

DELHI DEVELOPMENT AUTHORITY

Minutes of the 11th meeting of the Advisory Council of the Delhi Development Authority held on Thursday, the 13th December 1962, at 11.00 A.M. in the Committee Room of the Delhi Development Authority, at the Delhi Vikas Bhawan, Indraprastha Estate, New 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;
- (4) " 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;
- (6) " Brij Lal, "
Councillor,
Municipal Corporation of Delhi;
- (7) " M.L. Mittal, "
(representing Labour);
- (8) " Gajendra Singh, "
Director,
Military Lands & Cantonment; an
- (9) " M.S. Mehta,
Architect,
Municipal Corporation of Delhi.

Others present:

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

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- (3) Shri K.L. 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,
(10) " B.N. Rahalkar,) Town & Country
(11) " G.D. Mathur,) Planning Organi-
zation; and
- (12) " M.L. Gupta,
Officer on Special Duty,
Delhi Development Authority.

No. 1 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. 2 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 Ajmal Khan Road, which passes through Reharpura and Dev Nagar and that the plan must take cognizance 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.

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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 shopping 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. He suggested that 29 odd streets adjoining Ajmal Khan Road should also be declared as commercial, as this Ilāqa no longer retained its original residential character. It was explained that the already predominantly commercial area had been shown as such (i.e. 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.

/for the market area should be indicated and that this right-of-way

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 right-of-way could be achieved by requiring lessees of plots to leave a set-back. It was considered that 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 lorries or two thelas to pass. He suggested that circulation should be peripheral 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.

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 one of enforcement. Shri Shiv Charan Gupta also suggested that the empty plots in the area should be used for the provision of community facilities. Shri Brij Kishan Chandiwala suggested the provision of a market for rehriwalas. It was considered 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 Bachittar Singh, Shri Shiv Charan Gupta and Shri Khub 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 portion 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 postponed to the next meeting to be held about the middle of January, 1963.

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 President,
 Advisory Council
 of the Delhi Development Authority