

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. | " | Radha Raman, M.P. | Member. |
| 3. | " | Bawa Bachittar Singh | " |
| 4. | " | Bhagwan Dutt Wadhwa | " |
| 5. | " | Tilak Raj Chachra | " |
| 6. | " | Rup Lal Batra | " |
| 7. | " | Ram Krishan Bhardwaj. | " |
| 8. | " | Kanti Chaudhuri, I. A. S.,
Director, Military Lands &
Cantonments (Ministry of Defence). | " |
| 9. | " | C. P. Malik,
Director, National Buildings
Organization (Ministry of W. H. S.). | " |
| 10. | " | S. G. Pradhan,
Architect,
Municipal Corporation of Delhi. | " |
| 11. | It. | Col. M. S. Boparai,
Health Officer,
Municipal Corporation of Delhi. | " |
| 12. | Shri | Brij Krishan Chandiwala | " |
| 13. | " | M. L. Gupta,
Secretary,
Delhi Development Authority. | Secretary. |
| 14. | " | H. S. Mamtani,
for Dr. K. L. Rao,
Member, Central Water & Power Commission,
(Ministry of Irrigation and Power). | |
| 15. | " | G. Mukharji, I. A. S.,
Vice-Chairman,
Delhi Development Authority. | |
| 16. | " | Balbir Singh Saigal,
Engineer-Member,
Delhi Development Authority. | |
| 17. | " | 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.

3. 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. In 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.

4. 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 reaction 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. In 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 to places 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 ~~much~~ 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 characterized this tax as a 'Jazia' which would hamper trade, there being terminal 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.

5. Shri Rup Lal Batra observed that this was a direct tax and would affect the people who have a psychological 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 premature. 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 ruined.

6. Shri Tilak Raj Chachra complained that the Advisory 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 go 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 thought-provoking 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 democratic 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 aristocratic life, i. e. a tax on articles of luxury; and
Government
- (3) unauthorised occupation of/land.

He said that the point to be remembered 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.

8. 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 recommendations in the Taxation Inquiry Committee's Report. Public wanted amenities and was prepared to pay 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 proposal. The Chief Commissioner said that the parking 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 should 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 Tilak 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.g. on space standards, population study, etc., had already been supplied.

9. 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 connection 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' areas. 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.

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Bhagwan Saray
President,
Advisory Council,
Delhi Development Authority.
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