

'CONFIDENTIAL'

DELHI DEVELOPMENT AUTHORITY

Minutes of the eighth meeting of the Advisory Council of the Delhi Development Authority held at 10.00 A.M. on Wednesday the 22nd March 1961, in the Committee Room of the Old Secretariat, Delhi.

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PRESENT:

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| (1) Shri Bhagwan Sahay,<br>Chief Commissioner, Delhi.  | President. |
| (2) " Radha Raman, M.P.  | Member.    |
| (3) " Bhagwan Dutt Wadhwa.   | "          |
| (4) " R. L. Batra.   | "          |
| (5) " Bal Kishan.  | "          |
| (6) " R. K. Bhardwaj.  | "          |
| (7) " Tilak Raj Chachra.   | "          |
| (8) " Brij Kishan Chandiwala.  | "          |
| (9) " Bhiku Ram Jain.  | "          |
| (10) " S. K. Joglekar,<br>Chief Architect,<br>Central P.W.D., New Delhi.   | "          |
| (11) " H. P. Sinha,<br>Consulting Engineer (Roads Development),<br>Ministry of Transport & Communications.                 | "          |
| (12) " C. P. Malik,<br>Director, National Buildings Organization,<br>(Ministry of Works, Housing & Supply).                | "          |
| (13) Lt. Col. M.S. Boparai,<br>Health Officer,<br>Municipal Corporation of Delhi.  | "          |
| (14) Sri A. S. Puri,<br>Director, Military Lands & Cantonments,<br>(Ministry of Defence).                                  | "          |
| (15) " Pritam Singh,<br>for Dr. K. L. Rao, Member,<br>Central Water & Power Commission,<br>Ministry of Irrigation & Power. | "          |

Members of the Board appointed by the Delhi Development Authority to hear and consider objections/suggestions to the Draft Master Plan - present by special invitation:

- (1) Kumari Shanta Vashisht, M.P.
- (2) Shri C. K. Nair, M.P.
- (3) " Sikandar Lal.
- (4) " Balbir Singh Saigal,  
Engineer-Member,  
Delhi Development Authority.

Also present:

- (1) Shri G. Mukharji,  
Vice-Chairman,  
Delhi Development Authority.
- (2) " Bishan Chand,  
Finance & Accounts Member,  
Delhi Development Authority.
- (3) " Kulwant Singh,  
Secretary,  
Delhi Development Authority.
- (4) " M. L. Gupta,  
Officer on Special Duty,  
Delhi Development Authority.
- (5) " R. L. Bawa,  
Town Planner,  
Municipal Corporation of Delhi.
- (6) " S. N. Prasad,  
Architect Town Planner,  
Town Planner Organization.
- (7) " C. S. Gupte,  
Architect,  
Town Planning Organization.
- (8) " Bhagwan Das Rai,  
Associate Planner,  
Town Planning Organization.

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1. Minutes of the seventh meeting of the Advisory Council held on 28th November 1960, were confirmed.

2. The consideration of the report and recommendations of the Board appointed by the Authority to hear and consider representations, objections and suggestions to the Draft Master Plan for Delhi, was then taken up, and comments thereon were invited by the Chief Commissioner.

3. Shri Radha Raman, M.P., stated that the requirements of land both for residential and industrial purposes had been under-estimated and that minimum of dislocation should be caused to the existing population whether in residential or industrial areas, and better alternative accommodation should be provided to the displaced population. He said that there was fast development of industry on the Shahdara side and on the Badarpur side, and that while industrial development was increasing on both sides of the G.T. Road to Shahdara, the Board had proposed industrial development only on the left side upto one furlong and no development on the right side at all, and also no development beyond Badarpur. He also stated that in view of the difficulties encountered by them in the Delhi Union Territory, the

industrialists were shifting to the U.P., Punjab and Rajasthan States, the Governments of which were providing all the necessary facilities in the way of land, loans, etc. He, therefore, desired that all the unnecessary obstructions in the way of speedy development of industry in Delhi should be removed. The Chief Commissioner explained that the industrial development had been hindered by lack of power, the expectation of power supply from Bhakra Nangal having not materialised, and that although Government had allowed the import of diesel engine sets for the generation of energy, nobody came forward. It was also explained that the Plan did not preclude the provision of more land for industries if the area already provided was found to be inadequate. Shri Radha Raman desired more areas to be earmarked for industries in Shahdara and Badarpur and as regards the industries in the Anand Parbat area he largely agreed with the recommendations of the Board, but suggested that in the case of industrial areas which are badly congested and are close to the residential areas, new industrial areas should be created beyond the residential areas and the displaced industrial population should be provided land in those areas.

4. Shri Brij Kishan Chandiwala stated that the position of Delhi was different from the other states which were much bigger in size and that the question to decide was whether they wanted to have a large industrial town in Delhi and that the real problem facing Delhi was how to prevent the migration of people from outside to Delhi. He also called attention to the necessity for an integrated policy for the implementation of the Plan.

5. Shri Bhiku Ram Jain endorsed the views expressed by Shri Radha Raman and suggested provision of land for industries on the other side also of the G.T. Road to Shahdara and retention of Anand Parbat, which is a hillock, as an industrial area, and development of more areas for industries on the borders of Delhi. He urged that in Delhi there should be industrialisation as in the adjoining states and facilities for industries should be provided on the periphery of Delhi and that industries might be regulated within the city itself.

6. Shri R. L. Batra stated that it was not understood why when the planners of Punjab and U.P. Governments had allowed industrial development on the borders of their states, e.g. on the road from Faridabad to Ballabgarh and Faridabad to Delhi and on the Loni Road on Shahdara side, the planners of Delhi had adopted a different attitude. It was explained that the U.P. Government had wholly accepted the recommendations of the Town Planning Organization and that the Punjab Government were also considering the matter.

7. Shri Bhagwan Dass Wadhwa pleaded the cause of three house building co-operated societies, namely the Gujranwala, Dera Ismail Khan and the State Bank of India Employees Cooperative House Building Societies. It was stated by him that for the Dera Ismail Khan Society the land had been acquired by Government and that the other two societies had purchased land in auction from the Ministry of Rehabilitation. He stated that the objection from the State Bank of India Employees Society had been wholly rejected by the Board and in the case of the land of the Dera Ismail Khan Society the objection had been partially accepted but the decision involved the splitting up of the 1100 families - 700 in one place and 400 in another place. The Chief Commissioner explained that all this land was under acquisition and that

the societies whose lands had been acquired would be given alternative land on lease-hold basis according to their needs very shortly - either undeveloped land which they would be required to develop within two years or developed land.

8. Shri Tilak Raj Chachra stated that for the prosperity of Delhi, development of industry was essential, and that, therefore, there should be more active industrialisation of Delhi - heavy industries to be located near the border and small scale industries in the vicinity of residential areas. As regards residential areas he urged that necessary adjustments should be made, on human grounds, in green areas in the case of small residential pockets, and cited in this connected the cases of Shardapuri Colony on the Najafgarh Road (objection No. 205, page 5 of the recommendations) and the Netaji Park on the Najafgarh Road (objection No. 454, page 47 of the recommendations).

9. In regard to the walled city, Shri Radha Raman observed that the Municipal Corporation of Delhi was of the view that there should be least dislocation to the local population, but that any buildings here and there required for schools, dispensaries, etc. might be acquired and the displaced population rehoused in the nearby rehousing scheme. He stated that the Board had merely fixed a density of 250 persons per acre as a basic principle for the walled city and recommended the drawing up of the zonal plans accordingly. This, he said, would involve complete dislocation. It was explained to him that decongestion will gradually take place when people from these areas voluntarily moved out to the new areas that would be developed and that the Corporation in sanctioning building plans for the re-construction of houses would keep the proposed density in view in working out requirements of community facilities, etc. Shri Radha Raman suggested the making of sufficient provision for the rehousing of the displaced population.

10. Shri Radha Raman stated that the expansion and development of the city had been haphazard and in an unauthorised manner and that all the plans would fail unless there was machinery to check these unauthorised constructions. He stated that the expedient adopted for inducing the old Delhi city population to move to New Delhi, when it was formed, was that vast pieces of land were set aside and minimum necessities of life were provided there and people were allotted small plots of 100 sq. yds. each, and everybody was allowed to build his own house. In China too, he said, the same method had been adopted. Shri Bhiku Ram Jain suggested requesting Central Government for obtaining 10 to 15 miles of territory from the U.P. and Punjab Governments for Delhi. He also suggested that as the economy of Delhi was based on commerce, greater attention should be paid to the provision of wholesale commercial markets, say 20 to 25 in number, on the lines of those in Bombay and Calcutta. It was explained that the existing wholesale markets were not proposed to be disturbed and that there would be a big commercial centre for each big residential area, and service industries like garages could go into that district centre. He suggested that as it was proposed to have a timber market on the Najafgarh Road, similarly a wholesale market should be established for the cloth trade also.

11. As members desired further discussion on the recommendations of the Board, the next meeting of the Advisory Council was fixed for the 28th March 1961, at 9 A.M.

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\*SKJ\*

*Bhawan Saray*  
President,

Advisory Council of the  
Delhi Development Authority  
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Large areas had been proposed in the plan for commerce, and that