

Proceedings of the 3rd meeting of the Advisory Council of the Delhi Development Authority held at 9-30 A.M. on the 27th May, 1959 in the Committee Room of the Old Secretariat.

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PRESENT: -

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| 1. Shri A.D. Pandit I.C.S.  | President.   |
| 2. Shri Radha Raman M.P.  | Member.  |
| 3. " Tilak Raj Chachra  | "  |
| 4. " Bachatar Singh Bawa  | "  |
| 5. " Bhagwan Dutt Wadhwa  | "  |
| 6. " Brij Kishan Chandiwala   | "  |
| 7. " R. L. Batra  | "  |
| 8. " Bhiku Ram Jain   | "  |
| 9. " C. P. Malik  | "  |
| 10. " M. S. Boparai   | "  |
| 11. " S. G. Pradhan   | "  |
| 12. " M. L. Gupta,<br>Secretary, Delhi Development<br>Authority.      | Secretary.   |
| 13. Shri G. Mukharji, I.A.S.,<br>Vice-Chairman, D.D.A.                |  |
| 14. Shri Bishan Chand, I.A.A.S.,<br>Finance & Accounts Member, D.D.A. |  |
| 15. Shri Balbir Singh Saigal,<br>Engineer-Member, D.D.A.              |  |
| 16. Shri Amba Parkash,<br>Property Manager, D.D.A.                    |  |
| 17. Shri L. R. Malhan,<br>Asstt. Executive Officer, D.D.A.            |  |
| 18. Shri C. S. Gupte,<br>Architect, Town Planning<br>Organization.    |  |
| 19. Shri R.L. Bawa  | Associate Planners<br>Town Planning<br>Organization. |
| 20. Shri Shaffi   |  |

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Item No.1. Confirmation of the minutes of the last meeting of the Advisory Council held on the 28th March, 1959. The minutes were confirmed.

Item No.2.      RE-DEVELOPMENT PLAN OF KOTLA MUBARAKPUR.

2.      The Chief Commissioner explained that Kotla Mubarakpur was a village surrounded on all sides by built up areas. There was no purely rural population and the area was also inhabited by urban dwellers. In the mist of the new colonies coming up it was an eye sore. The problem was however not unique as most of other villages similarly situated, for example, Mohamadpur Munirka, would also be like this. Such villages presented the spectacle of an island of insanitation in the mist of developed areas. The planning should be such that the rural abadies should be removed completely from there and this area should be included in the development area. The villagers could be removed to the Green belt or the fringe of the green belt. The village had already been declared a slum area under the Slum Areas (Improvement & Clearance) Act 1957. The Chief Commissioner invited advice of the council on the re-development plan drawn by the Town Planning Organization.

3.      Shri Radha Raman asked what were the changes that were proposed to be made and stated that the impression was the Interim General Plan had not been adhered to. It was explained by the Chief Commissioner that the plan had not altered the present structure, and that where-ever there were some gardens they were being preserved as green belt and that some amenities such as schools, commercial centres etc. which were non-existent at present had been provided. Shri Radha Raman observed that in re-developing the area the idea should be borne in mind that the existing structure was not disturbed and that the plan did not make a drastic or substantial alteration to the existing economy. He asked therefore, what the changes were that had been suggested.

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Shri Mukharji explained that an attempt had been made to cause the least possible dislocation and that re-designing was based on two elements namely (1) those buildings which came within the road alignment had to go and (2) buildings which were old and dilapidated would be demolished to provide space for schools, hospitals, etc. Shri Tilak Raj asked why these changes had not been introduced in the surrounding DLF Colony New Delhi South Extension. Shri Radha Raman asked whether the requisite resources for the implementation of the plan were available or whether the scheme would remain a paper scheme only. He again asked that minimum dislocation should be caused to the existing structures and whether there were not any places which could be retained but had been disturbed. He suggested that such of the illaqas which had a rural outlook should be shifted to the neighbouring rural areas. He also suggested that the labourers and workers should be given land on the periphery or in other area where land and the cost of living were cheap, instead of accommodating them there. Shri Radha Raman also stated that the area known as Bapu Park had been kept as a garden and suggested that it was a big area and should be converted into a residential colony. It had already many plots sold and there would be difficulty of dislocation if a school or a park was to be made. He suggested that the school might be removed to the Vegetable Garden. The Chief Commissioner observed that in that case it would become a continuous residential zone which would obviously be undesirable. Shri Mukharji stated that the purchasers of land in the Bapu Park could not be accommodated since there was a huge population in Kotla Mubarakpur already and the addition of so many more families would aggravate the problem. He said that people went on buying

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land and that even at present some people were purchasing land in Parpat Ganj but that it was unimaginable that such persons could be accommodated in any scheme of planning. Shri C. S. Gupte stated in this connection that no buildings had yet been constructed in Bapu Park. Shri Radha Raman objected to the provision of shops in small mohallas and asked why shops could not be provided for two or four mohallas together instead of for each mohalla. Shri R. L. Bawa Associate Town Planner, stated that the shop centres were of three kinds namely (1) neighbouring (2) for three or four mohallas and (3) for each mohalla. Shri Radha Raman observed that shops were noisy and disturbed the peaceful and calm living of that mohalla and suggested that they should be isolated from the actual residential houses. Shri Tilak Raj again raised the question that while the development of this one village was being done, the Town Planning Organization should also correct the deficiencies in the New Delhi South Extension Scheme, otherwise even the authorised constructions in that colony would be slum-like. Col. Boperai also criticized the New Delhi South Extension Scheme as being very bad. Ultimately it was decided that the neighbouring colonies should be examined by the Town Planning Organization and if found sub-standard the Town Planning Organization should recommend to Government to take necessary steps to bring them to proper standard.

4. Shri Brij Kishan Chandiwala complained that the scheme for slum clearance did not appear to give relief to the city of Delhi. He said that in the city there were big katras and about 1700 basties. He stated that the Prime Minister's idea was to rehabilitate these people at the same spot, while in its place 3,000 acres of land outside Delhi was being acquired. He also complained that a lot of property belonging to the Custodian of Evacuee Property in the slum areas was being auctioned and that if the area of Paharganj alone was

developed, sufficient amount of land could be found therein. He also stated that no privately owned basties had yet been acquired, and that out side Mori Gate there was considerable property belonging to the Delhi Development Authority. The Chief Commissioner explained that it was only when alternative accommodation was made available to about 50 per cent of the population that the slum dwellers could be shifted and that therefore houses had to be constructed in advance of the shifting. Quarters had been built for the slum-dwellers of the Janna Bazar but they refused to go. Similarly, for Dujana House scheme, transit camp quarters had been constructed but people were not willing to shift. The 3,000 acres of land, had to be acquired to build houses for persons to be displaced. Some delay took place in the necessary formalities to be observed in connection with the notification of certain areas as development areas. Now the work of slum clearance, in view of the fact that the Corporation was responsible for the arrangement of water supply, sewerage etc. had been entrusted to the Municipal Corporation of Delhi. Shri Chandiwala stated that out of 260 katras work of providing amenities has been completed only in 27 katras. The Chief Commissioner explained that lots of appeals from owners of katras had to be heard.

5. Shri Mukharji stated that in financial estimates an attempt had been made (1) to cause the least possible dislocation; and (2) to ensure that there was not too much investment. He desired cases of grave dislocation to be brought to the notice of the Town Planning Organization. He stated that the rural people had to move out 20-30 miles away and had no business to stay in the urban area. He said that it was for the Corporation who would be responsible for the actual implementation of the scheme, to examine the financial picture.

He observed that corner shops were desirable, and that only **actual** location was to be seen. As regards the work of slum clearance in the city Shri Mukharji stated that unless there was a detailed plan for the city, no major work of slum clearance could be carried out. It would have to be seen whether the land would not be required for a school or a road. The Dujana House people were not willing to move and in this atmosphere work of slum clearance could not be carried out. The Master Plan would indicate the land uses; it would also indicate which roads require widening. Certain notices for slum clearance had been issued already for certain katras and there was no law under which the landlord could be forced to build and charge the same rent. A suggestion of course could be made to Government for the law to be amended in this respect. Shri Mukharji also stated that 250 acres of land on Najaf Garh Road were being acquired for selected slum areas. Sub-letting would continue till there was a shortage of housing. The preliminary estimated cost of Kotla Mubarakpur re-development project was Rs.77.92 lakhs. The layout would be implemented by the Corporation. As regards the sale of Evacuee Property this was being done by the Ministry of Rehabilitation. Sale had been stopped to a very large extent. These properties are occupied and the Authority required only compact areas and did not want scattered houses.

Item No.3.      NOTE ON FUTURE INDUSTRIALISATION OF DELHI.

6.      Bawa Bachatar Singh complained that the proposed industrial zone had been extended to 50 to 70 miles from Delhi, and that these proposals of the Town Planning Organisation would have the effect of the uprooting 99% of the people engaged in the industry. The proposals would also discourage mining. At present Gwalior was importing china clay and fire clay from Delhi. He explained how the industry on the whole would be

uprooted by saying that mining and quarrying for example had been placed in zone 'B' which was to be 15 to 30 miles from Delhi, while the village of Mehpalpur which supplies china clay at present is only 14 miles from Delhi. He cited the case of two other industries namely inks including printing inks and saw mills which the Town Planning Organisation had said should not be less than 50 miles from Delhi. He also said that with the exception of petroleum products, railway wagons, passenger coaches and locomotives factory all other industries listed in zone 'C' were prevailing in Delhi. He suggested that zone 'C' should be only 15 or 20 to 30 miles and zone 'B' only 10 to 20 miles away from Delhi. He said that the first zone was not to be disturbed by the Town Planning Organization and the second zone was 'A' II Okhala. He said that in the Industrial Sub-Committee changing of industries from one zone to another had been agreed to. He had nothing to say in criticism of 'A' I and 'A' II Zones. So far as the zone 'B' was concerned he observed that the placing of the batteries and accessories etc. in that zone was inappropriate. He stated that the placing of mining and quarrying in the 15 to 20 miles, zone 'B' would completely dislocate the trade and industry. Bawa Bachatar Singh suggested, the population of Delhi for the purpose of industrial planning should be estimated at not 25 lakhs but 50 lakhs. In fact he suggested that the planners might think of one crore. As regards the water supply arrangements he suggested that Town Planning Organization should make suggestions for the construction of a tank for a population of 50 lakhs. He also stated that the supply of electricity was not keeping pace with the advancement of the city. He suggested that the planners should estimate the demand and see how much time it would take to make arrangements to meet that demand. Bawa Bachatar Singh also stated that industrialists

wanted cheap land and that there was a dearth of technical knowledge. He suggested the introduction of a productive bonus scheme in industry. He said that the 40% population of Bombay was industrial and that so far as Delhi was concerned we should also plan for a similar percentage of population. Shri Bhiku Ram said that the most important factor in the industrial planning of Delhi was economic and asked what arrangements had been made for the livelihood of the people. There was, he said, also the traffic problem. He characterised the note prepared by the Town Planning Organization as being a haphazard one and said that until the master general plan was ready discussion on this note would not be very fruitful. He suggested large scale industrialisation of Delhi. The Chief Commissioner observed that if the Delhi people wanted employment in industrial avenues they must go to zone 'C' which would be 75 miles away, and that with the encouragement of local centres, Delhi would no longer attract outsiders, for example if Rajasthan advanced industrially then Rajasthanis would not come to Delhi. Shri Bhiku Ram stated that Government service provided employment to only about 3 lakhs people and that the remaining 22 lakhs were engaged in trade, commerce and industry. He suggested that employment should be provided to residents of Delhi by creating an industrial outlet to them. The Chief Commissioner said that Bhakra would become an industrial centre and that so far as the question of setting up industries in Delhi was concerned there were no raw materials. Shri Mukharji explained the background of this note. He said that no new industries were to be allowed until the master plan was ready and that this was only an interim note. All the points raised by Shri Bhiku Ram, he said, were already under active consideration. The economic factor, he agreed was a very important factor. Shri Mukharji observed that the industrialisation of Delhi,



should take into account as to what is to be normal population of the city, for more industries would attract more population. The population of Delhi had, therefore, to be held at a certain figure. Shri Bhiku Ram was of the view that industrialisation was the only solution for the increasing population of Delhi. The annual increase of population in Delhi was one lakh, of which 2/3rd from outside. The Chief Commissioner observed that we could not stop natural growth of population but that we should not make Delhi attractive for outsiders. This could be done by industrialisation of other parts of India. He also observed that it should not be forgotten that there was a considerable poverty in large cities where there was a large concentration of industrial population, while in smaller cities there was more leveling. In Bombay for example there was a large population of pavement sleepers. He said that the eventual solution of the problem would be a compromise between having a large urban centre and the controlled expansion of industry. Shri Bhiku Ram suggested that if the industrial zone 'C' was to be shifted to 75 miles outside Delhi, the octroi taxation should be relaxed. Shri Shaffi, Associate Town Planner said that any large scale industrialisation of Delhi would act like a magnet in attracting other people and that the Town Planning Organization were considering not only Delhi but a larger area. The Chief Commissioner finally observed that it was undesirable to concentrate industry near a capital, which was always in danger in times of war. Heavy industry, he suggested, therefore should be away from Delhi.

Item No.4.      STUDY ON SCHOOL FACILITIES AND NEIGHBOURHOOD SIZE.

7.      The chief criticism came from Shri C. B. Malik. He expressed the opinion that the school facilities should depend on the size of the neighbourhood but that, instead, the reverse

had been done, for the size of the neighbourhood, both in terms of population and physical extent, was made to depend on the demand for school facilities. Shri Mukharji explained that the school was only one factor and that the other factors in determining the size of neighbourhood were shopping centre, community centre etc. and that, therefore, neighbourhood should be of a reasonable size. As regards the criticism of walking distances, Shri Bawa stated that the walking distance given in the note was maximum.

Item No.5.

Declaration, as residential area, of the area on both sides of the G.T.Road, Delhi, beyond Pambari Road towards Azadpur in which four co-operative House Building Societies have acquired land for construction of houses for their members and which has not been declared as such in the Interim General Plan of Delhi (Sent in by Shri Bhagwan Datt Wadhwa).

8. Shri B.D. Wadhwa stated that in 1952 State Government issued a circular promising help to refugees forming co-operative societies and that in 1952-53 the Mubarakabag on the G.T. Road was acquired for the rehabilitation of about one thousand families but that now these societies were told that they could not build houses there. The Chief Commissioner explained that the objection on the part of the Government to the construction of houses was that in 1956 the Interim General Plan was published, wherein this area was shown in green belt. Shri Radha R man wanted a list of all colonies. The Chief Commissioner stated the land was acquired by the Government for societies under the Land Acquisition Act or it was acquired by the Societies themselves, and that some people had applied to the Corporation. He said that it was necessary to cry a halt. Shri Mukharji suggested that sanction for layout plans rested with the Corporation and that the Corporation

could therefore approach the Government for changes in the Interim General Plan. The green belt, he said, was not fixed arbitrarily but had a relationship to the urban area. Shri Radha Raman however laid stress on two considerations, namely that the persons concerned were displaced persons and that the lands were acquired long ago prior to the preparation of Interim General Plan. He suggested a sub-committee of 5 persons who should report after local inspection of the merits of the question. The Chief Commissioner explained that the Town Planning Organization could not consider whose land it was; they only saw the land and made recommendation regarding its being in the green belt. Shri Mukharji observed that a survey would not be useful and that the societies might approach Government for exemption. The Chief Commissioner stated that since the Corporation was the sanctioning authority for layouts, the Corporation could make a recommendation to the Government by sending a resolution and that the Advisory Council could not <sup>pass</sup> a resolution themselves. Shri Tilak Raj suggested a four men committee but the Chief Commissioner stated that this would not be a correct procedure. Shri Mukharji stated that Interim General Plan was not legally binding on the Corporation and that any resolution from the Corporation for an alteration of green belt could go straight to Government. Ultimately it was decided that the Advisory Council should make a recommendation to the Delhi Development Authority to exempt these four colonies from the restriction of the green belt as prescribed by the Interim General Plan.

Item No.6. Re-modelling of the Kingsway Camp Refugee Colony.  
(Sent in by Shri Bhagwan Dutt Wadhwa).

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9. The Chief Commissioner stated that this was a matter for the Corporation to consider.

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Item No.7. Development of the Motia Khan Trading Centre.  
(Sent in by Shri Tilak Raj Chachra).

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10. Shri Tilak Raj stated that there was a fear in the minds of the people that they would be removed from here. The business of these people was inter-dependent as cottage industries and small scale industries were dependent on them. He suggested that the Town Planning Organisation should be advised that these persons should not be removed from here. He suggested that a development scheme should be prepared for a commercial and industrial centre. The roads should be built and the land allotted, section-wise. Shri R.L. Batra asked that the Town Planning Organization should give them a detailed report with a plan stating whether the area would be residential or residential cum commercial. It was decided that the Town Planning Organization would give due consideration to the views expressed by the members.

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*P. Ashanti*  
*President, 14/6/59*  
*Advisory Council*  
*Delhi Development Authority*