

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  
Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:

- |      |   |           |
|------|---|-----------|
| (1)  | Shri Bhagwan Sahay,<br>Chief Commissioner,<br>Delhi;  | President |
| (2)  | " Shiv Charan Gupta, M.P.;  | Member    |
| (3)  | " Naval Prabhakar, M.P.;  | "         |
| (4)  | " R.P.N. Sinha, M.P.;   | "         |
| (5)  | " Brij Kishan Chandiwala,<br>Pradesh Convener,<br>Bharat Sewak Samaj, New Delhi;  | "         |
| (6)  | " Brij Lal Goswami,<br>Councillor,<br>Municipal Corporation of Delhi;   | "         |
| (7)  | " Girdhari Lal,<br>Councillor,<br>Municipal Corporation of Delhi;   | "         |
| (8)  | " Ram Singh,<br>Councillor,<br>Municipal Corporation of Delhi;  | "         |
| (9)  | " Khub Ram Jajoria,<br>Chairman,<br>Delhi Water Supply and Sewage<br>Disposal Committee of the<br>Municipal Corporation of Delhi; | "         |
| (10) | " M.S. Mehta,<br>Architect,<br>Municipal Corporation of Delhi;  | "         |
| (11) | " T.N. Idnani,<br>Member,<br>Central Water & Power Commission,<br>New Delhi;  | "         |
| (12) | " M.L. Mittal,<br>(representing Labour);  | "         |
| (13) | " Dhani Ram,<br>Councillor,<br>Municipal Corporation of Delhi; and  | "         |
| (14) | " S.K. Joglekar,<br>Chief Architect,<br>Central Public Works Department,<br>New Delhi.  | "         |

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) " S.S. Shafi,  
Town & Country Planner (II),  
Town & Country Planning Organization;
- (6) " B.N. Rahalkar, )
- (7) " E.F. Riberio, )
- (8) " P.B. Rai, ) Associate Planners,  
Town & Country Plan-  
ning Organization;
- (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.

No. Subject:-Confirmation of the minutes of the  
1 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  
2 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 re-development 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 lands 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 Bypass 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 facilities 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 development plan prepared, a symbolic indication of the community facilities required had been given, the whole purpose being that when the redevelopment plan was drawn up, then each of these community facilities would be 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 meeting the deficiencies

in the built up area and that over and above some more area should be left for unforeseen requirements. As regards the deficiency of primary schools, it was explained that the actual locations of primary schools 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 Kotla Mubarakpur, it was stated that it was being surveyed and that the shopping part of the report would be revised after survey had been done. 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 facilities, 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 ahatas 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 katras 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, if they wanted to re-build their properties, would be permitted to do so.

Shri Brij Lal Goswami referred 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 already 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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Bhagwan Singh  
President,  
Advisory Council  
of the Delhi Development Authority.