities, unsuitable location etc. They are inhabited by 48,500 families or ever 2,25,000 persons; 47.5% of them live in the bastis and 52.5% in the katras.

(a) Ownership of the slum structures and land is divided almost

oqually between private interputs and public agencies. The Custedian of Evacuee Property is the largest single holder among katras ewners and the Delhi Improvement Trust occupies this position, to a much greater degree, with respect to basti lands.

- (b) In the aggregate the slum katras cover nearly 152 acros of land area within the densely inhabited parts of the city and the bastis occupy about 385 acros of undeveloped and largely undeveloped land in the outer, nore open parts.
- (c) More than nine-tenths of the katras have long outlived their normal span of life. Helf of them need recenstruction and the other helf are in need of major repairs. In the bastis most dwellings are imprevised kucha huts which are subject to an almost continual process of patching-up and replacement; they cannot be considered to possess any life expectancy whatever.
- (d) 60% of the katras lack ventilation entirely and for another almost 30% the provision is insufficient. Basti huts do not generally possess any device for ventilation.
- (a) Over 20% of the katras have no facility for drainage and another about 45% have inadequate drains. Where they do exist, the drains suffer from neglect and prove, in fact, to be a source of inscritation. In the bastis the proportion of these with ne drains, and of these with inadequate drains, comes to 31 and 62 per cent respectively.
- (f) The basic amenities of water supply, latrines and electricity are throughout grossly inadequate. This lack, it may be added is more actual in the bastis.
- (g) The situation is additionally aggravated by the presence of abnoxious trades which are carried on by same slum families in their dwellings, and by the practice of keeping mileh cattle and other animals within the slums. It is estimated that roughly about half the slum population is presently putting up with these nuisances.

The problem of slums and congestion has assumed astounding dimensions and is even likely to be further aggravated in view of the continuing growth of Delhi's population. It's long-term solution has to be attempted on the basis of a master plan for the Greater Delhi region as a whole. We welcome, therefore, the setting up of the Tewn Planning Organisation for this purpose but we would like to urge upon the Government to define the terms of refer mee for the organisation ir order to assure that the removal and prevention of slums is adopted as by far the most important, if not done, we feel, efforts at planning will lead to frustration and entail unwise expenditure of public funds.

- (a) The rate of population growth in Greater Delhi in general and Old Delhi in particular must be brought down. Of the two factors of growth. namely (i) natural increase and (ii) in-migration, the former is relatively much loss important and is admittedly difficult to deal with; at bost we might intensify such measures as prepagation of family planning ideas and techniques to influence, it.
- (b) With respect of the rate of in-migration it is necessary to work upon the main pulls attracting the influx, namely (i) expanding public employment, particularly the Central Government and (ii) expending trade, industry and building activity. For (i) it should be possible to put a stop to opening of new effices of the Central Government in Delhi and even to shift some of the existing ones to other places.
- (c) For (ii), alternative channels for re-export trade, which has expanded after partition, should be opened up. Creation of any trading, commercial or manufacturing establishment in Old Delhi should

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be discouraged by appropriate administrative action. The building activity is likely to continue for quite seme time; it should be effectively controlled so as to facilitate its flow into channels of healthy growth.

(d) With respect to the growth of population that may continue in spite of these measures, attempts should be made to divert the influxaway from Old Delhi into other parts of Greater Delhi City.

Slum Clearance: (a) Taking into consideration all the emergent factors it appears quite possible to launch clearance programme without projudicing the master Plan and in conformity with the Government's slum.policy of rehabilitating the slum dwellers as near their present residences as possible.

- (b) If we take the intra-mural Dolhi, we understand it is possible to substantially increase the density on 725 acros in the contiguous area of civil lines. (These land resources may apprepriately be used for establishment of co-operative neighbourhoods for shifting middle and upper middle class people from the walled city. We further understand that 360 acros of developed land is available in the Mata Sundari Area lying between the city walls (Circular Road from Dolhi Gate to Ajmere Gate) and the railway lines. This area must now be used for the layout plan for New Dolhi, namely to absorb the ever-spill of population from Old Dolhi. These lands belong to the Government the decision to shift the present occupants of the government quarters located thereon has already been taken. We would urge upon the Government to expedite the implementation of this decision and to replan the area for the establishment of a neighbourhood for housing the slum dwellers of the walled city.
- (c) As for the two extra-mural zones of the city, if we consider all the nine wards, from XII to XX, together we find that undeveloped land resources are still available in a sizeable dimension and practicability of evening out density of population over the combined area of these two zones should be seriously considered.
- (d) Ward XV in extent is large enough to accommedate most of its residents, without the danger of slum conditions reappearing, if all the various abnoxious trades from the junk of Metia Khan to Slaughter Houses of Nabi Karim are removed therefrom and the whole area is replanned for residential purposes.
- (a) In the rest of extra-mural Delhi slums are concentrated in Wards XII, XIII and XIV. Fortunately the contiguous ward XVIII, Sarai Rohilla area, is sparsely populated and its replanning can absorb quite a proportion of the slum dwellers, specially of wards XII and XIII.
- (f) It should be feasible to commence without delay clearance operations on a pilot basis in several katras where open land is available to the extent that it is possible to rebuild the structures for rehousing all the present dwellers.

SURVEY OF SLUM KATRAS

		Zone I	Zone II	Zone III	Total for
d.	Total No. of Katras	616	1094	1.6	1 726
a	Area in acres -	1507.8	1827.4	3213.0	6548.2
ъ	Total No. of Houses	44806	42672	19457	106935
С	Total population	370328	392400	241904	1004632
е	Ownership:Private Custodian	393 153	705 29 1	· 14	1112 446
	D.T.I.	53	65	<i>C</i>	118
	Others	17	33	_	50
•	Total	÷ 616	1094	16	1726
Are	ea in Sq.yds.				
	Built up Open Total:	249003 114346 363349	279420 105940 385360	27370 <u>5750</u> 33120	555793 226036 78 1 829
g.	Structure (Katras)			• .	
	Kachcha Pucca Mixed Tota	82 260 <u>274</u> 1: 616	16 1 549 384 1094	1 14 <u>1</u> 16	244 823 659 1726
h.	Structure Tenemen	ts	-	: 	06.45
	Kachcha Pucca Mixed Total	764 3717 <u>3551</u> 8032	1806 7885 <u>3539</u> 13230	75 922 14 1011	2645 12524 7104 22273
i.	No. of families	7930	12729	1 028	21687
j.	Population	46643	57586	5547	109776
k.	No. of families keeping cattle	636	569	51	1256
1.	No. of animals	1365	1078	152	2595
m.	Residential area occupied in sq.yds	• 11663	5931	435	18029

Buard

Delhi Development Anthority.

President / 6/4/64
Advisory Council 9 the
Selli Development Anthority.

Minutes of the 17th meeting of the Advisory Council of the Delhi Development Authority held on Thursday, the 16th April 1964 at 10.00 a.m. in the Conference Room at the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

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(1) s	hri	Dharma Vira, Chief Commissioner; p	resident
(2)	11	Shiv Charan Gupta, M.P.; M	$\mathtt{e}^{\mathtt{m}}$
(3)	II.	Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj;	11
(4)	u	Amar Nath Chawla, Chairman, Delhi Transport Undertaking of the Municipal Corporation o Delhi;	u Î
(5)	11	Brij Lal Goswami, Councillor, Municipal Corporation of Delhi	ii Š
(6)	it.	Dhani Ram, Councillor, Municipal Corporation of Delhi	;; ?
(7)	11	Girdhari Lal, Councillor, Municipal Corporation of Delhi	₹1 •
(8)	ŧŧ	Ram Singh, Councillor, Municipal Corporation of Delhi	!!
(9)	· .	S.K. Joglekar, Chief Architect, Central Public Works Department	ii
(10)	11 -	M.L. Mittal, representing Labour;	it
(11) I		W. Mathur, Municipal Health Officer, Municipal Corporation of Delhi:	
ers prese	ent:		

Othe

- (12) Shri Gian Prakash, Chairman, Town & Country Planning Organization;
- K.L. Pasricha, Vice-Chairman, Delhi Development Authority; (13)

about 30 acres in area, and falls in the area proposed for industrial use. The Council was informed that a redevelopment plan for this village had already been prepared. The consensus of opinion was that it was not practical to shift the villages falling within the green, industrial, institutional, etc. areas, that the present population could continue living there, but that when they sold their land and migrated from the village, the land use would have to conform to that prescribed. The redevelopment plans for such villages should be prepared keeping in view the neighbouring development and dove-tailed into the Zonal Development Plan. The redevelopment plan for Tekhand Village (as for other villages too) should indicate the cost involved the cost of acquisition of properties etc. The construction of houses in the urbanized villages would be regulated by the building bye-laws of the Municipal Corporation of Delhi.

The 500 M.W. Power House at Badarpur, for which land had already been acquired, should be shown in the zonal development plan for Zone F-19.

The representative of the Central Water and Power Commission suggested that electric sub-stations in each zone should be provided in consultation with the Delhi Electric Supply Undertaking and the Central Water and Power Commission in order that they were properly located. The Council emphasized the importance of a suitable architecture for these sub-stations, as some of the sub-stations erected e.g., in front of Khan-I-Khana/Tomb in Nizam-ud-din area, were very ugly looking.

(2) Draft zonal development plan for G-2 (Ramesh Nagar Kirti Nagar Area).

In this Zone there are two colonies, namely, Netaji Park and Sharda Park, which are not approved or regularised colonies and also do not conform to the land use proposed in the Master Plan. It was felt that if these colonies had been built against the provisions of the Master Plan, they would have to go.

The report mentions that for sites for higher secondary schools and primary schools, some houses in Ramesh Nagar (28 houses alone for site No.1) will have to be acquired. The Council felt that demolition of houses in an approved colony would be very difficult, and that, therefore, standards for schools in this area should be lowered. Similarly, for playgrounds and tot lots, for which also some houses are proposed to be acquired, the Council recommended that demolition of houses should be avoided and that instead vacant plots should be acquired. Houses coming in the road alignments will of course have to be acquired.

When acquiring property for schools, open spaces, roads, etc., alternative plots should be given.

The Health Officer, Municipal Corporation of Delhi, wanted sites for 2 health centres in this Zone. This should be provided.

Zone were considered necessary.

(3) Draft zonal development plan for Zone A-16 (Lal Darwaja - Walled City).

This is a high density area of the Walled City and has the largest number of dairies and chamar basties under the Amladari system.

The greens in the draft zonal development plan consist of some existing open areas and some derelict evacuee buildings owned by the Corporation.

Some 1,100 evacuee properties in the Old City have already been placed by the Ministry of Rehabilitation at the disposal of the Municipal Corporation of Delhi and the Council felt that these properties could be utilized by the Corporation for the provision of community facilities, like sub-stations, health centres, etc. in the walled city.

It was suggested that the people from this area should be shifted to the Mata Sundri area which was meant for City extension. The Ministry of Works, Housing and Rehabilitation had, however, agreed to give only 5 acres for the slum evictees from the Delhi Ajmere Gate Scheme, and it was felt that they would not agree to giving more.

The density would be reduced as and when the area was cleared by the Municipal Corporation of Delhi under the Slum Clearance Scheme and was redeveloped. To study the problems of this area in detail - how best to clear it and provide sanitation and rehouse these people - a committee consisting of -

- (1) Shri Shiv Charan Gupta, M.P.;
- (2) "Brij Kishan Chandiwala, Pradesh Convener, Bharat Sewak Samaj;
- (3) " Girdhari Lal,
 Councillor,
 Municipal Corporation of Delhi;
- (4) a Deputy Commissioner of the Municipal Corporation of Delhi; and
- (5) Shri S.S. Shafi,
 Town & Country Planner II,
 Town & Country Planning Organization;

was appointed.

- (14) Shri K.L. Rathee, Housing Commissioner, Delhi Administration;
- (15) "Balbir Singh Saigal, Engineer-Member, Delhi Development Authority;
- (16) " C.S. Gupte, Architect Planner, Town & Country Planning Organization;
- (17) "S.S. Shafi; Town & Country Planner II; Town & Country Planning Organization;
- (18) " Ram Mohan, representing Shri V. Venogopalan, Member, Central Water & Power Commission;
- (19) "S.C. Varshneya, representating the Chairman, Delhi Electric Supply Undertaking of the Municipal Corporation of Delhi;
- (2Q) " R.K. Malhotra, Executive Engineer, Delhi Electric Supply Undertaking of the Municipal Corporation of Delhi;
- (21) "Shri Manohar,
 Town Planner,
 Delhi Development Authority;
- (22) " K.N. Mehta, Junior Town Planner, Municipal Corporation of Delhi;
- (23) " J. Subramaniam, representing Shri H.P. Sinha, Consulting Engineer (Reads Development), Ministry of Transport & Communications;
- (24) " R.K. Vaish, Secretary Secretary, Delhi Development Authority; and
- (25) " M.L. Gupta, Officer on Special Duty, Delhi Development Authority.

Confirmation of the minutes of the 16th meeting of the Advisory Council of the Delhi Development Authority held on the 20th February 1964.

The minutes were confirmed.

Consideration of the draft zonal development

The Advisory Council considered the draft zonal development plans for the following zones, and the observations made by them are recorded against each -

(1) A composite draft zonal development plan for Zones F-8(Okhla Industrial Area), F-18(Tughlakabad Area) and F-19(Badarpur Area).

In the draft zonal development plan for Okhla Industrial Estate, Zone F-8, the Council recommended that a proper provision should be made for common internal facilities, namely, parking, booking and forwarding agencies and passenger traffic.

The alignment of the National Highway Bye-pass. according to the Master Plan, starts from the Ring Road and passes between the Jamia Millia Campus on the east and the Water Works and Holy Family Hospital on the west. The Housing Commissioner, Delhi Administration, has suggested the re-alignment of the National Highway Bye-pass along the Agra Canal instead of the proposal to run it through the premises of the Sewage. Treatment Plant. The Jamia Millia Authorities have suggested its passing between the grounds of the Holy Family Hospital and the boundary of the Jamia. The relative merits of the various alignments suggested were discussed at some length, as the change in the alignment of the National Bye-pass would affect the boundary of Zone F-19, and eventually it was decided that the various alignments would be considered but that the alignment decided upon should be such as did not pass through the centre of the Jamia Millia Campus.

The draft zonal development plan for Zone No.8 provides for 1,249 acres of land for various types of industries. The Housing Commissioner pointed out that for housing the industrial population to be generated by this industrial area approximately as much area would be needed, but that in point of fact hardly any area was available as the residential. area earmarked in the Master Plan for multi-storeyed apartments for this purpose had all been sold out. The Council felt that there was need for more area for industrial housing and desired the Planners to consider how best it could be provided - whether by increasing the density in areas in this composite plan where it is low or by conversion of some green areas into residential. In fact, the Council recommended that the requirements of land for industrial housing should be considered for other areas also.

The question was asked as to what was proposed to be done with Tekhand Village, which is

PLAN FOR OKHLA INDUSTRIAL ESTATE ZONE F-8.

LOCATION.

The Ring Road with a right-of-way of 150 ft. and Badarpur-Mehrauli Road with a right-of-way of 250 ft. from the northern and the southern boundaries of Zone F-8. A proposed road with a right-of-way 150 ft. Kalkaji Road on the west and the Delhi-Mathura Railway line from the eastern boundary of the same zone.

EXISTING CONDITIONS

The major part of this zone consists of the Industrial Estate, some part of which has been already built. The southern portion of the sone has been an area for the Marshalling Yard of Tughlakabad, some of which has also been built. There is a village called Tikhand.

The break up of this zone according to the Master Plan is as per Table No. 1.

TABLE NO. 1

	aster Plan Break up of Land Master Plan use	Y Area in acres	
F-8	Warehousing: storage Flatted factory Light manufacturing Extensive manufacturing Green	163.00 45.00 133.00 908.00	,
	Educational Social & Cultural Railway Marsh Yard. Community facilities: Total	296.25 53.00 6.00 372.00	

It shows that the total of 1984 acres.

3. <u>LIGHT, MANUFACTURING</u>.

Among the 133 acres of land reserved for light manufacturing, some of the industries have already been constructed as a part of the Okhla Small Scale Industrial Estate. For 43.75 acres of land south of existing Okhla Industrial Estate, the layout plan has been prepared by the Delhi Development Authority. It includes plots of various sizes allotted to printing presses varying between half acre to 400 sq. Centre, Shooping Centre, warehousing and parking places. Some area is reserved for 'A' type factories Department.

(4) Draft zonal development plan for Zone B-4 (Sarai Rohilla Area).

In some part of this area, the residential density proposed is only 125 persons per acre. It was suggested that considering that densities in the Walled City were as high as 1,200 p.p.a. in some places, the density in this area might be raised to 250 p.p.a. It was explained by the Planners, however, that 125 p.p.a. density was only in the already built up area in the West and that the other and major area had 200 p.p.a. density, and that raising the density from 125 p.p.a. to 200 p.p.a. would entail the provision of more community facilities.

The Health Officer, Municipal Corporation of Delhi, wanted two health centres for this area.

For the Fruit & Vegetable market which had been proposed near Daya Basti Railway Station, some other alternative site would have to be found, as on the site the Railway had already built their staff qurters.

A flatted factory covering approximately 11 acres has been proposed in between the Railway line and the proposed 100' wide road east of the Daya Basti Railway Station. The Council expressed the view that if land was available with the Delhi Development Authority, it should be built without further delay, for although the flatted factory idea was conceived for shifting non-conforming small industries from the congested areas, not a single factory had been built so far.

In this Zone also, the provision of space for an electric sub station was urged.

GENERAL

despite Defence of India Rules being applicable to unauthorised constructions, in Shahdara there had been about 100 cases of unauthorised construction of houses and that on Patparganj Road where several colonies had sprung up, houses were being built and that the Police were taking no action. It was considered that this was a matter for the Municipal Corporation of Delhi to attend to.

The Delhi Development Act, 1957 makes the use of any land otherwise than in conformity with the Master Plan or the zonal development plan a penal offence. The question of the enforcement of this provision whether it should be done by the Corporation or the Delhi Development Authority - should be considered.

As regards land by the side of Gita Colony, which was transferred to the Ministry of Rehabilitation and was now being occupied unauthorised the Council recommended that it should be resumed by the Delhi Administration and necessary action to clear it taken.

EDU CATIONAL

technic, south of light manufacturing area of this some instead of 53 acres, as required under the Master Plan for educational uses.

FLATTED FACTORIES

In the area of 56 acres allotted for fitted factories by the Master Plan, the National Institute of Industrial Training Centre, has been located and the survey disclosed that some residential quarters have already been built on this plot. These quarters should have been placed in a nearby residential area.

COMMUNITY FACILITIES.

An area of 8 acres for community facilities and an area of 6 acres for social and cultural facilities, as per Master Plan. here in indicated in the south of Flatted Factory area.

An area of 29.33 acres in various pockets have been provided for community facilities within the Extensive Manufacturing use consisting of shops, restaurants, posts and telegraphs office, electricity substation, petrol pump, library, dispensary, fire station, police station and club etc. The total area under open spaces such as parks and maygrounds is 59 acres.

EXTENSIVE MANUFACTURING.

The total area under extensive manufacturing is 1.063 acres, which has been split into two phases; northern being 360 acres and southern 703 acres, which are divided by a proposed road of 150 ft. right-of-way. The southern phase also includes a village Tikhand of 24.5 acres. In this area of extensive manufacturing 76 acres have been reserved for group industries. The acquisition and development of this use has been approved by the Delhi Development Authority.

MARSHALLING YARD:

The area for Railway Marshalling Yard and warehousing is 656 acres, out of which 163 acres of land
have been reserved for warehousing only by the Master
Plan. The remaining area for the use of Railway
includes Tughlakabad Railway Station, residential
quarters for railway staff and community facilities
for the Railway, which will be provided by the Railway
Authorities. The survey revealed that some 250
quarters have been built so far and although the layout for the Marshalling Yard could not be inspected,
it appears that some 500 quarters will be built in all.
It would have been more appropriate to include the
layout of the Marshalling Yard with various uses within
the land in the zonal development plan so as to

effect collaboration between the various uses of the zone.

9. Open Spaces:

This zone has two Master Plan Green areas of 228 acres in the north and 130 acres in the south.

	5	<u> Tenements</u>	Shops
(ii)	G.T. Road Shahdara	392	24
(iii)	Amrit Kaur Puri	30	
(iv)	Transit camps at Turkman Gate.	96	
	Total.	1746	24

under construction at Bagh Amba and Padam Chand's
Land (208), Amrit Kaur Puri (78), Goodar Basti (72),
Sarai Rohilla (448), Dujana House (128) and Gur-kiMandi (172). In addition, a transit camp consisting
of 100 tenements is nearing completion at the
Boulverd Road. Most of the tenements under construction will be completed by the end of June 1964. Thus,
altogether 2950 tenements/shops will have been
constructed by the 30th June, 1964, under the Slum
Clearance Scheme.

(b) Improvement of Katras.

Out of 1882 katras requiring improvements, improvement to 404 katras has already been carried out and legal formalities in respect of 57 katras have been completed and these have matured for the work of improvement being undertaken. In the case of another 199 katras notices have been issued to the owners to carry out necessary improvements. In the case of 373 katras no improvement work can be carried out as these fall either in the clearance area or are in dangerous condition or there are legal difficulties involved.

(c) Acquisition of dangerous and dilapidated buildings.

The Corporation has recently resolved that the acquisition of all dangerous and dilapi-dated buildings should be taken up as soon as the Slum Areas (Improvement and Clearance) Act has been amended.

(d) Acquisition of Evacuee Properties in the Slum Clearance areas.

About 1,500 evacuee properties in different slum areas have already been taken over from the Chief Settlement Commissioner. Their acquisition will facilitate the re-development of the areas in which they are standing.

(e) <u>Clearance of slum conditions in various trade pockets.</u>

For the clearance of junk traders in the area surrounding the Jama Masjid, a scheme has already been framed and an alternative site for their rehabilitation in the Jhandewala campus has been selected. The work on the development of the site in Jhandewala will commence shortly.

A similar scheme has been prepared by the Corporation for the shifting of timber traders from the congested parts of the City to the conforming warehousing areas prescribed

DRAFT REPORT ON THE ZONAL DEVELOPMENT PLAN FOR TUGHLAKABAD ZONE F - 18.

Location. 1.

This zone has a major road with 150 ft. R/W in the north and Badarpur-Mehrauli Road with R/W of 250 ft. in the south. Whereas it has two major roads both of 150 ft. R/W each on the east and the west.

Existing condition. 2.

The total land within this zone is earmarked for Master Plan Green within which some portion is protected by the Archaeological Department as a monument area and some portion is occupied by the existing village of Tughlakabad. The Master Plan break-up of the uses is as follows:-

Master Plan Green

776 acres.

Monuments area

91 acres.

Existing village Tughlakabad

60 acres.

TOTAL

927 acres

lakabad was 3,929 persons. Within the 60 acres built up area, the density works out to 65 persons per acre. For this population, a Primary School and 26 shops will be required. This may be taken care of when the redevelopment Plan is prepared.

The junctions of major roads have not been designed at this stage but will be detailed later.

The report on services will be included later. Buisting contains.

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DRAFT REPORT ON THE ZONAL DEVELOPMENT PLAN FOR BADARPUR ZONE F-19.

1. Location.

This zone is located in the south eastern corner of Master Plan. It has a major road of 150 ft. R/W in the north and the boundary of Union Territory in the south. The National-by-pass with the R/W of 300 ft. is on the east and the Delhi Mathura Railway Line is on the western periphery of this zone.

2. Existing condition.

The break-up of uses according to the Master Plan within this zone is as follows:-

Zone	Master Plan uses	Area in acres
		·
F-19	Residential @ 75 p.p.a.	40,00
	Light manufacturing 103+4	7 150.00
	Police Headquarters	10.00
	Green	112.00
	Total	312.00

- The residential pocket of 40 acres had the density of 75 persons per acre. This will have a population of 3,000 for which a Primary School will have to be provided. Besides there would be some 20 local shops required for this residential use. This residential pocket is covered by Badarpur village. The Re-development Plan for this village will be prepared later.
- 4. The intersections of major roads have not been designed at this stage and will be detailed later.
- 5. The report on the services for this area will be included later.

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eres in about

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DRAFT REPORT ON THE ZONAL DEVELOPMENT PLAN OF ZONE G-2 (RAMESH WAGAR KIRTI WAGAR AREA)

Location and Area.

Zone G-2 (Ramesh Nagar, Kirti Nagar area) is located in the West Delhi. It is surrounded by Rewari Railway line on its south East and by Ring Road on the South West side. In the North-West, the Zone is bounded by Nazafgarh Road and in the North East it is bounded by Patel Road. It covers a total area of approximately 920,00 acres.

Existing Conditions

The land is flat in general and mostly it is built up. No cultivation is being done on the Land which is lying vacant. There are six existing colonies in this Zone covering an area of about 489.09 acres, the layouts of which have been regularised and approved by the Municipal Corporation of Delhi. Details about their areas and population etc. are given in Table I. The existing community facilities in each of the colonies and their deficiency if any, are worked out and shown in appendix 'AA' attached with the report. The layout plans of these colonies have been incorporated and adjusted in the Zonal Development Plan. It may be pointed out here that there are two colonies namely Netaji Park and Sharda Puri which are not approved or regularised colonies by the Municipal Corporation of Delhi and also these does not conform to the land use proposed in the Master Plan. Netaji Park comes under warehousing land use and Shardapuri in the Master Plan area. Since the existing population of this zone is almost same as proposed in the Master Plan, the population of the two unauthorised colonies have to be provided out-side this Zone.

Land Use Proposals.

The alignment of 100' wide road between the ware-housing and residential landuse have been adjusted as per Delhi Development Authority's Resolution No. 596 dated 2.12.1963. Since some additional area was required for the warehousing because of the provision of mineral siding, the alignment of 100' wide road has affected some plots of Mansrover Garden (an approved colony by M.C.D.). The Master Plan Green has also been adjusted accordingly taking into consideration the existing conditions of the site. A part of the Kirti Nagar Colony which comes under Extensive Industry according to Master Plan has been kept as residential use, as most of the area is newly built up. It is understood that Delhi Development Authority has agreed about the same.

According to the Zonal Development Plan the land use proposed in the Zone include 492.00 acres for residential development, 72.00 acres for extensive industries, 140.00 acres for warehousing, 86.50 acres for mineral siding and 44.00 acres for Master Plan green. A detailed statement of land uses as proposed in the Zonal Development Plan is given in the Table 2.

Population Density The Property of the Population Population Density

Residential area available in the Zone is about

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492,00 acres and the total population which is to be accommodated in the Zonecworks out to 50,000 persons as per density prescribed in the Master Plan. This Zone accomodates 42,003 population in the approved and regularised layout plans of Lof Municipal Corporation/Delhi covering an area of about 489,09 acres. The remaining population of about 8,000 persons shall be accommodate in the existing colonies. Thus the over-all population and density of Zone conforms with the Master Plan.

collection System.

The residential area of the Zone is bounded by Najafgarh road (R/W 200') on the North West and by Ring Road (R/W 200!) on the South West. It is bounded by 100! wide Master Plan road on the South East. Only two access are Master Plan road on the South East. Only two access are proposed for the Zone from the Najafgarh road. Both these access are through 60' and 50' wide roads. As whole of the area is built up, it is not possible to provide 80 feet road unless the built up area is acquired for the purpose. However there is one access to the Zone by 80 feet road from Ring Road and two from 100' Master Plan road. The second 80' road of Mansarover Garden shall not open on Ring Road. Circulation within the Zone is achieved by a system of 80, 60 and 50 feet wide existing roads in the approved colonies. It may be mentioned here that for getting the connection between Kirti Nagar and Mansarover Garden by 50 ft connection between Kirti Nagar and Mansarover Garden by 50 ft. wide road as shown in the Zonal Development Plan. Some houses in Romesh Nagar colony are affected.

Planning Proposal s.

One community centre has been provided to cater to the needs of the whole zone as per Master Plan recommendations and it has been located in Mansarover Garden where already the provision of community centre was there. Area of 8.20 acres have been provided by taking about 24 plots from Mansarover Garden. The various community facilities which will be included in the proposed community centre are given in appendix 'BB'. For other community facilities such as high schools, primary schools, playerounds and play fileds high schools, primary schools, playgrounds and play fileds and local shopping have been divided as under:

The details regarding the total requirements of various community facilities are worked out and given in appendix 'CC'. The distribution of these community facili-

Higher Secondary Schools.

A total number of three higher secondary schools are required to cater the needs of the population of this zone. The area required as per Master Plan Is 23.33 acres. These schools shall be for both boys and girls. The details are as follows:

Site No. 1: The existing Higher Secondary School in Romesh Nagar has been retained for the purpose. The area was 3.13 acres. It has been increased to 6.00 acres by taking the adjacent park and about 28 houses.

Site No. 2: The site marked for the Higher Secondary School in Mansarover Garden has been retained. Since the area of the existing site is less, one row of 16 plots adjacent has been taken for the purpose and the required need has been met. The area of the site is 6.40 acres.

Site No. 3: The school which is under construction in Kirti Nagar Colony has been retained and to meet the desired area of 7.00 acres some vacant land adjacent to the site has been taken.

The total area required for Higher Secondary schools is 23.33 acres but the provision is made only for 19.40 acres. To meet the deficiency more area has to be acquired.

Primary Schools: 4 total number of ten primary schools are required for the Zone. The provision of primary schools have been made at the existing schools and site marked for the purpose as there is no land available in the Zone. The details are as follows:-

Site No. 1: The site used as Higher Secondary School is only 1.80 acres which is even not sufficient to be used as primary school. Therefore, the adjoining area shown as open has been included in the school site which gives a total area of 3.17 acres for the school.

Site No. 2. The existing primary school in Romesh Nagar with the area of 0.88 acres has been retained. To meet this deficiency vacant area adjacent has been included in the school site which gives a total of 2.8 acres for the purpose.

Site No. 3: The site of 2.5 acres has been marked for primary school which includes 1.60 acres vacant land, 0.73 acres open area and 12 houses in Romesh Nagar. The houses are to be acquired for the purpose.

Site No. 4: The existing primary school in Romesh Nagar having an area of 0.62 acres is inadequate for the purpose. The adjoining 26 houses has to be acquired to meet the required area which gives a total area of 2.48 acres for the school.

Site No. 5: The existing primary school in Saraswati Garden has been retained some additional vacant land has been included in the school site which is now 2.00 acres.

Site No. 6: The primary school which is in Romesh Nagar having an area of 0.30 acres has been marked as 1.6 acres by including the vacant land from adjacent and some houses.

Site No. 7: The existing school in Kirti Nagar having an area of 2.00 acres has been retained.

Site No. 8: An area of 2.94 acres has been reserved in the vacant land in Mansarover Garden to call to the need of the population.

Site No. 9: Site has been retained as shown in the layout plan of Mansarover Garden. The area under this site is 2.55 acres.

Site No. 10: Site has been retained as shown in the layout plan of Mansarover Garden. The area under this site is 2.00 acres.

Nursery Schools: An area of 16.66 acres is required for 33 Nursery Schools for this Zone. As whole of the area is already built up Municipal Corporation of Delhi should find out suitable site for this purpose and reserve them in the approved and regularised layout plan of various colonies coming in this Zone.

Residential Planning Area Shopping: Area of 2.00 acres showin in the regularised plan of Romesh Nagar as shown in the Zonal Development Plan should be retained and an additional area of 2.40 acres marked in the layout plan of Mansarovar Garden should be retained. Total comes to 4.40 acres whereas the required is 3.33 acres.

Convenience Shopping: An area of 1.33 acres is required for convenience shopping. Area of 0.52 acres in Romesh Nagar and 1.08 acres and 0.62 acres in Kirti Nagar has been retained. The street shopping in Kirti Nagar should not be allowed as the provision is already more than required.

Park Playgrounds and Tot-lots: A total area of 72.50 acres is required for park, play-grounds and tot-lots to catter to the needs of this Zone. 40.51 acres is already existing in the approved and regularised layout plans of the colonies in this Zone. If the area is to, be provided as per Master Plan some houses are to be acquired for the purpose.

TABLE -I.

STATEMENT SHOWING THE POPULATION IN VARIOUS COLONIES

	•							
S. No.	Name of the colony	Area in	Number of	Expected population	Density as per layout plan.	Density as per Master 1	Population	Remarks
		acres.	DTO			- Constant	1.45.00	
·	Mansarover Garden	145,00	1021	686	29	100	133	
ĊĴ.	Bank Enclave	2,85	ee [297	108	100		
ູ້ຕັ້	Rajori Garden 181 Block.	N N	TOT			C	400	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Raibri Garden	4.00	47	423	106	001		
· · · · · · · · · · · · · · · · · · ·	NOOTH III			00281	66	100	16400	* *** ********************************
ည်	Romesh Nagar.	164,00	TROO	1 F	06	100	15500	
*.··`	Kirti Nagar	155.00	1556	14004T	(100 min 8 00 00 00 00 00 00 00 00 00 00 00 00 0	100	574	
7.	Sarswati Garden	.5*74	50		The second secon		48909	· · · · · · · · · · · · · · · · · · ·
	Total	489,09	4667	40000 TO		The second secon		
3.72	· · · · · · · · · · · · · · · · · · ·			8	19、19年の日本の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の大学の	The second secon		·

STATEMENT SHOWING THE EXISTING COMMUNITY FACILITIES IN THE APPROVED COLONIES.

SAS H SAG P	Name of the colony Mansarover Garden Bank Enclave Rajori Garden 'B' Block. Romesh Nagar Kirti Nagar	Population 9189 297 297 16200 14004 1	facilities. i) High School iii) Primary School iii) Promunity Centre iv) Parks i) Parks i) High School ii) Primary School ii) Primary School iii) Primary School iii) Primary School iii) Primary School iii) Shopping Centre iv) Parks i) High School iii) Shopping centre iv) Parks	unity	Number 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	acres provided 5.50 7.45 1.63 6.50 4.45 0.66 0.66 0.66 1.00 1.00 1.00 1.15		Area required a Master Plan (in acres) 4.53 1.53 0.92 13.17 0.43 0.22 7.57 8.01 1.62 23.55	S C C C C C C C C C C C C C C C C C C C
7.	□ □	531	i) Primary School ii) Parks & open space	v	r-1 CV	1,81 0.66).	0. 22	
	Total acres	2							
				10 m - 15 m - 1					

It will be seen from the above table that the actual area provided for the various community facilities in approved layout plans are far less than what is required as per Master Plan standards. Necessary adjustments have been made in the Zonal Development Plan.

TABLE

STATEMENT SHOWING MAJOR LAND USES IN ZONE G-2.

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ST. NO.		
	Industrial	
	1) Extensive industry 11) Warehousing.	72*00 140*00 86*50
	<u>ہ</u> د	57,50
	Railway land	28*00
	Master Plan Green	444 400 00
	Master Plan residential)) o j n#
		920,00

APPENDIX 'BB'

STATEMENT SHOWING THE VARIOUS FACILITIES TO BE PROVIDED IN THE COMMUNITY CENTRE.

- 1. Shop's.
- 2. Library.
- 3. Religious building.
- 4. Cinema
- 5. Petrol pump (Service garage)
- 6. Shopping & Service industry.
- 7. Professional Offices.
- 8. Health Centre.
- 9. Post & Telegraph Office.
- 10. Telephone Exchange.
- 11. Police station.
- 12. Fire station.
- 13. Electric sub station.

APPENDIX 'CC'

STATEMENT SHOWING THE SUGGESTED UNIT REQUIREMENTS FOR RESIDENTIAL PLANNING AREA IN ZONE G - 2.

Area: 492 acres. Population: 50,000 Density. 100 persons/acre.

Sl. No.	Particulars	Number 0	Acreage	Percentage 1	Remarks
ri ,	Educational Facility.				•
	<pre>i) Higher Secondary School ii) Basic Primary School iii) Nursery School</pre>	39 39 39	22.2 26.0 26.0 26.0 20.0 20.0 20.0 20.0	4.70 5.30 3.30	
ณ์	Shopping Distribution. i) Community centre. ii) Local Shopping. iii) Convenient Shopping.		ਲ ਲ ਲ ਲ ਲ ਦੇ ਲ ਲ ਦੇ	1.70 1.10 0.40	
ຕ້	Parks & Playgrounds. i) Parks ii) Playgrounds iii) Tot-lots.	·	48.33 20.00 4.17	9.20 4.00 0.80	
4	Roads & Streets: i) Maximum area covered. ii) Minimum area covered.	•	112,50	22.50 12.00	
က္ခံ	Area under Residential plots. i) Maximum area covered. ii) Minimum area covered.		288,33 236,00	57 70 47 20	
	Total		492,00	100,001	

ZONAL DEVELOPMENT PLAN FOR LAL DARNAJA AREA IN THE

Preamble:

The Delhi haster Flan envisages that Development Flans for the old Delhi area should form part of a comprehensive urban renewal and redevelopment programme as obtained in the works studies. Realising that in the immediate future, there cannot be large scale demolition, due to the financial burden involved on public bodies, the low rent paying capacity of the slum dwellers and the need for keeping them near the work places, the master plan recommends that a major effort be made in the immediate future only to improve the slums rather than demolition and redevelopment. -

Cre of the major recommendations is "to improve the circulation in the old city by a system of streets that will involve minimum widening but will at the same time ensure smooth flow of traffic. Through traffic is kept to the periphery of old city and traffic generated inside the city is channeled to flow in and out. Some of the existing alleys will be used for cycle paths and pedestrian ways whereas wehicular traffic will skirt the residential pockets. There will be enough parking areas so that these pockets are accessible to vehicles but these will not go through them".

3.5 性多格。2014年 Firther it envisages the provision of at least the minimum community facilities and services and reasonable means of communication in a way to remove congestion from these built up areas, ruling out large scale clearance and reconstruction due to lack of resources and low capacity of the people to pay rent etc. Employment centres like flatted residential areas, but noxious industries and village like occupations like dervies, hotels, etc. are to be removed from these areas.

The long I Development Flan for Lal Darwaja area (A-16) has been prepared on the above basis and the circulation pattern envisaged is mostly based on the traffic circulation plan shown in the Master Plan and the special standards suggested for the walled city area.

Location:

14 4 1 NO

Lal Darwaja area is in the walled city and is bounded by Glowri Bazar road in the north and Bazar Sita Ram and Bazar Turkman in the south and Bazar Battia Mahal and Chandhi Mahal in the east.

<u>Identification</u>:

Lal Darwaja area which has more than 84% of poor structures has been identified as redevelopment area by the multiple index. This area forms part of the 284 acres which has been classified as redevelopment area in the walled city 1 88 16 06 ACT DOMINION STORY िहिंदी अध्यक्षिणे Zone.

Existing Conditions in Lal Darwaja area:

grow of Condition of Structures

39 O W. L. L. W. C.

poor, nearly 34% of the structures in Lal Darwaja area is very poor, nearly 34% of the structures are in poor condition. Only 1.35% are in good condition and 14.6% in fair condition. Fredominantly the structures in this area, are two storeyed for more, and 53.1% of the total number of houses are two store yed and 24.2% are more than two store yed. There are 545 houses in tin-sheds in this area.

Population

In 1951 the population of Lal Darwaja area was 32,796 giving a gross density of 439.62 persons per acre. In 1961, the population has increased to 39.695 with a gross density of 531.97 persons per acre i.e., 21% increased over 1951 figures.

2. Housing and Residential:

The Housing in Lal Darwaja area is dis-orderly and unplanned and reflects a confused and haphazard growth. As mentioned earlier, nearly 84% are poor structures and have almost outlived their usefulness with only 1.31 per cent of the structures in good conditions. Most of the structures are built with blind alleys and there is no semblance of any functional distribution. 34.4 per cent of houses have nonresidential uses. Nearly 78 percent of the houses are two storeyed and more without adequate facilities such as separate living rooms, with stores, kitchen etc. The housing condition is very poor and is tending to deterior te in condition, due mainly to the lack of service facilities. The rental value of the structures is also very low with 21.3 per cent having less than &. 10/- and 28.8 per cent &. 10/- to 3. 20/- and 22.9 per cent about %. 20/- to %. 40/-. The highest range of rent of %. 140/- and above being only 2 per cent. This ic rental value. coupled with 34 per cent of the poor structures, clearly shows the extent of blight and sub-standard type of structures which are present in the area and in turn qualify the area for medevelopment pu moses. 🕠 🐃 🔻

In Lal Darwaja area there are 24 katras and 92 bastis.

Income. Employment and Place of work:

The area is mainly inhabited by people of low income group. More than 59% of the households have a monthly income of Es. 150/and below. The average monthly income of household in Lal Darwaja area is Es. 183.7 with 1.4 earners per house-hold. The average income of an earner is about Es. 121.13. The nearness of the place of work is a significant factor in this area with as many as 52% of the earners travelling less than one mile. This factor will have to be taken into cognisance while earmarking relocation places for the surplus population from this area.

4. Shopping and Commercial:

 $\langle \mathcal{N} \rangle$

There is no regular neighbourhood shopping centre in the area. But almost all the shops have been located all along

.

the roads, streets and lanes. The main bazars are the Chowri Sazar, Sazar Sita Ram and Sazar Turkman Gate. The re are however good concentration of shops along the Chandi Mahal road and lanes nearby. These shops are neither compact nor have any geographic distinction and all types of shops have been mixed ... up and show a very haphazard growth. The type commercial activity is mostly retail business with 606 units and 10 whole-sale business units.

· 高大林 (1985年)。 (1985年) Industries Passer and A may a fire र्मुच और और स्टेब्स्ट्रे

In 1959 there were 241 units of industries and godowns in this area. It mainly consists of printing and publishing. The total area under industrial and manufacturing is about only 3.54 acres. The control of the

Educational facilities:

(中国)多有数名型文字《West Collection of the In 1959 there were 6 primary schools covering total area of 0.68 acres and 3 high schools covering an area of 0.26 acres. In the Lal Darwaja Area at present, there are 5 primary schools and one middle school and one girls Higher Secondary School with the total strength of 5901 pupils and covering an area of about 2.5 acres. One high school which was locatedin this area, has since been shifted a year back to the Ram Lila Grounds infront of Delhi Ajmeri-Gate scheme. All these schools are over-crowded without adequate space and run two shifts to cope with the increased capacity. There are no play-grounds attached to any of the schools.

7. Cpen Spaces: There is no regular open space within the area but a few wide chowks have come up at the junction of lanes mainly around religious buildings and serve as a sort of informal meeting places.

As stated earlier, the main proposals of the zonal development plan for the Lal Darwaja area (A-16) are limited to the policy decision enunciated in the Master Plan viz. widening of roads, streets and provision of community facilities. The road widening proposed are the minimum necessary and the community facilities are provided according to the special the community facilities are provided according to the special standards given in the Master Plan for the walled city area and are planned for a gross density of 250 persons per acre in accordance with the Master Flan recommendations, even though the present density is 532 persons per acre. Thus out of a total of 39685 persons residing in this area only about 18650 persons will continue to live here. Further the rad widenings and provision of community facilities, removal of non-confirming uses such as industrial, commercial etc., will necessitate the displacement of a number of families from this areaapproximately 3170 families (See appendix II /..

> The rural trades at present flourishing in this area will rehabilitated in the proposed urban villages and the service industries will be located in the area proposed for service industry in the zonal development plan. The other non-confirming uses such as big industrial, commercial developments will have the second of making his

to be moved elsewhere in accordance with the proposals of the Master Plan. Some of these displaced families may be accommodated in the Mata Sundri Area where some land has been earmarked for slum housing and others in the rest of the developing areas of Delhi.

The breakup of the existing and proposed land use is given in Appendix I. In the proposed zonal development plan nearly 70% of the area is proposed for residential purposes with reservations upto 10% for community facilities etc. In the Lonal Development Plan it is proposed to have community facilities such as schools and open spaces etc., mainly in areas comprising evacuee properties so that minimum acquisition of properties except for a list of evacuee properties for the entire walled city, a house to house survey regarding the exact location of evacuee properties within the Lal Darwaja area was conducted by this Organisation with the help of the staff of the M.C.D. and there are 160 evacuee properties within this area as shown in the plan attached alongwith this report. Even though these properties stand transferred to the M.C.D., according to Government's decision, they had not been operated upon fully at the time of the above survey.

The details regarding the evacuee and non-evacuee properties involved in the proposed locations for schools, open spaces etc. are given in appendix III and the location of the properties are shown in the attached plan. Out of the 160 evacuee properties within this area nearly 50% of the properties are covered by the above proposed community facilities within the area. In this regard it may also be pointed out that the alternative accommodation for the residents of nonevacuee properties who are involved in the aforesaid proposals could be provided in the rest of the evacuee properties which have not been included as such in the above proposals. This aspect needs further detailed consideration as the number of families and dwellings involved are not exactly available.

Residential: These areas will have to be re-developed in stages. In the first stage the dilapidated buildings in the area will be cleared and new housing will be built by both public and private agencies so that there is a gradual upgrading in the quality of the housing. In the second stage non-conforming uses will be shifted and these areas put under residential use with new housing. The new buildings which may be built in this area will be sufficiently set-back so that ultimately no lane will be less than 15 feet in width, and will conform to building bylaws applicable for this area. Further sanitary condition etc. in the area will be improved by providing sewerage and community latrines etc. Other amenities like water supply and electricity should be provided.

In addition to the proposed Master Plan density of 200 persons per acre 4.5 acres of the residential area has been earmarked for high density, i.e. group housing purposes where the density would be of the order of 400 persons per acre with the coverage standard as specified in the Master Plan.

Schools:

5 primary schools and 2 higher secondary schools each having area of 0.25 acres and 0.5 acres respectively, are necessary forthe proposed population in this area. However, as redevelopment of this area will have to be done in several phases and this will take some time additional schools have been proposed in order to cope up with the existing population in this area and these have been shown in the zonal development plan. Accordingly 10 primary schools and two higher secondary

schools have been proposed. Out of this two existing primary schools in the Thari Imli and Chitlagate areas are proposed to be retained as such without any addition to their existing plot area and these will be reverted to the residential use at the final stage of redevelopment.

Commercial and Local - shopping:

Along the Chowri bazar the Master Plan stipulates a General Business cum commercial complex and this has been incorporated in the zonal development plan accordingly. The entire Chawri Bazar road will be widened to 60 feet width commercial uses on either side having depth varying from 20 to 40 feet according to the plots along the road. Further some 5 new areas have been proposed for local shopping purposes to cater to the needs of the people in this zone.

Open Spaces:

Several areas have been proposed as open spaces in the development plan and these cover an area of about 5 acres. These open spaces have been so provided in the vicinity of schools and local shopping etc. so that this community facility should be put maximum use by the community. Mostly they comprise of the existing evacuee properties.

Community Centre:

An area of about 0.30 acres has been earmarked for the community centre in zonal plan for the development of community centre of 1200 square yards and a dispensary of 400 square yds. in this community facility area. This has been located in the centre of the zone along with main circulation very near to the local shopping and community parks.

Circulation Pattern & Farking Areas:

As envisaged in the master plan the vehicular traffic is to be confined to the peripheral roads of the zone which are proposed for widening. The Chawri Bezar road is proposed to be widened to 60 feet and the Bazar Sita Ram to 45 feet and Bazar Turkman to 36 feet, Bazar Chandi Mahal to 45 feet and Bazar Hatia Mahal to 36 feet, as given in the circulation plan for the walled city in the Master Plan. Alignment of these roads have been proposed taking into cognisance the condition of the existing structures along the existing streets. The internal circulation is provided by the loop streets 30 feet wide and pedestrian ways 15 feet wide, and a cycle track 12 feet wide. There is a slight shift in the alignment of the loop street along the Sita Ram Bazar and this shift has been necessitated, as the proposed alignment given in the Master Flan was passing through religious area known as "Chaurasi Ghanta ". The existing narrow alleys and lanes will have only pedestrian traffic and will be further widened to 15 feet over a period of years.

A major parking area has been earmarked on the 45 feet road along Bazar Sita Ram, as proposed in the Master Plan. There will however, be two parking areas one each on the Chawri Bazar

Road and Chandi Mahal road but these will be located adjacent zones. The total area under parking is about 0.20 acres and ill keep the roads free from parked vehicles. Further the proposed service industries area is also located nearby so that this parking area could as well serve as a loading and un-lading bay for the service industry.

Citizen Farticipation:

Urban renewal as envisaged in the Zonal development plan is only possible with the participation of the citizens whose economic, social needs are involved. This is a pre-requisite both in the implementation stage and in the pre-planning stage without which the exclusion of this sort of urban renewal programme will not be successful. For this purpose setting up officitizen's Committee at Mohalla and ward levels is recommended. This will provide forthe participation owners and public agencies in the House Building activities, provision basic amenities and improvement and up-grading of existing of good buildings.

Existing Land use:		,
Land Use.	Area in acres	Percentage
Residential	33.14	54.05
Commercial	14.97	21.04
Industrial & Manufacturing	3.54	5.01
Public & Semi Public Facilities	3.16	4.05
Agricultural	0.03	0.01
Vacant Land	0+60	0.08
Roads & Streets	9. 56	13.06

	Tota 1	70.00	100.00
Proposed Landuse: +		Area in acres	Fercentage.
le sidential		47.90	64.21
Commercial (including local shopping)	,	3.25	4.36

•	*	
Commercial (including local shopping	3.25	4.36
Service Industry	1.39	1.36
Schools	3.16	4.23
Religions Buildings	2.53	3.39
Open Spaces	5.06	6.79
Community Centre	0.30	0.40
Parking Area	0.20	0.27
Rœ ds	10.25	13.74
Cycle Track	0.56	0.75
To	tal 74.60	100.00

Note *According to T.F.O. Landuse sturies.

⁺ The total area as calculated from the map works out to 74.60 acres. This also includes some area in comporation in this zone from Zone A-13 for Road Proposals.

AFPENDIX II.

STATEMENT REGARDING THE BFFICTED PLOTS UNDER NEW PROPOSALS.

	•				-				
S. 110.	Description	No. of	No. of Po. of	Mo. of	No. of Industries	No. of Godowns	No. of Vacant & Jemolished Bldgs.	Remarks.	
	Schools	74	176	14	4	ı	t		
. તે	coen souces	160	7.31	39	1~	• m	√ '	2 Easties are included.	
. . ເກ	Commercial & Local Anapping	118	1981	215	16	20	1	10 Boctiev.	
	Community Facility	ල ව	68	\$	ι		· · · · · · · · · · · · · · · · · · ·		,
ស	Jervices Industries	oo Oo	184	53	9	ري دي	, ř		
ં	Roads	4. Jb	26.8	354	23	. 24			
7.	Group Housing	18.	169	ı	1	1	5 1		ĺ
	Grand Total	1615	3166	655	99	99	6		.
		,							

APPERIOUX III

STATE MAINT OF BUILDED FROM THE OF BY THE NEW FROM IS.

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NONE VACIDE 1 PROPERTIES	က	13 13	m	prod.	4	7	Ó	20	57		prof.	10	12	21	4
EVACUES FROPERTIES Number Total 2		546 to 584, 593 to 594, 595 597, 601 to 603				2729~2736~2737	212C.2136-2137 to 2140.2150 2152.2166-2169-2173	3038	17 otal			546.349.553.558.561.566			
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19	15	-	31	50	160	118	ප	408
		•						
12	10	Town and address	14	·	115	112	9	399
2	ស	. 2	17	ന	52	9	2	6
2741,4243,4245,4246,1760,1765	15-00, 1361, 1617, 1618, 1661	2757, 5759, 2761, 2764, 2777, 2781,	1973, 1974, 1978 to 1983, 1994 1986, 1987, 1996, 2000, 2003 to 4 26.5, 2009, 2010, 2011, 3103, 3109, 1997	2017, 2020, 2038		2596, 2606, 2607, 2608, 1543, 1750, 1561	2323,3624	1586,1702 to 1704,1778 to 1783, 1786,1787,1987,1993 to 1994,1934,1995
	d gap proposed and the second					Commercial	Civic Centre	Roads
* 9	Par.	œ	•	10.		}1 1 1	IV.	V.

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REPORT ON THE ZONAL DEVELOPMENT PLAN FOR SARAI ROHILLA AREA ZONE B _ 4.

- Location and Area: The Sarai Rohilla area Zone B-4 is bound by the Western Jamuna canal on the north, Najafgarh drain on the west, Delhi-Ferozpur Railway lines and yards on the south-eastern periphery. Further, it includes part of the Gulabi Bagh area in the north-eastern periphery and covers an area of approximately 677 acres.
 - Existing conditions in Sarai Rohilla Area. The built up areas in Sarai Rohilla, except the Kishan Gunj railway colony and refugee colony, give an impression of haphazard confused growth. The entire area is covered by a sprawling mass of structures of varying sizes, shapes and construction, cris-crossed by narrow streets and lanes. A notable feature of this area is that all the uses such as industrial, commercial and residential etc. are mixed up and in certain parts the sizeable pockets of single predominant use (either commercial or industrial) exist.

Along the western Jamuna canal and in the northeastern periphery of the area a few basties have also been sprung up mainly towards the south of the canal.

- (i) Condition of Structures: The structures in Kishanganj railway colony and in part of Rohilla basti (refugee colony) are pucca and in average condition. In other localities though the majority houses are pucca, they are in a dilapidated state. Predominantly, structures in this area are two storeyed or more, except for the basti area where it is single storeyed. Among the existing structures nearly 85% of the houses are in bad condition, and 15% of the houses are in fair condition. Only 0.1% of the houses are in good condition.
- population. According to 1961 census the population of this area is about 46,500 including the Gulabi Bagh area mentioned earlier. Accordingly, the gross density works out to 66 persons per acre. This low density is due to the existence of orchards and vast including railway yards open area in the railway land which forms nearly 44% of the total zone area of 677 acres.
- the housing and residential: As mentioned earlier, the housing in Sarai Rohilla area is disorderly and unplanned and also of a mixed nature with the interminating of residential, commercial and industrial areas with existing orchards and vast open lands.

In Rohilla basti and Kishanganj railway colony, resident are mostly refugees, whereas old residents or local people predominate in Shahadabagh and Sudama Nagar and Nai Basti area. In Sarai Rohilla area more than one-fourth of the households live in self-owned houses. The average monthly rent per household is Rs. 10.3. In the built-up area nearly 54% of the house are pucca and 21% kutcha houses with the vast being mixed type. In Sarai Rohilla area nearly half the households (48.4%) depend upon public hydrants for water. The rest have their own taps, hand pumps and wells. 93.4% of the households have no electricity in their houses. 53% of the

households use the public latrines.

- (iv) Income, Employment and place of work: The area is mairly inhabited by low income groups. Nearly half of the household have a monthly income of less than Rs. 100, 45.5% Rs. 100-250, and 5.9% above Rs. 250/-. The average monthly household income is Rs. 128.7. The distance to place of work is a significant factor in this area with as many as 48% of the earners having their work place in less than a mile. This factor will have to be taken into cognisance while earmarking re-allocation of places for surplus population from other areas.
- (v) Shopping and Commercial: The main shopping centre in the Sarai Rohilla area is the existing compact commercial block in Kishanaganj Railway colony where approximately 200 shops are located. In all there are about 350 shops in this area and most of the shopping requirements of the residents are met by these shops. The type of commercial activity is mostly retail business with a wholesale units.
- (vi) <u>Industries</u>: The built up area in Shahzadabagh is predominantly industrial and there are about 40 manufacturing units located in this area employing approximately 600 workers. Besides, a truck body building industry along with its ancillary trades, has sprung up in the Gulabi Bagh market. According to T.C.P.O. survey 1959, there were 69 industrial units in this zonal area.
- (vii) Educational Facilities: The existing educational facilities are inadequate to meet the requrements of the residents and there are about 10 primary schools, two middle schools and two higher secondary schools in this area. Most of the schools including the higher secondary schools, run two shifts in order to cope up with the increased strength.
- (viii) <u>Dairies</u>: At present a number of vacant plots are being used for small dairies within the residential area. These dairies are approximately 40 in number and cover an area of about three acres. Most of these units have encroached on the existing vacant land in this area and play their business. There is no regular means for the disposal of animal wastes from these dairies and this has become a source of filth and nuisance to the residents of the area.
- (ix) Other facilities. There are no public parks and playgrounds within this area, though there is a lot of vacant land in this area. Also the existing small open spaces and parks in the Kishanganj railway colony are restricted to the residents of that area and not for the entire public of the area.

Generally the medical facilities are inadequate. There is only one dispensary in the Kishanganj railway colony which is restricted to railway employees.

The break up of existing landuse of the area is given in appendix I.

3. <u>PROPOSALS</u>:

The Saria Rohilla area which has vast open land in the form of vacant areas and orchards, is proposed to be developed into an intensive residential and manufacturing area in accordance with the Master Plan recommendations. When the vacant land and orchards are re-claimed for residential purposes, it would not only re-house the people living in this area at present, but additional population overflow from other parts of the city, forming part of clearance and rehabilitation schemes could be accommodated in this area as envisaged in the Master Plan. Further recommendations of the Master Plan include light manufacturing and flatted factories areas (32 and 11 acres respectively), a vegetable market of 6 acres and allotment of land for the improvement of existing railway station at Dayabasti, Kishangunj and Subzimandi (8, 2 and 3 acres respectively).

An important feature of the land ownership in this zone is that railway authorities have approximately 300 acres of land comprising about 44% of the total acreage of the zone area. Out of this land, Railway Offices and colonies cover about 150 acres and vacant land about 100 acres and the rest of the areas are under railway yards and sidings. In the re-development plan the area under the railways are also proposed to be re-densified in accordance with the master plan proposals and to contain some of the community facilities, necessary for the envisaged population. This aspect of change of ownership of land from railways will be an important factor in order to re-develop this area and achieve the master plan densities in this zone.

In the proposed zonal development plan nearly 66% of the area is proposed for residential use with reservation upto 26% for community facilities. This break-up of the proposed land use is given in Appendix II.

a) Residential: In the master plan two residential densities viz. 125 and 200 persons per acre have been envisaged in this area. The area between the proposed New Rohtak Road and the Majafgarh Nala, covering about 60 acres will have a gross density of 125 persons per acre. The rest of the area covering approximately about 385 acres will have a gross density of 200 persons per acre. Thus the total envisaged population in 1981 for this area is 84,500 persons.

The re-densitification of this area will have to be done in stages, and in the first stage the dilapidated buildings in this area will be cleared and new houses will be built, both by public and private agencies so that there is a gradual up-grading in the quality of the housing. In this regard, it may be pointed out that the Municipal Corporation had already undertaken the redevelopment of Amba Bagh area and Bagh Fazal Khan area where vacant land is available for the residential use. Nearly 256 residential units are under construction in 3 to 4 storeyed housing projects.

In the second stage non-conforming uses will be shifted from this area and the area under orchards will be put in to residential use with new housing and new buildings, which will be built to conform with the by-laws applicable to this area. Further, sanitary conditions in this area will have to be improved by providing under-ground sewerage and water supply etc.

- b) Schools: In the Zonal Development Plan the standards as recommended for the area of 200 acres density has been adopted. Accordingly, 18 primary schools having an area of 5 acres each have been proposed. The location of the higher secondary schools have been so proposed taking into Consideration the redevelopment plan which is nder preparation by the Municipal Corporation.
- (c) Community Centre and Local Shopping: Two community centres each having an area of six acres have been proposed in this zone, each catering to a population of 40,000 to 50,000. These community centres include libraries, religious buildings, cinemas, petrol pumps, service industries, police stations etc., and will contain about 80 to 100 shops.

Besides, siz Residential Planning Areas or Local Shopping area, each having an area of 0.8 acres have been proposed at suitable location to provide for the local shopping purposes. Each residential planning area will contain about 15 to 20 shops. Further, about 3 convenience shopping units in residential areas consisting of 30 to 40 shops, have also been proposed.

- (d) Open Spaces: Several areas have been proposed as open parks and neighbouring parks and play-grounds in this zone covering an area of about 72 acres.
- (e) <u>Circulation nattern</u>: The proposed ZDP incorporates the recommendations of the master plan in regard to the proposed alignment of the new Rohtak Road of 200° right of way south of the western Jamuna canal and the re-alignment of the Old Rohtak road with a 100° of right of way passing eachwest in the middle of the zone and another road of 100° R/W running north south. The modification of the existing level crossing along the old Rohtak Road will be necessary at the junction where the proposed alignment of the new Rohtak Road and there shall be an over-bridge for the road across the railway line.

Besides the proposed alignment of 80' R/W roads witinin the zone for internal circulation have been shown in
ZDP. The existing level crossing on Ambala Line has been
modified to allow for proper movement of traffic in the
realigned road of 80' right of way. Further, in order to
improve the internal circulation and as well as to avoid
the nuisance of the existing gandha nala, it is proposed
to cover this channel and utilise it as a residential street.

(f) Industrial: As recommended in the Master Plan, an area of about 32 acres has been proposed for industrial light manufacturing along the proposed new Rohtak Road. All the small scale and non-nuisance industries existing

in this area as well as from the out-lying areas will be located in the light manufacturing area and will be governed by the unit space standards as suggested in the master plan, viz an employment density of 30 to 50 per acre.

A flatted factory area covering approximately about 11 acres has been proposed in between the railway line and the proposed 100 feet wide road east of the Daya Basti railway station as per Master Plan recommendations: This area will be developed to house the scattered industries in residential areas and will consist of multistoreyed building with high density employment ratio of 200 to 300 workers per acre as per Master Plan standards.

- (g) <u>Vegetable Markets</u> A site for market for whole-saling of vegetable and fruits has been shown in the ZDP near the Daya Basti railway station covering an area of six acres.
- (h) Railway Stations: An area of about 13 acres has been allotted for the development of railway stations falling within this area as below:

Daya Basti

8 acres.

Kishan Ganj

2 acres.

Sabzi Mandi

3 acres.

Master Plan Green: As proposed in the Master Plan an area of about 10 acres has been earmarked for Master Plan green purposes including a greenbelt along with the Najafgarh Nala.

AFFENDIXI

TABLE I - Existing Land Use.

·:·

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		•
Land Use	Acreage	% a ge
Se sidential	167	24.67%
asties		2.51%
Dairies	3	0.44
Ç roha rd s	35	12.55
Vacant land	60	3.84
Industries	26	3.94
Schools	10	1.48
Commercial	2	0.29
Railway land & yards etc.	300	44.31
Honclassified mala etc.	7	1.03
	677	100.00

AFFENDIX II.

PLAN PROFOGALS - LAND USE:

Land Use	Ac reage	%age
Residential (Density 125 p.sq.)	60	8.87
Residential (Density 200 p.sq)	335	56.87
Industrial (Light manufacturing)	32	4.72
Flatted Factories	11	1.63
Wegetable Harket (Molesale)	6	.88
Railway Station Dayabasti	8	1.18
Railway Station Kishanganj	2	•29
Railway Station Subzimandi	3	.44
Railway Yards etc.	60	8.87
District Farks	10	1.48
Arterial & Major Roads	100	14.77
•	577 Approx	(·100 00

TONE - 34 TABLE III

Grea : 677 acres.

Fronosed population 34500

COMMUNITY FACILITIES	STANDARD	DE C	ZOURSENTS Acreage	W. C. P. C. P. C.	
	(1) O				
1 Community Centre	1 for 40,000 to 50,000/6 Lcres.	2	12.00	Bach C.C. 6 Lc.	
2. Nigh 3chool	2 10 acres/15000 pop.	11	55.00	3 ₈ ch school 5 ac.	
3. Frimary 3chool	2 4.5 ac./15006	11	25.50	Bach School 1.5 ac.	j
4. Mursery school	16 2 ac./ 15000	56	11.20	Bach school 0.2 ac.	
5. Peighbourh cod Jark's	1 9 ac./15000	vo	51.00	5 panks each 9 ec. I park 6 ac.	
6. Flay grounds ,	1 2.5 ac./15000	. 0	13.00	5 grounds each 2.5 ac. 1 ground 1.5 ac.	
7. Tot-lots	- 75 ac/15000		4.25	Beh tot-lot to be not less than 200 sq. ft.	· .
9. Residential Planning area contra	1 .80 ac./15000	9	4.50 ac.	5 centres of .30 ac. 1 centre of .50 ac.	
9. Convenience Shopping.	3 .20 ac./15000	17 u	17 units].15 ac.	Che conv. shopping centre for pop. 3500 to 5000.	. 1
Total			177.66 acs		

Community Centre: To include library, religious building, cinema, petrol pump, shopping, service industry and police station Bes: Flanning Area Contre : Bach daving 15 to 20 shops.

A INC DELES: 45

DELHI DEVELOPMENT AUTHOLITY

Minutes of an extra-ordinary meeting of the advisory Council of the Delhi Development authority held on Friday, the 10th July 1964 at 9.00 a.m. in the Conference Room at Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

(1)	Shri	Dharma Vira, President Chief Commissioner;	t
(2)	11	Naval Prabhakar, M.P.: Member	
(3)	11	Piare Lal Kureel, M.P.:	
(4)	11	Amar Nath Chawla, "Councillor, Municipal Corporation of Delhi;	
(5)		Brij Lal Goswami, Councillor, Municipal Corporation of Delhi;	
(6)	ff ·	Girdhari Lal, "Councillor, Municipal Corporation of Delhi;	
(7)	II	Ram Singh, "Councillor, Municipal Corporation of Delhi;	
(8.)	, 11	M.L. Mittal, " representing Labour;	
(9)	Η̈́	C.B. Patel, Director, National Buildings Organization;	
(10)	tt .	H.P. Sinha, "Consulting Engineer(Roads Development), Ministry of Transport & Communication;	
(11)	#	Ram Mohan, representing Shri V. Venogopalan, Member, Central Water & Power Commission;	
ial In	vi tee) S :	

Speci

- (12) Shri Brahm Prakash, M.P.;
- (13) Kumari Shanta Vashist, M.P.,
- (14) Shri Bhiku Ram Jain, Chairman Standing Committee (of the Municipal Corporation of
- Des Raj Vij, Councillor & Member, Standing Committee, Municipal Corporation of Delhi; (15)

- (16) Shri Des Raj Chaudhry, Councillor, Municipal Corporation of Delhi;
- (17) " Mangat Ram, Councillor, Member Standing Committee, Municipal Corporation of Delhi;
- (18) " Narain Singh, Councillor, Municipal Corporation of Delhi;
- (19) Dr. Yudhvir Singh, Chairman, Industrial Advisory Board, Delhi Administration;
- (20) Shri Gopi Nath Aman,
 Chairman,
 Public Relation Committee,
 Delhi Administration;
- (21) " J.M. Raina, Commissioner, Municipal Corporation of Delhi;
- (22) "Gian Prakash,
 Joint Secretary to the Govt. of India,
 Ministry of Health and
 Chairman, Town and Country Planning Organisation;
- (23) " K. Kishore, Chief Secretary, Delhi Administration;
- (24) " K. L. Rathee, Housing Commissioner, Delhi Administration;
- (25) " V.R. Vaish,
 Additional Chief Engineer (DA),
 Central Public Works Department;
- (25)a Prof.L.R. Vagale, School of Planning and Architecture;
- (26) Shri Balbir Singh Saigal; Engineer Member, Delhi Development Authority.
- (27) "S.S. Lal, Finance & Accounts Member, Delhi Development Authority.
- (28) C.S. Gupte,
 Architect Planner,
 Town & Country Planning Organisation;

- (29) Shri S.G. Bose Mullick, Deputy Commissioner, Delhi;
- (30) " Gajraj Singh,
 President,
 New Delhi Municipal Committee;
- (31) " Mohan Singh, Sr. Vice-President, New Delhi Municipal Committee;
- (32) " N.V. Venkataraman, Secretary (Finance), Delhi Administration
- (33) " R.K. Baweja, Secretary (Law & Judicial), Delhi Administration;
- (34) "B.K. Sharma, Director of Industries, Delhi Administration;
- (35) " E.B. Reinboth,
 Development Commissioner,
 Delhi Administration;
- (36) " Jagmohan,
 Deputy Housing Commissioner,
 Delhi Administration;
- (37) " H.C. Nigam, Director Public Relations, Delhi Administration;
- (38) " A.S. Sharma, Asstt. Public Relations Officer, Delhi Administration;
- (39) " O.P. Bhambri of Directorate of Public Relations, Delhi Administration;
- (40) " D.R. Sawhney, Chief Accounts Officer, Delhi Development Authority;
- (41) "Shri Manohar,
 Town Planner,
 Delhi Development Authority.
- (42) " R.K. Vaish, Secretary, Delhi Development Authority;
- (43) "R.R. Dhir, Executive Officer VI, Delhi Development Authority;
- (44) " O.S. Bains, Executive Officer II, Delhi Development Authority;

(45)	Shri	B. Sahay,		•.
		Accounts	Officer 1	I.
		Delhi Dev	elopment	Authority;

- B.C. Sarkar, Administrative Officer, (46)Delhi Development Authority;
- E.A. George Daniel, Planning Engineer (Housing), (47)Delhi Administration;
- G.D. Bahri, Officer on Special Duty (ISG), **(**48) Delhi Administration;
- (49) P.B. Rai,
 Associate Planner,
 Town and Country Planning Organisation;
- S.N. Verma, Director of Employment Training and Technical Education, Delhi Administration;
- (51)A.A. Khawaja, Secretary to the Chief Commissioner; Carlotte and the contract of t
- N. Chakravarti, (52)Special Engineer (Slum & Housing), Municipal Corporation of Delhi;
- (53)V.P. Raori, Associate Architect, Delhi Development Authority;
- (54)Ved Parkash, Associate Planner, Delhi Development Authority and
- M. L. Gupta, Officer on Special Duty. (55)

The Chief Commissioner, who had gone to attend a conference on "Metropolitan Planning" held in Tokyo from the 7th to the 13th June 1964 and subsequently visited Manila, Hong Kong and Bangkok to study the planning problems of those cities with special reference to the slum clearance and housing projects, gave his impressions of visits to these places.

At that conference, practically, all governments of South East Asia, namely, Japan, South Korea, Tailand, Philippines, Indonesia, Australia, Malaysia, India, Pakistan and Iraq were represented, and the governments

of the United States of America, the United Kingdom and Holland sent observers. The papers of selected countries, namely, India, Japan, Indonesia, Singapur, Philippines and Thailand were taken up for discussion at the seminar. The Chief Commissioner read a paper on Planning problems of rapidly growing cities with special reference to Delhi. This will be found in the Appendix reference to Delhi. T _). The Indian Plan was the first to be taken up for discussion. The Chief Commissioner stated that some countries had tried to evolve a master plan for the metropolitan area but that very few had taken practical steps for the implementation of the plan. The main difficulty encountered by them was in the matter of taking possession of the land that was required for execution of the plan and this failure was due to the fact that the vested interests in those countries were so strong that they would not permit planners to acquire the land. The result was that in the areas marked as green in the Master Plan, industries had sprung up and in areas earmarked for industries, residential houses had been built. There was only bye-law control to regulate building activities under the municipal laws but there was no separate law to enforce the

JAPAN - Japan has a very large area, about 100 kilometers in radius, as the metropolitan area, and has produced a beautiful plan but it has remained mostly on paper. The authorities there have, however, done excellent work in the construction of roads sky-ways, high-ways and sub-ways and the work is going on very fast. The City is being developed with a view to attracting tourists from other countries. The Chief Commissioner observed that the road construction programme in Tokyo was being executed in a very orderly manner - sub - ways were being built under roads and sky-ways above the houses but in neither case was the normal traffic ever interrupted. reason for this was stated to be that their man power was more skilled and devoted to this kind of work and they have also gone in for mechanization in a big way. The result is that while the construction programme gdes on, the normal civic life is not disturbed.

implementation of the plan.

The Chief Commissioner stated that the Government housing programme was practically nil. There are no slums in Tokyo of the type we have in Delhi. Only congested localities present the appearance of slums. This work is looked after by private parties and not by organized governmental effort. The old derelict buildings are pulled down and replaced by multi-storeyed tenements. The Metropolitan Govt. is in the hands of an oldeted Metropolitan Council. All construction work relating to roads in the Metropolitan (counter-part of the Ministry of Works and Housing in the Indian Government) and not by the Metropolitan Council. The Chief Commissioner stated that for the use of more expensive Construction roads, that is sky-ways and high-ways, a toll is levied which depends upon the distances to be travelled and the expenditure incurred on the construction. income realised from this toll is ploughed back in

City is being done by the

constructing more high-ways and sky-ways. Thus, although, the initial expenditure on the construction of roads comes from the Government revenues, a steady source of income for further construction is created. Tokyo, of course, has plenty of resources.

Singapur - They have a Master Plan closely approximating to the Master Plan for Delhi and also have a strong machinery to deal with its implementation and have tried to take possession of land required to implement their plan. They have done an excellent job of work so far as slum clearance and clearance of squatters is concerned. Large areas have been cleared and people have been moved to multi-storeyed tenements. The Metropolitan Council is constructing about 25,000 houses a year. The private housing efforts is extra. The housing is thus keeping pace with the growth of population. The present population is 2.3 million.

Jakarta (Indonesia) - In Jakarta, there is actually no planning as such and nothing very much in the way of planning has been done in the city. They have, however, a very ambitious scheme for draining out water of the metropolitan area by foreign assistance. They have also constructed some peripheral roads and a big hotel and some buildings and national monuments. They have an excellent school of planning. There is, however, no planned scheme for the future development of Jakarta. The foreign assistance money for development purposes was stated to be drying up.

Manila (Philippines) - They have a very detailed Master Plan and are confronted with the problem of clearing a large squatter population, removal of slums and development of roads. They have built multi-storeyed tenements for slum evictees and have made adequate housing provision for them.

For resettling squatters, they have selected an area about 40 kilometers from Manila. There is, however, no water supply nor any roads. A cement factory nearby provides employment to some of these people. There is a regular bus service to Manila and back and the return journey bus fare (for a distance of 40 kilometers each way) is only 80 cents or 75 paise, so that people from the squatter colony can have cheap facilities to go to and come back from their western Manila. The Chief Commissioner observed that one of the lessons to be learnt from this was that when people were taken out on the periphery of the town in pursuance of slum clearance and jhuggi jhonpri schemes, it was necessary to provide a proper transport service and to keep the bus fares at a reasonable level by providing an element of subsidy in the fares. This is the normal practice in all the metropolitan cities and the example he suggested could with advantage be followed in this country also. They have built some good roads. The traffic congestion is, however, much greater than at Delhi. The country is faced with the problem of widening existing roads and constructing roads that do not pass

through the motropolitan area.

The Metropolitan Govt. is in the hands of the Mayor, who is also entrusted with the maintenance of law and order. A Rice Research Institute has been established outside Manila with financial assistance from the Ford Foundation and this institute is engaged on experimenting on a big farm to evolve a perfect rice seed.

Bangkok (Thailand) - There is no problem of squatting here, as the area is large but there is considerable congestion and practically nothing is being done to remove it. So far as the transport system - roads - is concerned, a lot has been done. They have barrelled the canals and made the roads broader by taking them over the top of canals. The result is that 200 - 300 ft. roads are found going through the City. There is no Metropolitan Council. The Government has all development work done through the agency of paid servants.

Hong Kong - Hong Kong has a very big squatter It is a small area inhabited by about problem. 3 million people. The slum problem is also there. The authorities have carved out space from rocks and constructed multi-storeyed tenements. The tenements have been provided by the Housing Board. Living space at 35 sq. ft. per person is provided and for a family of 5 persons 170 sq. ft. space is given - one room with a small kitchen attached. Both rooms and lavatories are on a community basis. The people are left to carve out the rooms in this space of 170 sq.ft. as they like. In sum of these rooms people have made as many as three tiers of beds to accommodate their family. Most of the people are Chinese. Some have made beautiful rooms. As many as one thousand eight hundred persons have been accommodated on one acre of land. In one block, 36,000 - 40,000 people were living. A small market has also been provided. Some blocks have been built on stilts. No perishable articles fruits or vegetables - are allowed to be sold in the market of the residential blocks. The blocks provide for a number of primary schools run by private parties and not by the Housing Board of the Metropolitan Council. Housing for squatters - multi-storeyed accommodation - is provided by Government. In areas occupied by squatters, a number of industries had come up. The authorities have taken them to the flatted factories. These flatted factories are 4 or 5 storeys high with no lifts but are provided with stairs and camps and small and big factories can be looked after according to requirements. The Chief Commissioner felt that the sooner such flatted factories were built in Delhi for taking out the industries from the congested areas, the better it would be.

2, The Chief Commissioner was presented with the keys of the cities of Tokyo and Manila and an emblem of Bangkok - Indra on an elephant. These souvenirs were exhibited at the meeting.

The Chief Commissioner stated that the delegates at the conference were unanimously of the view that no planning was possible except by taking possession of land, as had been done at Delhi. They felt that this achievement at Delhi was due to the fact that a democratic government elected by the people could take possession of private properties. It was considered very essential that physical possession of land should be taken for proper planning.

The delegates were also impressed with the executive machinery set up at Delhi for implementing the Master Plan. This is much stronger than in any of the areas referred to above. The planning at Delhi was considered to be the best in Asia because of its special features.

The Chief Commissioner expressed his appreciation of the work done by the Delhi Development Authority and its staff in preparing the material for the conference.

41 The Advisory Council resolved to recommend that early steps should be taken to construct flatted factories at Delhi to relieve congestion in the congested areas of Delhi.

It was further resolved that the Chief Commissioner be authorised to send appropriate souvenirs to the countries he had visited on behalf of the Delhi Development Authority.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the 19th meeting of the Advisory Council of the Delhi Development Authority held on Tuesday the 17th November 1964 at 10.00 a.m. in the Conference Room of Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

Present		
1. Shri	Dharma Vira, Chief Commissioner	President
2. "	Piare Lal Kureel, M.P.	Member
3• "	Amar Nath Chawla, Chairman, Delhi Electric Supply Committee, Municipal Corpn. of Delhi	, _{II} .
4. "	Dhani Ram, Councillor, Municipal Corporation of Delhi	11
5. "	Ram Singh, Councillor, Municipal Corpn. of Delhi	II
6. "	Brij Lal Goswami, Councillor, Municipal Corpn. of Delhi	11
7• . "	Brij Kishan Chandiwala, Pradesh Convenor, Bharat Sevak Samaj	
8. "	S.K. Joglekar, Chief Architect, Central P.w.D.	n .
9 • 11	M.S. Mehta, Town Planner, Municipal Corpn. of Delhi	<u> </u>
10.	M.L. Mittal, representing Labour	. 11
's present		
77. 11	Gion Prokosh	

- Gian Prakash, Chairman, Town & Country Planning Organization;
- K.L. Rathee, Housing Commissioner, Delhi Administration; 12. "
- Balbir Singh Saigal, Engineer Member, Delhi Development authority;

- 14. Shri S.S. Lal,
 Finance Member,
 Delhi Development Euthority;
- 15. " V.R. Vaish, Addl. Chief Engineer (D.A.), Central r.w.D.;
- 16. " S.S. Shafi,
 Town & Country Planner II,
 Town & Country Planning Organization;
- 17. " P.B. Rai; Associate Planner, Town & Country Planning Organization;
- 18. " P.G. Vaslangkar, Associate Planner, Town & Country Planning Organization;
- 19. " J. Subramaniam,
 representing Shri H.P. Singh,
 Consulting Engineer (Road Development),
 Ministry of Transport & Communications;
- 20. "Ram Mohan, representing Shri V. Venogopalan, Member, Central Water & Power Commission;
- 21. " R.K. Vaish,
 Secretary,
 Delhi Development Authority;
- 22. " M.L. Gupta,
 Officer on Special Duty,
 Delhi Development Authority.
- 1. Confirmation of the minutes of the meetings of the Advisory Council of the Delhi Development Authority held on the 16th April 1964 and the 10th July 1964.

The minutes were confirmed

2. Consideration of the draft zonal development plans.

The Advisory Council considered the draft zonal development plans for the following zones and

approved them subject to the mcdifications indicated against each -

- (1) Draft zonal development plan for zone D-2 (Mata Sundri Road area).
 - (a) The area earmarked for expansion of Irwin Hospital should be specifically marked. This might affect the location of the community centre shown near the Irwin Hospital;
 - (b) The layout plan prepared for the Minto Road residential area Phase I should be taken into account for alignment of roads;
 - (c) Some area to the east of the northern approach road to the College Lane overbridge has been earmarked for institutions. This should be taken into account;
 - (d) The approach road to A and B Power House Station has been realigned. The new alignment should be shown;
 - (e) The land use of the plot at the corner of the Ring Road and Indraprashtha Road ment for offices of the Delhi Administration should be shown as offices in place of institutions;
 - (f) The green strip shown between Government offices plots in front of the Central Revenues Building should be omitted;
 - (g) The size of the community centre should be reduced. It is mainly meant for Dr. B.C. Rai Memorial Hall, etc.;
 - (h) The road on the south of the Mahatma Gandhi Samadhi should be realigned;
 - (i) The Railways should provide an access to the New Delhi Railway Station from Thompson Road side;
 - (j) The Auditorium which Birlas are willing to construct at Delhi should be accommodated in the Minto Road area along the land earmarked for the Municipal Corporation of Delhi for a civic centre as already decided by the Authority:

- (k) Most of the area in this zone is in Government use or occupied by institutions. The Master Plan has recommended re-densification for this area. In order to prevent buildings being constructed in a hap-hazard manner, the Council recommended that after the wonal development plan was finalized, Government should prepare an integrated redevelopment plan for the area in their possession;
- (1) It was also suggested that in the Government housing schemes, proper provision should be made for the service personnel family housing, e.g., dhobis, jamadars, janiters, malies, domestic servants, as laid down in the Master Plan.
- (2) Draft zonal development plan for zone H-I (Gulabi Bagh).
 - (a) The group housing area north of the 80 ft. road should be shown with a higher density. The density proposed at present is 150 persons per acre;
 - (b) The green area should be adjusted as marked on the plan; and
 - (c) An area of 10 acres is shown for flatted factories in the draft zonal development plan. It was stated that the land was immediately available. The Council recommended that immediate steps should be taken to build a flatted factory there.
- (3) Draft conal development plan for zones H-4, H-5, H-6, H-7 and H-8 (Shakurbasti, Pitampur, Shalimar Garden, Badli and Mangol Pur Kalan respectively).
 - (a) The number of bridges across the Western Yamuna Canal should be suitably reduced; and
 - (b) The area for office-use should be enlarged. This may be done by reserving for office-use, some area adjacent to the area meant for Government offices.

3. General - The Advisory Council paid high tributes to the Chief Commissioner, Shri Dharma Vira, for his ability and the effective manner in which he had tackled the various problems of Delhi during his brief tenure of nearly a year and a half.

The Chief Commissioner while thanking the members for their co-operation expressed the view that the problems of Delhi, particularly slum clearance, jhuggi-jhompri removal scheme, etc., required co-ordinated action and that for this purpose a unified form of administration for Delhiwas essential.

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Secretary, Development Authors 2. 8-65 President, Advisory Crincia Dalhi Development Anthon's 2. 2. 60

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority, held on Wednesday the 20th September, 1967 at 10-30 A.M. in the Conference. Room of the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present: -

Present	<u>:</u>				
1.	Shri	Uttam Prakesh Bansal, Member, Advisory Council.	(Ir	the	chair).
2	it e	S.K.Joglekar, Chief Architect and Town Pl C.P.W.D.	anner,		
3	11	M.S.Mehta, Senior Architect, M.C.D.			
4	ij	Jagdish Chander Anand, Member, Advisory Council.	•		
5	` H	Jia Lal Kardam, Member, Advisory Council.			
6	11-	Mushtaq Rai Khanna, Member, Advisory Council.		·	
7	11:	Yogeshwar Nath Sudan, Member, Advisory Council.			
8	tt-	Sikander Bakht, Chairman, D.E.S.U.			
9	. n	Tilak Raj Narula, Chairman, D.T.U.	·· <u>·</u>	•	
10	11	Onkar Singh Thakur, Member, Advisory Council.			` ~~ ,
11	. n	V. Venugopalan, Member (U), Central Water New Delhi.	& Power	Com	nission;
12	11	D.R. Upadhaya, Ministry of Transport, New	Delhi		
13	11	Gajendra Singh, Direc tor , Military Land and Cantonem New Delhi.	nents,		
14	tt	C.B.Patel, Director, National Buildir	ngs Orga	ani sa	tion.
15	11	Jagannath Rahadia, Member, Lok Sabha.			••
16		R.S. Vidyarthi, Member, Lok Sabha.		• .	

दिली विकास अधिकरण

दित्ली विकास अधिकरण की सलाहकार परिषद की बुधवार, दिनाक 20 सितम्बंद 1967, की खाता 10-30 बजे दित्ली विकास भवन, इन्द्रप्रस्थ इस्टेट, नई दित्ली के मंत्रणालय में हुई बैठक की कार्यवाही:

उपस्थित :

- (।) श्री उत्तम प्रकाश बंधल, यम्बर, एडवाइज़री कीसिल (अध्यक्ष पद पर)।
- (2) श्री एस० के० जीगलेकर, चीफ आकीटेक्ट एवं टाउन प्लानर, सार्वजनिक लोक निर्माण विधाग ।
- (3) श्री एम० एस० महता, सीनियर आकटिक्ट, दिल्ली नगर निगम ।
- (4) श्री जगदीश चन्दर आनन्द, मैम्बर, एडवाइज़री काउसिल।
- (5) श्री जिया लाल कर्दम्, येम्बद्धः रहवाइज़्री कैसिल ।'
- (6) श्री मुश्ताक राय खन्ना, मेम्बर, एडवाइज़्री कीउसिल ।
- (7) श्री योगश्वर नाथ सुदान, मेम्बर, एडवाइज़ी कीउसिल ।
- (8) श्री सिकन्दर वस्त, चयर प्रेन, दिल्ली इलैब्स्टिक सम्लाई अन्डरटेकिंग ।
- (9) श्री तिलक राज तस्ता, चयर अन, दिल्ली परिवहन ।
- (ध0) श्री ओकार सिंह ठाकुर, मंम्बर, रडवाइजरी कैंडिसल ।
- (।।) श्री बीठ वेनुगापालान, ग्रेम्बर, (यू), सेंट्रल वाटर एंड पावर क्योञ्चन, 'नई दिली ।
- (12) श्री डी० आर० उपाच्याय, मिनिस्ट्री आफ ट्रांसपोर्ट, नई दिली।
- (13) श्री गंजन्दर सिंह, डायेख्टर, मिलिटी लेप्ड रुप्ड कन्टेननेबेटस; नई दिल्ली ।
- (14) श्री सीठ बीठ पटेल, डायेस्टर, नेशनल बिल्डिंगज़ ओर्गेनाईज़ेंशन

Also present: -

17.		Shri	S.G.Bose Mullick, Vice Chairman, D.D.A.
18		tt	O.P.Mittal, Engineer Member, D.D.A.
19		tt	A.C.Bose, Finance Member, D.D.A.
20	and the same	I	C.S.Gunte, Chief Tlanner, T.C.P.O.
21		t)	M.L.Mongia, Secretary, D.D.A.
22		11	B.C.Sarkar, Additional Secretary, D.D.A.

Trasidend

In the absence of the (Lt. Governor), the members chose Shri Uttam Parkash Bansal to preside over the meeting of the Advisory Council.

2. At the outset members desired that a copy of the rules to regulate the procedure of the Advisory Council be supplied to them. President asked the Secretary to do the needful early.

3. Item I of the Agenda.

GENERAL REMARKS ON THE MASTER PLAN OF DELHI

Shri C.S.Gupte, Chief Planner, Town & Country Planning Organisation, New Delhi, explained some of the main features of the Master Plan.

4. Shri Sikander Bakht stated that the system of austion of residential plots by the D.D.A. should be done away with; the prices of land in Delhi should be reasonable. He also referred to the question of shifting of slaughter house. The present slaughter house site should be kept and a slaughter house constructed on modern lines. He referred to an underground slaughter house in Europe in this connection.

Shri Bakht also emphasized the need for providing more playgrounds.

5. Shri Jia Lal Kardam pointed out that there were villages which are not mentioned in the Master Plan and areas shown as residential are having floods.

- (15) श्री जगन्म नाथ पहाडिया, श्रेम्बर, तोक सम्रा।
- (16) आर ० रूस० विद्यार्थी, भैम्बर, लोक समा ।

ये भी उपस्थित थे :-

- (17) श्री एस० जी० दोस मलिक, उपाध्यक, दिल्ली विकास अधिकरण।
- (18) श्री औाठ पीठ पित्तल, इंजीनियर अम्बर, दिली विकास अधिकरण ।
- (19) श्री ए० सी० वीस, फाईनन्स सम्बर, विल्ली विकास अधिकरण ।
- (20) श्री सीठ एस० गुप्ते, चीफ प्लानर, टाउन एष्ड कंट्री प्लानिंग ओर्गेनाईज़ेशन ।
- (21) श्री रूम० एल० भेगिया, सेक्रेटरी, दिल्ली विकास अधिकरण ।
- (22) श्री बीठ सीठ सरकार, रेडिशनल सेक्टरी ।

उपराज्यपाल की अनुपस्थिति में सदस्यों ने श्री उत्तम प्रकाश वंसल का सलाहकार पश्चिद की बैठक में अध्यश पद ग्रहण करने के लिय चुना ।

- 2. आरम्भ थे सदस्यों ने यह इच्छा व्यक्त की थी कि सलाहकार परिषद की प्रक्रिया विनियम अन्बन्धी नियमों को प्रतिलिपियों उन्हें दी जाये। अध्यत ने सचिव का उचित कार्यवाही करने की आजा दी।
- 3. कार्यावली की उद स0-1

विल्ली के मास्टर प्लान पर सामान्य टिप्पणी । श्री सी० एस० गुप्ते, बीफ प्लानर, टाउन रुण्ड कंट्री प्लानिक ओर्गिनाइज़ेशन ने मार्टिर प्लान की मुख्य विशेषताओं का समझाया ।

4. श्री सिक्न दर थहत ने कहा कि अधिकरण द्वारा श्रांडी के। नीलास करने की नीति समाप्त करनी चाहिय । श्रीप्र के श्रावी के। उचित स्तर पर लाया जाना चाहिय । उन्होंने पशुवधशाला के विश्य में भी प्रश्न उठाया । पशुवध शला आधुनिक दंग से बनाई जानी

- 6. Shri Tilak Raj Narula stated that by 1981 Delhi will have 2000 buses, and the D.T.U. would require 90 bus depots and colonies for the workers of the D.T.U.
- 7. Shri Yogeshwar Nath Sudan stated that the system of auction of plots by the D.D.A. was not proper.
- 8. Shri Mushtaq Rai Khanna suggested that the zonal plans should be prepared in such a way that even a layman could understand as to what was happening.
- 9. Shri S.K. Joglekar expressed fear of more floods in Delhi and suggested that effective steps should be taken to prevent the danger of floods.
- 10. Shri C.B.Patel suggested that private agencies should be allowed to construct houses on a large scale in Delhi.
- 11. Shri V. Venugopalan suggested that sites should be provided for the siting of telephone exchange only in consultation with the Telephone Department.
- 12. Shri Jagannath Pahadia stated that the D.D.A. must hold to a firm policy about the development of Delhi and not change it from time to time, he suggested that the system for the construction and disposal of howes as is obtainable in Bomaby, should be adopted in Delhi so that more houses could be available to the public. Speaking on the transport facilities, Shri Pahadia stated that Delhi should have underground railways. he also suggested that plots should be reserved for scheduled castes and scheduled tribes.
- 13. Shri M.S.Mehta emphamized the need for more public participation for the implementation of the Master Plan.
- 14. Shri Onkar Singh Thakur indicated that he was working for a revision of the Master Plan and abolition of the $D \cdot D \cdot A \cdot$
- 15. Shri Uttam Parkash Bansal indicated to the land has been acquired unnecessarily in Delhi. People in the low and middle income groups were not able to build their houses owing to high cost of construction. He suggested that provate organisations should be allowed

चाहिया। इस सम्बन्ध में उन्होंने यूराप देश में पृथ्वी के नीच वनी पशुवधशाला का उद्गाहरण दिया।

श्री बरत ने शत के भैदानी की अत्याधिक व्यवस्था करने के विषय थे भी ज़ार दिया।

- 5, श्री जीया लाल कर्दम ने कहा कि मास्टर म्लान भे कि शामी का वर्धन नहीं है तथा ऐसे अत्र है जिन्हें आवासीय विशासों गयाहै किन्तु वे बाद्मस्त है।
- 6, श्री तिलक राज नस्ता ने कहा कि 1981 तक दिली में 2000 वसे होगी तथा दिली परिवहन के 20 वस हिप्पी की तथा दिली परिवहन के क्यींचारियों हेतु कालोनीज की आवश्यकता होगी।
- 7. श्री योगेश्वर नाथ सूदन ने कहा कि अधिकरण द्वारा भू हो। की नीलाम करने की नीति उचित नहीं है।
- 8. श्री भुश्ताक राय ान्ना ने सुझाव दिया कि ज़ानल प्लान इस दंग से बनाय जाने चाहिये जिससे सायारण बुद्धि का मनुष्य यह समझ सके कि क्या कार्य किया जा रहा है।
- 9. श्री एस० के० जेगलेकर ने दिली ये अधिक वाद आने का भय अनुभव करते हुए सुद्धाव दिया कि बाद के आतक का राकने के लिये शीप्र कार्यवाही करनी चाहिये।
- 10. श्री सी0 बी0 पटेल ने चुझाव दिया कि दिल्ली ये मकानी के अधिक मात्रा में बनाय जाने के लिये प्राइवेट एजेन्सियी का अनुपति दी जानी चाहिये।
- 11. श्री वीठ वेनुगोपालान ने सुझाव दिया कि टेलीफान केन्द्री के लिये स्थानी की व्यवस्था देलीफान विश्वाग से प्रामर्श करके करनी चाहिये।
- 12. श्री जगन्ननाथ पहाडिया ने कहा कि दिल्ली विकास अधिकरण दिल्ली के विकास हेतु जा नीतियां अपनाय उनपर इसे दृदता से कार्य

to construct houses for the people. He also pointed out that plots are not carved out properly with the result that houses were not airy. He also suggested that the Master Plan should be defence oriented.

Item 2. Any other matter with the permission of the Chair.

Nil.

Seere lary, Della Deculopsular - settionly. Presidentpauisons commil Della Demlopmend-Authory करना चाहिय । उन्होंने सुझाव दिया कि मकान बनाने तथा उनके निवारण की विधि जैसा बम्बई शहर में चालू है उसी प्रकार दिल्ली में भी लागू की जानी चाहिय जिससे जनता का अधिक मकानात उपलब्ध हो सके । यातायात के विषय में बालते हुए उन्होंने कहा कि दिल्ली में जमोदाज़ रेलवे होनी चाहिय । उन्होंने यह मी सुझाव दिया कि भूशंड अनुसूचित जातियों तथा वर्गी के लिये आंधीत किये जाने चाहिये ।

- 13. श्री एम० एस० महता ने मास्टर प्लान का कार्यानिवत करने हेतु जनता के सहयोग का प्राप्त करने की आवश्यकता पर ज़ीर दिया ।
- 14. श्री ओकार सिंह ठाकुर ने कहा कि प्रास्टर प्लान के संशोधन तथा दिली विकास अधिकरण के समाप्त करने हेतु कार्य कर रहे थे।
- 15. श्री उत्तम प्रकाश बंसल ने कहा कि दिल्ली में भूषि की अनावश्यक अधिश्राहण किया गया है। निम्न एवं मध्य आय के प्रभी के अन्तर्गत व्यक्ति निर्माण में अत्याधिक उर्च होने की स्थिति में निजि मकानात नहीं बना सके थे। उन्होंने सुझाव दिया कि जनता हेतु मकानात बनवाने के लिये प्राईवेट संस्थाओं की अनुमति दी जानी चाहिये। उन्होंने बताया कि फाटस की उचित प्रकार से नहीं काटा जा रहा है जिसके फल स्वस्प मकानात हवादार नहीं थे। उन्होंने सुझाव दिया कि मास्टर फान रा। अनुस्थापन सहित होना चाहिये।

यद स0-2 अध्या की अनुमित द्वारा प्रस्तुत किया हुआ अन्य विषे :

कुछ नहीं।

मार्थित कि वास प्राची कररा

प्रमाहकार परिषद