

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

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.

2. 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

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.

3. 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.

4. Bawa Bachittar Singh laid stress on the fact that 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 theoretical 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.

5. He appreciated the proposal for flatted industries, 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, provision 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.

6. The Town Planning Organization have recommended 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.

7. 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.

9. 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. He 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 redevelopment 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 optimum 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 envisage. He was doubtful of whether any institution or authority could be created to get the job done.

11. 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 development 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 rupees, 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 ~~XXXXXX~~ Planners to suggest the proper type of sewerage and also proper arrangements for transport and water supply. He suggested the making of wide roads 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.

12. Shri R. K. Bhardwaj suggested industrialisation of Delhi and the grant of more facilities for industries to accommodate the growing population. 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 construction 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 purposes to allay public anxiety. He supported the suggestion for the setting up of a dry port. 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 uprooted 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.

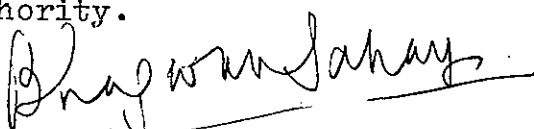
13. Shri Radha Ram observed that the delay in the publication of the draft plan was dangerous and suggested, therefore, that it should be expedited. The plan, he said, should not be rigid, but should be flexible and that interim plans, say for 3 or 5 years, based on the master plan itself, should be 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. At 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 view. He also supported the suggestion for a dry port at Delhi. Remaining notes, he desired, should be circulated immediately.

14. Shri E. B. Lall suggested that the plan should be 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.

'SKJ'


President
Advisory Council
Delhi Development Authority