

DELHI DEVELOPMENT AUTHORITY.

Minutes 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 :

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

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) " V. R. Vaish,  
Additional Chief Engineer (D.A.)  
Central P.W.D.;
- (6) " B. S. Saigal,  
Engineer Member )  
(7) " Bishan Chand,  
Finance Member ) Delhi Development Authority.
- (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:

1. 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

proposed as such in the zonal development plan. This is an already 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.

(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 area 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~~ 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 ~~with~~ 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 ~~near~~ 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) Draft Zonal Development Plan for Naraina Village Area - Zone B-7.

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) Draft Zonal Development Plan for Adarsh Nagar - Zone C-20.

There are two villages, namely, Bharola and Pipal Thalla in this zone. They are situated between the G. T. Road and the Karnal 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 Clearance 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.

(v) Draft Zonal Development Plan for Curzon 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. Bahawalpur 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, Bhagwan 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 Motors 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 Zoning 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(Kachchipura)

The Boys 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 Water 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 Road).

The Khan Market and Akbar Road are low density areas and some redensification is inevitable. A density of 50 to 75 persons per acre is indicated in the Master Plan. 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 bus bays at bus stands at important points on all roads should invariably be provided to ensure free flow of traffic. Where 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 Plan 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 Jhopri 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 Ganeshpura, some unauthorised pucca houses have been constructed some before and some after the Master Plan 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.

GENERAL

The Council desired that for the walled city, an interim development plan should be prepared with a view to removing harassment 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 Delhi 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.

Dward  
Secretary  
Delhi Development Authority.

J. K. ...  
President, 20/1/61  
Advisory Council of the  
Delhi Development Authority.