

DELHI DEVELOPMENT AUTHORITY

Minutes of the 10th meeting of the Advisory Council
of the Delhi Development Authority held on Monday, the 20th
August 1962 at 10.30 A.M. in the Committee Room of the Old
Secretariat, Delhi.

Present:

- | | | |
|------|--|------------|
| (1) | Shri Bhagwan Sahay; | President. |
| (2) | " R.P.N. Sinha M.P.; | Member. |
| (3) | " Nawal Prabhakar, M.P., | " |
| (4) | " Shiv Charan Gupta, M.P., | " |
| (5) | " Brij Krishan Chandiwala,
Pradesh Convener,
Bharat Jewak Samaj. | " |
| (6) | " Daroga Mal, Chairman,
Delhi Transport Committee of the
Municipal Corporation of Delhi; | " |
| (7) | " Girdhari Lal, Councillor,
Municipal Corporation of Delhi; | " |
| (8) | " Dhani Ram, Councillor,
Municipal Corporation of Delhi; | " |
| (9) | " Ram Singh, Councillor,
Municipal Corporation of Delhi; and | " |
| (10) | " M.L.Mittal representing Labour. | " |

Also Present:

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|-----|--|---|
| (1) | Shri J.M. Trehan representing | Shri H.P.Sinha,
Consulting Engineer
(Road Development),
Ministry of Transport
& Communications
(Roads Wing); |
| (2) | " G. Mukharji,
Vice Chairman,
Delhi Development Authority; | |
| (3) | " Balbir Singh Saigal,
Engineer-Member,
Delhi Development Authority; | |
| (4) | " Bishan Chand,
Finance & Accounts Member,
Delhi Development Authority; | |
| (5) | " K.L. Rathee,
Housing Commissioner,
Delhi Administration; | |
| (6) | " V.R. Vaish,
Additional Chief Engineer(Lands),
Central Public Works Department; | |

- (7) Shri C.S.Gupte,
Architect,
Town & Country Planning Organization;
- (8) Shri Svi Manohar,
Town Planner,
Delhi Development Authority;
- (9) " R. K. Vaish,
Secretary,
Delhi Development Authority;
- (10) " B. G. Fernandes, Associate Planner,
Town & Country Planning Organization;
- (11) " P.B. Rai,
Associate Planner,
Town & Country Planning Organization;
- (12) " S. S. Shafi,
Associate Planner,
Town & Country Planning Organization;
- (13) " B. W. Rahalkar,
Associate Planner,
Town & Country Planning Organization;
- (14) " B. C. Sarkar,
Administrative Officer,
Delhi Development Authority; and
- (15) " M. L. Gupta,
Officer on Special Duty,
Delhi Development Authority.

NO:
1.

Subject: Confirmation of the minutes of the 9th meeting
of the Advisory Council held on the 28th March
1961.

The minutes were confirmed.

NO:
2

Subject:- Master Plan for Delhi.

The advisory council was informed that the Master Plan for Delhi, as finally prepared by the Delhi Development Authority on the 30th November 1961, had been approved by the Central Government subject to certain modifications, which were explained to the Members of the Council. The important changes made were:

The maximum coverage for farm houses to be constructed in the green belt outside the urbanizable limits had been raised, at the instance of the Ministry of Food & Agriculture, from 250 sq.ft. to 500 sq. ft. for a farm of 1 to 3 acres, and to 1500 sq. ft. for a farm above 3 acres. In the case of special farms, for example, horse-breeding farms, covering a large area, however, a larger coverage for farm houses to be built on these farms can be allowed by Government.

Government had modified the land use plan of the Rajghat area with a view to allowing the construction of Gandhi Peace Foundation buildings on the side of the Power House between the Ring Road and the Nallah. The Council, however, expressed apprehension that these buildings and any others that might spring up in due course of time in this area would mar the natural beauty of the background to the Gandhi Samadhi, and were of the opinion that the construction should have been allowed on the opposite side of the Ring Road.

The alignment of the National Highway Bye-pass where it skirts the Defence Science Laboratory located in the Metcalfe House had been deferred.

Government had desired that the question of shifting the Slaughter House from its existing location inside the city to a new site near Nangloi should be further examined.

The Delhi Development Authority had proposed that the Mata Sundri area should be wholly reserved for housing the evictees from the Delhi Ajmere Gate Extension Scheme and also to take the over-spill of the population from the Old City. Government had, however, decided to use this area for two purposes, namely, for housing Government servants working in the neighbourhood and for housing persons displaced from neighbouring congested areas.

In addition to these modifications, on the suggestion of the Ministry of Works, Housing & Supply, certain minor changes had been made in the Zoning Regulations providing for maximum coverage, set-backs, floor area ratio, etc., for building to be constructed in the various use zones.

The Council was further informed that the necessary amendments to be made to the buildings bye-laws of the Municipal Corporation of Delhi, in order to bring those bye-laws into conformity with the provisions of the Master Plan for Delhi, had already been forwarded to the Corporation and that the Corporation would thenceforth sanction building and layout plans on the basis of those provisions.

It was stated that printed copies of the Master Plan were expected to be received from the Government of India Press by the end of the next month and would be made available to the Members of the Council and the public as soon as these were ready.

NO.
3

Subject: Preparation of Draft Zonal Development Plans.

The Council was informed that sub-section (1) of Section 8 of the Delhi Development Act, 1957, requires that simultaneously with the preparation of the Master Plan, or as soon as may be thereafter, the Authority shall proceed with the preparation of a zonal development plan for each of the zones into which Delhi may be divided. In the Master Plan for Delhi, for purposes of planning, Delhi has been divided into 8 planning divisions which have been further

divided into 136 zones as indicated below :-

	<u>Planning Division</u>		<u>No. of development zones</u>
A	Old City	..	28
B	City Extension	..	7
C	Civil Lines	..	20
D	New Delhi	..	21
E	Shahdara	..	16
F	South Delhi	..	19
G	West Delhi	..	17
H	West Yamuna Canal or North-west Delhi	..	8
			<u>136</u>

It had already been decided that at this stage zonal development plans might be confined to a delineation of the following five items :-

- (a) Approximate boundaries of Residential Planning Areas or neighbourhoods along with the gross residential density of each neighbourhood.
- (b) Major internal roads and trunk services.
- (c) Community Centre and Residential Planning Area Centre.
- (d) Approximate locations of High Schools and Primary Schools.
- (e) Neighbourhood parks.

2. The Town Planning Organisation were preparing draft zonal development plans for the various areas and had already prepared preliminary drafts of the zonal plans for the following zones :-

- (1) F-3 (Siri Area)
- (2) D-18 (Kilokri Area)
- (3) F-11 (Engineering College area, west of Mehrauli Road)
- (4) F-12 (Munirka Area)

Copies of the draft reports relating to these draft zonal development plans will be found in appendices A, B, C & D. The maps were laid on the table at the meeting. The opinion of the Council was invited on these draft plans.

3. The Council was further informed that for the preparation of the draft development plans for the remaining zones, in consultation with the Town Planning Organisation, the Municipal Corporation of Delhi and the Housing Department of the Delhi Administration, it had been decided that the zonal development plans should, in the first instance, be prepared for the following areas :-

Sl.No.	Zone No.	Sl.No.	Zone No.	Sl.No.	Zone No.
1.	F3	16.	F11	31.	A15
2.	F4	17.	F12	32.	A26
3.	B7	18.	F6	33.	A16
4.	B2	19.	F2	34.	D6
5.	H3	20.	H 1	35.	D3
6.	B7	21.	B6	36.	E1
7.	F2	22.	C3	37.	E2
8.	F1	23.	C2	38.	B3
9.	G8	24.	C1	39.	E4
10.	B9	25.	C12	40.	E5
11.	G14	26.	C15	41.	E6
12.	F8	27.	C17	42.	E16
13.	F9	28.	C18	43.	B9
14.	F10	29.	A13	44.	F17
15.	F16	30.	A14	45.	G13
				46.	F14

This list gives the internal order of priorities. The order of priority amongst zones can, however, be altered as and when necessary with the approval of the Chief Commissioner.

4. It was stated that as more and more draft zonal development plans became ready, they would be placed before the Council for advice and, after approval of the Authority, would be published for the purpose of inviting objections and suggestions from the public as required by the Act.

5. Shri Brij Krishan Chandiwala called attention to the existence of slum areas in the City and observed that in the matter of preparation of draft zonal plans no priority had been given to the city but to the outlying areas. It was explained that it would take about two years to prepare zonal plans for the city having a population of 6-7 lakhs, as detailed surveys of the area would be necessary, but that the Plan had already laid down that after assessing the requirements of schools, dispensaries, parks, etc., sites of dilapidated houses or of those demolished by the Municipal Corporation of Delhi might be acquired at suitable places for the location of community facilities. It was further explained that the old city of Shahjahanabad was very congested and that it was not practicable to redevelop the city according to modern standards. Also, in order to clear up the slums from the city it was necessary to undertake development outside the city to provide space for the population, shops, industries, etc., to be shifted from the slum areas and that, therefore, zonal development plans had first to be prepared for areas where these re-arranged elements could go. In this connection, it was stated that land was already being developed for residential and industrial purposes. The Council expressed the view that although the Government had provided the necessary funds to the Municipal Corporation for slum clearance work, private slum owners should also be encouraged to improve their property by advance of loans to them by an organization to be set up for the purpose, and that then the Corporation sanctioned the redevelopment plan for any area it should be provided that the existing men living in the area would be accommodated and the scale of accommodation to be provided and the rate of rent to be charged from them should be laid down.

6. Shri Brij Krishan Chandiwala stated that the people of Manakpura wanted redevelopment of their area but that nothing was being done. He emphasized that development should be undertaken in such areas where there was a demand from the people. It was explained that the Delhi Municipal Corporation was taking necessary action in the matter.

7. Zone F-3(Siri Area):

Shri Shiv Charan Gupta suggested that as Kotla Mubarakpur was quite adjacent to the Siri Area it should be included in the zonal development plan for that area or some other area to make up the deficiencies of community facilities. In this connection, it was observed that the Defence Colony and Viney Nagar were badly designed and 70 per cent of the land had been utilized for housing purposes and no provision had been made for recreational space etc., and that the deficiencies of community facilities in these areas should be made good by acquiring areas which were still open. It was also observed that a whole lot of people in new colonies had taken away every bit of land leaving no space for hospitals, schools, etc., and that these areas should be particularly noted for re-arrangement of these zones in order to provide the necessary community facilities for these people. The same treatment should be accorded to Defence Colony, Viney Nagar, Lajpat Nagar, etc. Regarding Inderpuri, south of Pusa Institute, it was stated that a zonal development plan for the Zone concerned had already been prepared and the shortage of community facilities had been taken care of. It was resolved that the Zonal plan for F-4 should be further studied in view of the necessity to meet the shortage of community facilities in the Kotla Mubarakpur area.

8. Zone D-18(Kilokri Area):

As regards the zonal development plan D-18 (Kilokri Area), Shri Shiv Charan Gupta observed that Bhogal had been left out. It was explained that in this plan only the area east of Mathura Road had been included and that Bhogal fell in the zonal development plan for zone D-17. It was resolved that the Zonal Plan for D-18 should be further studied with a view to meet the shortage of community facilities in the Zone D-17.

9. Zone F-11(Engineering College Area):

Shri Shiv Charan Gupta raised the question of Humayun pur and Arjun Nagar. It was explained that these two areas did not fall in the zonal development plan for Zone F-11 but fell in the zonal development plan for Zone F-4. The problem of these areas was that of widening of some roads, provision of school buildings and open spaces. It was explained that the necessary adjustments would be made in the zonal plan for Zone F-4. Shri Gupta was requested to send his detailed comments if any on this draft zonal plan to the Architect, Town Planning Organization.

10. In connection with the question of provision of community facilities in the Old City, it was stated that 1100 properties in the built up area had been transferred by the Ministry of Rehabilitation to the Municipal Corporation of Delhi and that in about three months' time the Corporation would assign use for each of these properties. The Council desired that besides these 1100 properties transferred to the Corporation by the Ministry of Rehabilitation, the Corporation should give a list of any further properties that should be acquired for the provision of community facilities in the Old City.

APPENDIX - A TO ITEM NO. 3.

DRAFT REPORT ON THE DEVELOPMENT PLAN OF
ZONE F-3.

Location and existing conditions.

The Ring Road and the Mehrauli Road enclose the Zone F-3 on the north and west respectively. On the east there is a newly aligned road and on the south a proposed road north of Chiragh Delhi.

The zone includes All India Institute of Medical Sciences, approved colonies of Hauz Khas, New Delhi South Extension and a government colony of Pinjra-Pole. Besides, the village sites of Masjid Moth, Shahpur Jat and North West of Siri village are also included in this zone.

Area and Population:

The total area of the zone as indicated by the Land Use Plan is 1651 acres. The Master Plan recommends the following break up for this area.

Statement - 1.

Break up of the total area as per Master Plan

Sl.No.	Use	Acres
I.	All India Institute of Medical Sciences.	90.00
II.	Proposed site for the college	29.00
III.	Green Area.	534.00
IV.	Social and Cultural Area.	45.00
V.	Gross Residential Area.	953.00
Total:-		1651.00

The gross residential area of the zone is divided into four parts. These are mentioned in the following statements along with the proposed densities and population.

Statement - II.

Over all density of the zone.

Sl. No.	Gross Residential	Area (Acres)	Density	Population
I.	Part A	285	75	21,375
II.	Part B	350	100	35,000
III.	Part C	118	75	8,850
IV.	Part D	200	100	20,000
Total:-		953	89	85,225

APPENDIX - B TO ITEM NO:32

DRAFT REPORT ON THE DEVELOPMENT PLAN
OF ZONE D-18 KILOKRI AREA

Location and Existing conditions.

The zone D-18 is bounded by Inner Ring Road on the north, National By-pass on the east, Ring Road on the south and Mathura Road on the west.

A number of monuments including Humayun Tomb, Arab Ki Sarai and Tomb of Khanekhanan are located in northern and north-western side of the zone.

Nizamuddin extension and the Jangpura east, situated on the western side of the zone, are the built up areas.

Area and Population.

The total area of the zone is 674 acres. The Master Plan recommends the following breakup for this total :-

<u>Area</u>	<u>Acres</u>
1. Research Institute	13.00
2. Monuments	35.00
3. Open Space	330.00
4. Gross Residential Area	296.00
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Total :	674.00
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The gross residential area has been divided into three different parts. Part A consists of Nizamuddin Extension east and Part B, of Jangpura east. The third part i.e. C is vacant. Before arriving at the total community facilities for the whole zone an assessment of the facilities provided in the layout plan of Nizamuddin extension and Jangpura east may be made :

Nizamuddin Extension :

It covers an area of 69 acres with 409 residential units. At the rate of 5 persons per family the total holding capacity of the area comes nearly to 2045 persons with a gross residential density of nearly 30 persons per acre. The Master Plan recommends a density of 75 persons per acre and thereby the total population comes to 5175 persons. Thus the balance of nearly 3130 persons shall have to be accommodated either in part C or may be accommodated in available vacant pockets in Part A itself.

The existing layout of Nizamuddin and Nizamuddin Extension shows that a police station has already been provided in Nizamuddin west and therefore the 0.6 acre plot in Nizamuddin extension east which was previously reserved for a police station may very well be utilised for residential purposes which can easily accommodate another 18 families (90 persons).

The community facilities already provided in the layout plan of the Nizamuddin extension are detailed out in Table No. 1. The area under community facilities appears to be quite sufficient for the existing population.

Jangpura East :

It covers an area of 40 acres with 614 residential units. At the rate of 5 persons per family the total holding capacity comes to nearly 3070 persons, with a gross residential density of 77 persons per acre. The Master Plan recommends a density of 75 persons per acre for this area. Thus the existing density is quite in conformity with the Master Plan recommendation. The community facilities as per layout plan of the Jangpura east are given in Table No. 1. The deficiency in the case of high school can be met with if the school in Nizamuddin extension is made accessible to the students of Jangpura by bridging the Nallah which intersects the two areas. As for the deficiency regarding the open space, the vast area lying west of Nizamuddin extension and Jangpura east will be accessible for use as soon as the Nallah is bridged. The only real trouble is regarding a primary school and nursery schools.

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Thus an area of nearly 2 acres is to keep reserved in Part C for primary school for Jangpura East.

Before, we attempt a scheme for Part C Vacant land, an area and population analysis is to be made for necessary guidance.

TABLE II : Master Plan Recommended Densities.

<u>Area (Parts)</u>	<u>Acreage</u>	<u>Density</u>	<u>Population</u>
A.	69	75	5175
B.	40	75	3000
C.	187	100	18700
Total :	296	91	26875

Population Estimates for the Residential Areas :

	<u>Population</u>	<u>Density</u>
(1) Under Nizamuddin Extension (69 acres) 2045 Proposed density of 150 p.p.a. at the site of P.S. which is 0.6 acre 85	2130	31
(2) Under Jangpura East (42 acres)* 614/5 persons per residential units. Total population (existing)	3070 5200	73 47
(3) Population to be accommodated in Part C (185 acres)	21675 26875	117 91

* 2 acres to be taken from unbuilt (Part C) area for P.S.

TABLE : I Community facilities Reg. Nizamuddin Extension and Jangpura East as per Master Plan and their layout Plans.

USE	Nizamuddin Extension				Jangpura East			
	As per layout No.	As per Master Plan Acres	As per layout No.	Deficiency Acres	As per layout No.	As per Master Plan Acres	Deficiency No.	Deficiency Acres
1. Education :								
i) High Schools	1	4.50	1/8	1.14	-	-3.36	4	1.63
ii) Primary Schools	1	1.50	1	1.42	-	-0.08	1	2.03
iii) Nurseries	1	0.64	1	0.71	-	+ 0.07	2	1.02
2. Open Space	-	8.50	-	3.27	-	- 5.23	-	4.71
3. Local Shops	-	1.52	-	0.28	-	- 1.24	-	0.41
4. Other Community facilities	-	1.93	-	0.43	-	- 0.50	-	0.61
Total :						-10.34		+ 4.21

Thus to counter-balance the low density in Nizamuddin Extension a higher density upto 120 persons per acre may be adopted for Part C (vacant area). A scheme for Part C area is given in Appendix I.

As per space standards, the following local community facilities are proposed for the various parts of the zone, keeping in the view the existing population and its expected trend.

TABLE - III

Area requirements for the various community facilities for the different parts of Zone D-18.

Parts	Area	Popula- tion	Community Centre		High School		Primary School		Nurseries		Open space	Local shops
			No.	Area	No.	Area	No.	Area	No.	Area		
A	69	5175	-	-	1	4.50	1	1.50	1	0.64	8.50	1.52
B	40	3000	-	-	-	-	1	2.00	2	1.00	2.70	0.40
C	187	18700	1	3.60	1	10.00	6	11.56	14	7.22	31.06	2.17
Total :	296	26,875	1	3.60	2	14.50	8	15.06	17	8.86	42.26	4.09

The area of 2 acres for the Primary School is to be appropriated from the area of Part C (Please see Appendix I).

APPENDIX - I

Part C of the D-18 (Vacant Area)

Community facilities :-

	No.	Area (acres)
Education		
High Schools	1	10.11
Primary Schools	6 + 1*	11.56 + 2.00
Nurseries	14	7.22
Open Space	-	31.06
Local Shops	-	2.17
Other Community facilities :-	-	3.60
Area under residential plots		80.00
Area under Roads streets		39.28
		<hr/>
Total:		135.00 + 2.00*

* One school of 2 acres for Jangpura East.

APPENDIX 'C' TO ITEM NO: 3.

DRAFT REPORT ON THE DEVELOPMENT PLAN
FOR ENGINEERING COLLEGE AREA - WEST
OF MEHRAULI ROAD, ZONE F-11.

This zone F.11 is separated from zone Yusuf Sarai (F.4) in the north by an arterial road and from Malviya Nagar Zone (F.10) in the east by Mehrauli Road. The Engineering College Extension of Munirka Zone F.12 and Munirka Zone F.15 are on west and south of this zone respectively.

Land use of this zone according to Master Plan

<u>No.</u>	<u>Land Use</u>	<u>Area in Acres</u>
(a)	District Parks, Play grounds and open space	94.00
(b)	Special Industries	132.00
(c)	Educational and Research Institutions	380.00
(d)	Nurseries.	108.00
<u>Total:</u>		<u>714.00</u>

LAND USE REVISED

<u>No.</u>	<u>Land Use</u>	<u>Area in Acres</u>
(a)	Districts Parks Play grounds and open spaces	120
(b)	Special Industries	103
(c)	Educational and research Institutions (includes abadies of part of Ber-serai, Jai sarai and Katwaria sarai village)	384
(d)	Nurseries.	107
<u>Total:</u>		<u>714</u>

Note: areas are shown in attached plan.

The site for Engineering College forms part of the land proposed for the use of educational and research institutions. This area is on south of the arterial road and west of Mehrauli Road covering a total area of 225 acres. It is indicated on plan by crossed hatching in pencil.

At present there are three villages Ber Sarai, Jai Sarai and Katwaria Sarai - which are shown un-coloured in this zone and requires confirmation regarding its Laldora area. Area twice the Laldora size per village should be earmarked for expansion of villages. (In long term policy these village should be grouped in one as near as possible and near to Munirka village or accommodated in Munirka village itself).

2.

In preparing the road circulation for this zone along with other zones, all these villages have been connected and in the alignment as much of the existing road system has been utilised as possible. The new road pattern indicated would have 80' right of way.

The open space indicated runs mostly along the existing streams which may be later developed in further detail. The open spaces as indicated in the Master Plan had to be changed in the light of physical features as noticed in the 6" contour survey map on which these zonal maps have been prepared.

The land for special industries will for those industries which will assemble precision instruments without causing any nuisance like smoke, noise, fould odour. Research and training facilities will be permitted.

APPENDIX 'B' TO ITEM NO: 3.

DRAFT REPORT ON THE DRAFT DEVELOPMENT PLAN
FOR MUNIRKA AND MANAKPUR BASANT NAGAR AREAS
F-12.

1. LOCATION:

The zone is bounded by the south-western extension area Zone F-5 and part of Moti Bagh extension area Zone F-6. In the south it has excavation area Zone F-14, whereas the Engineering College area Zone F-11 and Mehrauli area F-15 flank on the east and Cantonment area Zone F-13 is on the west.

2. MASTER PLAN BREAK UP:

According to the Master Plan, the following uses have been shown for the land within the zone.

1. Research Institutions	638 acres.
2. Residential 75 persons per acre in two pockets.	420 "
3. Residential at 60 persons per acre.	94 "
4. Open spaces	147 "
5. Rocky land.	145 "
Total area of the zone is	1444 "

3. According to the proposed densities the particulars of population for the residential areas of the zone will be as follows:

Density	Acres	Population
75	130	9,750
75	290	21,750
60	94	3,840
	<hr/> 514	<hr/> 35,340

4. The south western part of the research institutions area was slightly modified in the preparation of this detailed zonal development plan, as shown in the layout plan. In the expansion of Munirka village which lies within the residential pocket at 60 persons per acre, provisions will have to be made to allow expansion of the village to an approximate extent of twice the Lal Dora area which would be ascertained at the time of detailed sub-divisions. This village has at the moment a primary schools and a middle school, both of which have been found to adequate to serve the needs of this residential pocket. However, there is shortage of high school requirement for this pocket which has been provided in the draft development plan immediately west of the open space. This high school facility is also shared with the neighbouring residential area at the density of 75 persons per acre. Besides, to provide the community facilities and the shopping needs for the area another site west of the high school site has been recommended. Both these sites will be shared by the surrounding residential pockets. Based on the space standards, as tabulated in the separate table attached, the remaining residential areas at 75 persons per

Thus the overall density of the zone as per statement above works out to be 89 persons per acre.

Colonies In Zone F-3.

a) . . . The south Delhi D.L.F. colony which covers an area of 38.78 acres is situated in the northern part of Part A of the zone. It has nearly 570 residential plots. At the rate of 10 persons per plot the total capacity of the colony comes nearly 5700 persons with a gross density of 146 persons per acre. The community facilities as indicated in the layout plan of the colony are enlisted in appendix I along with the requirements as per Master Plan at 75 persons per acre density. An area of 8 acres is to be reserved for the community facilities.

b) . . . The colony of Hauz Khas East which covers an area of 62.36 acres is situated on the eastern fringe of Part D of the zone. It has nearly 540 residential plots and 61 shop plots. With an average of 10 persons per residential plot and 5 persons per shop plot the total holding capacity of the colony comes to 5705 persons with a gross density of 92 persons per acre. The community facilities as indicated in the layout plan of the colony, along with the requirements as per Master Plan standards at 100 persons per acre density, are enlisted in Appendix II. An additional area of 12 acres is to be kept in reserve for the community facilities.

c) . . . The government built Pinjrapole colony covers an area of 58 acres and is situated on the northern most point of Part B of the zone. Total number of plots in this colony is 1240 and with an average of 5 persons per plot the total holding capacity is 5450, thereby it gives a gross residential density of 94 persons per acre. The community facilities as indicated in the layout plan of Pinjrapole are given in appendix III along with the requirements as per Master Plan standards at 100 persons per acre density. An additional area of 3 acres is to be kept in reserve for the community facilities.

Part - A: New Delhi South Extension and vacant Area.

Leaving aside the built up area of New Delhi South Extension (39 acres) 246 of Part A of the zone are vacant land. A scheme has been sketched below for this land.

Statement - 3.

Scheme for the Vacant Area of Part A.

	<u>Acres</u>
1. Reserved for the New Delhi South Extension	8.00
2. Area for community centre	10.00
3. Other community facilities	
i) Education	
a) High school	8.00
b) Primary school	10.00
c) Nurseries	5.00
	= 23.00
ii) Open space	= 25.00
iii) Local shops	= 2.00

3.

4. Area for Internal Road and Streets	=	56.00
5. Area under Residential Plots	=	122.00
		<hr/>
Total:-		246.00

As the population to be accommodated in this area is nearly 15,000, one fulfilled high school and 4 primary schools are to be provided in this area. The other high school which is located in New Delhi South Extension will remain as it is.

Part - B. (Pinjra Pole colony vacant area)

As has already been discussed, Pinjra Pole colony covers an area of 58 acres. Another 3 acres are to be kept in reserve for the community facilities. Thus 289 acres out of a total of 350 are vacant and undeveloped. As per statement number II the population to be accommodated in this area is 35,000. The Pinjra Pole colony holds a population of 5450 persons approximately. Thus the population to be accommodated in the vacant area of 289 acres is 29550 persons. A scheme has been sketched below for the vacant area of Part B.

Statement - 4.

1) Area for community centre	=	15.00 acres.
2) Other community facilities:		
i) Education		
High School	15.00 acres.	} 43.00 acres.
Primary schools	18.00 acres.	
Nurseries	10.00 acres.	
ii) Open Space		40.00 "
iii) Local shops		4.00 "
3) Area under internal roads & streets		60.00 "
4) Area under residential plots		127.00 "
		<hr/>
Total:-		289.00 "

The statement above shows that 2 high schools of 7.50 acres each, in addition to the one at Pinjra Pole, 8 Primary schools of 2.25 acres each in addition to two schools at Pinjra Pole and 20 nurseries would be required for a population of 29,550 at 9289 acres plot. 40 acres and 4 acres would be provided to open space and local shops respectively in addition to a community centre of 15 acres.

Part - C: (Three plots of 43.38 and 37 acres each at the southern west side of the zone).

All these 118 acres are vacant land without any development. A scheme has been drawn below for these plots totalling 118 acres. The population to be accommodated here is 8850 as per statement II.

4.

Statement - 5.

	Part C1	Part C2	Part C3
1. Community facilities	43 acres	38 acres	37 acres
	(acres)	(acres)	(acres)
Education:			
High school	-	8.00	-
Primary school	2.50	2.00	2.50
Nurseries	1.00	1.00	1.00
Open space	5.00	5.00	5.00
Local shops	0.50	0.50	0.50
2. Area under streets and roads.	10.00	8.00	8.00
3. Area under Res. plots	24.00	15.50	20.00
Total:-	43.00	38.00	37.00

The above statement suggests one high school in the central plot (Part 2, 38 acres) and one primary school each in all the three plots. The total area under residential plots is nearly 60 acres and Roads and streets 26 acres.

Part- D:- (Hauz Khas East and vacant area).

△A scheme for the development of the vacant area

The colony of Haus Khas East, which covers an area of 62 acres is situated on the north eastern boundary of Part D of the zone. In addition, a provision of 12 acres is to be made for the community facilities for this area, left thereafter (126 acres) has been drawn below:-

Statement 6.

Use.	Area in Acres.
1. Community facilities.	
(i) Education	
High Schools	7.00
Primary Schools	8.00
Nurseries	5.00
(ii) Open Space	20.00
(iii) Local Shops	21.00
2. Land under Road & Streets.	1.50
3. Area under Residential Plots.	20.00
Total	63.50
	126.00

5.

The above scheme suggests that one high school of 7 acres and 4 Primary schools of 2 acres each may be provided to the zone. Another high school of 4.50 acres may be provided for Hauz Khas East out of the provision of 12 acres made for the colony. The Primary school there may remain as it is (1.18 acres) (Refer appendix II.).

The area analysis for the zone F-3 on the whole and population estimates are given as follows:-

1. Analysis. (Gross Residential area).

1. Part A.

Vacant Area	238.22	
New Delhi South Extn.	46.78	285.00

2. Part B.

Vacant area	289.00	
Pinjra Pole Colony.	61.00	350.00

3. Part C. (1 + 2 + 3).

Vacant Area.

4. Part D.

Hauz Khas East	51.00	
Vacant Area	149.00	200.00

953.00

The population to be accommodated is 85,225 as per statement II, this giving a density of 896 persons per acre.

II, Population Analysis.

	<u>Population</u>	<u>Density</u> (per acre).
i, Under A		
a, Developed Area.		
10.p.p.p. (N.D.S.E.)	5700.	
b, Vacant area.		
75 p.p.A.	17,850	82
ii, Under B.		
a, Developed area		
10.p.p.p. (pinjra pole)	5,450.	
b, Vacant Area		
100 p.p.a.	28,900	98
iii, Under C.		
a, Vacant area		
75.p.p.a.	8,850	75

iv, Under D.

a, Developed Area
10.p.p.p. (Hauz Khas East) 5,705

b, Vacant Area.

100 p.p.a.	<u>14,900.</u>	<u>103.</u>
Total	87,355	91

Thus, we get an overall density of 91 persons per acre for the whole zone. Whereas the overall density for the zone as per Master Plan is 89 persons per acre.

The community centres proposed and other community facilities are described in the following table.

TABLE : I

COMMUNITY CENTRES AND OTHER COMMUNITY FACILITIES
IN ZONE F-3.

Part	Area (acres)	Projected population	Community Centres		High Schools		Primary Schools		Nurseries		Open Space	Local Shops
			No.	Area	No.	Area	No.	Area	No.	Area		
A	285	23,550	1	10.00	2	11.60	6	13.80	14	6.90	34.00	3.00
B	350	34,350	1	15.00	3	17.50	10	22.70	23	11.82	48.00	4.50
C	118	8,850	-	-	1	8.00	3	7.00	6	3.00	15.00	1.50
D	200	20,605	-	-	2	11.50	5	9.18	14	6.90	29.00	2.00
Total:	953	87,355	2	25.00	8	48.60	24	52.68	57	28.62	126.00	11.00

8.

The above table shows that the total area under Community facilities is 292 acres which is 31% of the total gross residential area.

APPENDIX : INEW DELHI SOUTH EXTENSIONCommunity Facilities:

<u>S. No.</u>	<u>Use</u>	<u>Area as per layout plan (acres)</u>	<u>Area as per M.P. at 75 P.P.A. (Acres)</u>	<u>Deficiency (Acres)</u>
I.	<u>Education:</u>			
	High Schools	3.60	2.87	0.73
	Primary Schools	1.50	3.80	2.30
	Nurseries	-	1.90	1.90
II.	Open	5.00	8.74	3.74
III.	Shopping	-	0.76	0.76
IV.	Other Community facilities	1.62	1.14	0.48
Total :		11.72	19.21	7.49

An area of 8 acres (approximately) is to be kept in reserve to cope with the requirements of the community facilities.

APPENDIX : IIHAUZ KHAS EASTCommunity Facilities:

<u>S.No.</u>	<u>Use</u>	<u>Area as per layout plan (acres)</u>	<u>Area as per Master Plan (acres)</u>	<u>Defici- ency (Acres)</u>
I.	Education:			
	High Schools	-	2.66	2.66
	Primary Schools	1.18	3.04	1.86
	Nurseries	-	1.90	1.90
II.	Open Space	2.00	8.18	6.18
III.	Shopping	2.00	0.57	1.43
IV.	Other Facilities	-	0.95	0.95
Total:		5.18	17.40	12.22

An area of 12 acres is to be reserved for the deficit of the community facilities.

APPENDIX III

PINJRAPOLE

Community Facilities:

<u>S.No.</u>	<u>Use</u>	<u>Area as per layout plan (acres)</u>	<u>Area as per Master Plan (acres)</u>	<u>Deficiency.</u>
I.	Education:			
	High Schools	2.50	2.54	0.04
	Primary Schools	4.70	2.91	-1.79
	Nurseries	-	1.82	1.82
II.	Open Space	4.30	7.81	3.51
III.	Shops	-	0.55	0.55
IV.	Other Facilities	2.20	0.91	-1.29
Total:		13.70	16.54	2.84

A provision of 3 acres is to be made available for the community facilities.

@@@@@@@@@@@@@@@@@@@@

inder

SCHEDULE OF COMMUNITY FACILITIES FOR THE RESIDENTIAL AREAS OF ZONE F.12

Density	Population	High School	Primary School	Nursery School	Parks & Play Ground	Streets & Roads	Other community facilities (acres)	Area under residential plots	Average size of plots		
										(No. Acres)	(No. Acres)
75	9750	5.56	2.60	6.5	3.25	15	1.4	2	16 to 30	70 ac.	182 to 151 sq. yds
75	21750	1.45	11.60	5.80	14.5	7.25	34	2.9	34.8 to 65.25	181.25 to 124.70	182 to 151 "
60	3840	.25	2.25	1.00	2.25	1.5	6	0.5	11 to 15	31 to 58	60 to 50
514	3534	2.36	19.10	9.40	23.25	23.5	55	4.8		7.1	

INDEX

Bhagwan Prasad
 President
 Advisory Council
 of the Delhi Development Authority
 AM
 13.12.62.