

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Wednesday, the 15th July, 1981 at 4.30 P.M. at 5th floor, Conference Hall, Vikas Minar, New Delhi.

I N D E X

Sl.No.	Item No.	Subject	Page No.
1.	8	Confirmation of the minutes	1
2.	9	Progress in the preparation of the perspective plan i.e. Development Plan for Delhi 1981-2001.	2
3.	10.	Policy formulation for industrial growth for the Union Territory of Delhi-preliminary results of the industrial survey.	3
4.	11	Any other item with the permission of the Chair.	

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of
the Delhi Development Authority held on 15th July, 1981
at 4.00 P.M. at Conference Hall, Vikas Minar, New Delhi.

Present:

President

1. Sh. S.L. Khurana
Lt. Governor/Delhi, Chairman, DDA.

Non-official Members:

2. Sh. Ram Vilas Paswan,
Member Parliament, Lok Sabha
3. Sh. Harvender Singh Hanspal
Member Parliament,
Rajya Sabha.
4. Sh. Daljit Singh.

Official Members:

5. Sh. H.R. Laroya,
Chief Architect, C.P.W.D.
6. Col. L.R. Sharma,
Municipal Health Officer, M.C.D.
7. Sh. P.S. Endlaw,
Addl. General Manager, Delhi Telephones.
8. Sh. R.K. Chaturvedi,
Director General,
Defence Land & Cantonment.
9. Sh. J.S. Marya,
Director General (R&D),
Ministry of Transport. | Represented by Sh. B.S.
 | Mathur, Chief Engineer (Roads)
 | Min. of Transport.

Secretary

10. Sh. Nathu Ram.

Special Invitee

11. Sh. S.K. Chadha,
S.E. (Water) Eng., DWS & SDU
12. Sh. D.R. Sharma,
S.E., M.C.D.

Also Present:

13. Sh. Kawaljit Singh,
Finance & Accounts Member, DDA.
14. Sh. R.S. Gupta,
Engineer Member, DDA.
15. Sh. S.S. Shafi,
Chief Planner T.C.P.O.
16. Sh. R. Nagarajan,
Dy. General Manager, Delhi Telephones.
17. Sh. G.L. Khera,
Asstt. General Manager, Delhi Telephones
18. Sh. K.L. Bhatia,
Commissioner (Lands), DDA.
19. Sh. Satish Chandra,
Commissioner (Housing), DDA
20. Sh. E.F.N. Rebeiro,
Commissioner (Planning), DDA.
21. Sh. Ved Parkash,
Chief Architect, DDA.
22. Sh. Rattan Singh,
Addl. Chief Arch., DDA.
23. Sh. V.V. Bodas,
Director (P.P.), DDA.
24. Sh. R.G. Gupta,
Director (T.T.), DDA.
25. Sh. J.C. Gambhir,
Addl. Director (P.P.), DDA.
26. Sh. S.C. Gupta,
Addl. Director (D.C.) DDA.
27. Sh. V.P. Gupta,
Dy. Secretary-I, DDA.

No. Subject: Confirmation of the Minutes.

8

The minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 22nd May, 1981 were confirmed.

NO. Subject:- Progress in the preparation of the
9 Perspective Plan i.e. Development Plan
A.C. 15.7.81 for Delhi 1981-2001.

The draft perspective plan i.e. Development Plan for Delhi 1981-2001 is being prepared in the following four phases:-

Phase I: Preliminary studies based on Secondary Information.

Phase II: Field Surveys and primary data studies for alternative patterns of development, forecasts, standards and land need.

Phase III: Perspective plan alternative strategies, implications, evaluation and selection.

Phase IV: Perspective Plan final draft.

In the last meeting of the Advisory Council it was pointed out that phase I is already complete and work is in progress in Phase II.

2. The Advisory Council, decided that the draft plan be completed by June, 1982 and first part of IInd Phase i.e. Major Field Surveys be completed by August, 1981 and second part i.e. major studies be completed by November, 1981.

3. 24 major surveys were identified. Some of these surveys have been completed and other are at different stages. The progress is stated in the enclosed paper (Annexure-I). Analysis work of these surveys has been started.

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RESOLUTION

Commr.(Planning), DDA briefly explained the progress made towards the plan preparation under various sections. Addl. Director (P.P.) stated that 24 important surveys have been identified for the plan preparation out of which 7 surveys have been completed and most of the remaining are at an advanced stage and are likely to be completed by August, 1981 as per schedule.

Progress on the Wind Shield Survey was explained and exhibited to members. This is one of the most important surveys to form a base for the Perspective Plan. The Technique being used for area computation for different land uses with the help of Survey of India maps (Scale 1:10,000) was also explained. It was further stated that the intensity of land use would be available through the comprehensive land use survey and the same would gradually form the base of a permanent land use atlas, for all properties in Delhi. In this connection F.M., DDA indicated that for massive exercise inviting scorage and analysis, computerisation of the same is envisaged.

When the socio-economic survey and its analysis of the Chief Planner, T&CPO stressed that NCR Plan is to be taken up urgently as without it the Master Plan for Delhi would not achieve the desired results. This was duly supported by all the members.

No. 70
A.C.15.7.81. Subject:- Policy formulation for industrial growth for the Union Territory of Delhi- preliminary results of the industrial survey.

Paper is enclosed(Annexure-II)
Tables referred in the paper would be presented at the time of the meeting.

RESOLUTION

Deputy Director (Work Centres) explained the preliminary industrial policy paper in detail with the help of maps and charts. Industrial employment has increased from 1961 to 1981 from 18% to 25% and the present industrial employment is about 4.6 lacs as against 1.7 lacs in 1961. During discussions, several suggestions were made like decentralization of industries as being attempted in Bombay, liberalisation of the Urban Land Ceiling Act, etc. Members asked for added information on the following aspects:-

- (i) Major Economic Activities of Delhi.
 - (ii) Small scale industries both under organised and un-organised sectors.
 - (iii) Reasons why industries fail to shift to newly developed sites.
 - (iv) Incentives for specialised and modern small scale industries in Delhi.
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No. The Chairman, DDA summed up the discussion and the
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following decisions were taken:-

- (i) A comprehensive note on the NRC including dry port implications to be prepared for taking up the matter with the Government of India.

(Action: Chief Planner, T&CPO)

- (ii) An extract of industrial policy of the present Master Plan to be circulated to all members.

(Action: Director (PP)

- (iii) A detailed study be made to identify the reasons for not shifting industries to newly developed industrial areas. A relationship of space occupied and effectively used by the industries should also be worked out.

(Action: Director (PP)

- (iv) A brief note on 'mixed land use' based on the prevailing information and opinion of the local residents be prepared.

(Action: Director (PP)

- (v) A comprehensive note be prepared on change of land uses in the present plan since 1962-1981 and the circumstances & reasons which lead to such a change.

(Action: Director (PP)

The meeting ended with thanks to the Chair.

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PRESENT STATUS OF MAJOR SURVEYS FOR
DEVELOPMENT PLAN FOR DELHI 1981-2001

ANNEXURE-I

S.N.O.	Details	Unit to Under- take it.	Status
1.	Wind Shield Survey	Land Use	90% complete
2.	Main Land Use & Building conditions Survey (Info- rmation System)	Land Use	Continuing survey.
3.	Socio-Economic Survey	Socio- Economic	First round 100% complete.
4.	Origin & Destination Survey.	Socio- Economic	First round 100% complete.
5.	Traffic Volume Survey	Traffic & Transportation	80% complete
6.	Cycle Volume Survey	Traffic & Transportation	100% complete.
7.	Parking Survey	Traffic & Transportation	100% Complete
8.	Cordon Line Survey	Traffic & Transportation	80% complete
9.	Goods Movement Survey	Traffic & Transportation	Yet to sta- rt.
10.	Industrial Area Survey	Work Centres	100% complete
11.	Holding Capacity Survey of district centres.	Work Centres	80% Complete
12.	Informal Sector Survey	Work Centres	100% Complete
13.	Utilisation of open spaces under parks upto neighbourhood level	Shelter	70% Complete

S.No.	Details	Unit to Under- take	Status
14.	Historical Monuments Survey.	Ecology & Lung Spaces.	80% Complete
15.	Utilisation of open spaces above neighbourhood level.	Ecology & Lung Spaces	25% Complete
16.	Mixed Land Use Survey	Physical Aspects.	20% Complete
17.	Hazardous Industries and Trade Survey.		
18.	a) Timber trade + Saw Mills	Work Centres	100% Complete
	b) Plastic cloth, p.v.c. & waxine trade	Work Centres	100% complete
18.	Survey of waste material in Delhi.	Work Centres	100% complete
19.	Railway Station facilities Survey.	Traffic & Transportation	100% Complete
20.	D.T.C. Depot Survey	Traffic & Transportation.	100% Complete
21.	Public transport facilities survey	Traffic & Transportation.	50% complete
22.	Cyclist interview Survey	Traffic & Transportation.	50% complete
23.	Survey of household industries.	Work Centres	90% complete
24.	Survey of Building materials.	Work Centres	100% complete

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ANNEXURE II

POLICY FORMULATION FOR INDUSTRIAL GROWTH
IN THE UNION TERRITORY OF DELHI - PRELIMINARY
RESULTS OF INDUSTRIAL SURVEY.

Contents:

1. Introduction
2. Industrial Survey, for Second Development Plan (1981-2001).
3. Survey findings
4. Analytical Survey Results
5. Policy Framework

presented, to enable policy formulation and decision making on Type of industrial growth to be encouraged in Delhi - this shall mainly be through the process of elimination of unsuitable industries for Delhi.

(For Proforma on Industries refer Appendix I I)

Objectives:

Within the framework as mentioned above the new Plan calls for specific decisions with regards to:

- i) Future growth of Delhi, and the desirability or otherwise of restricted industrial growth.
- ii) The type of industries to be permitted within urban Delhi.
- iii) Formulation of regulations for zoning and sub-divisions (standards) for the type of industrial development to be allowed in Delhi.
- iv) The location and distribution of industrial activities in Delhi.

3.

SURVEY FINDINGS:

Industrial Position 1981 vis-a-vis 1961:

1. Employment

Compared to the present industrial workers strength of 4.5 lacs., strength in 1961 was 1.7 lacs. i.e., showing

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1. INTRODUCTION:

Delhi faces a situation of rapid expansion; this calls for advance planning in the related sectors of employment. It is observed that the industrial employment has been quite consistently increased over the last 3 decades, from 1951 to 1981 employment in this sector has increased from about 13% to 25%, the desirability of industrial expansion to cater to fast growth need to be viewed critically in context of balanced regional development.

Presently it is estimated that 45,000 industrial units, predominantly in the Small Scale and tiny sector are functioning in Delhi with an estimated employment of 4.6 lakhs; there is an annual addition of 1500-2000 industrial units.

2. INDUSTRIAL SURVEY, FOR THE SECOND DEVELOPMENT PLAN (1981-2001).

A comprehensive industrial survey at city level has been conducted by the Work Centre Unit of Perspective Planning Wing, with the objectives of assessing the present Industrial position of the city, and aid decision making for the Second Development Plan. Other specific industrial surveys conducted by the Perspective Planning Wing are given in Appendix - 1.

This survey has been analysed for the total industries at division level. At a later stage, the information shall be compiled for each type of industry, and the type-wise analysis

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rate of increase of 165% over a 20 year period, in absolute numbers it is 2.6 times the growth.

ii) Space

Against 637 acre under industrial uses (1.6% of the total of the area at that time) the present estimate stands at 5,500 acres, 4.5% of the total urban area. Hence, the increase has been 2.5 times in the 20 year period.

iii) Concentrations:

Prior to 1962 major industrial areas were:

- a) Najafgrah Industrial Area developed by D.I.T.
- b) Okhla Industrial Area on Mathura Road.
- c) Rohtak Road having major oil depots and scattered manufacturing units.
- d) Thickly populated areas near Sarai Rohila, Jakhira.
- e) Manufacturing establishments within Walled City.
- f) Near Azadpur Village on the G.T.Karnal Road.
- g) Along G.T. Road in Shahdara and between Loni Road and Sheranpur Railway Line.
- h) Pottery factories and kilns on Mahipalpur Road in South Delhi.
- i) Jhandewalan developed by D.I.T.
- j) Motia Khan having scrap auto parts and body building shops.

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The present position is as such, the Delhi Master Plan proposed 5750 acres of land under six different types:

- i) Light Manufacturing and Service Industries
- ii) Extensive industries.
- iii) Platted factories.
- iv) Work cum industrial centres.
- v) Extractive Industries.
- vi) Special Industries.

This could not be strictly adhered to and the industrial growth has in some ways deviated from the above. The industrial growth as at present happened in deviation from the Master Plan, can be categorised in the following manner.

- i) Industries in Residential areas as mixed land uses.
 - ii) Industries in non conforming use zones i.e. Anand Parbat, Samaypur, Badli, Libspur etc.
 - iii) Industries in urban and rural villages.
- i) Industries in residential areas as mixed land use predominantly exist in Trans-Yamuna area, Karol Bagh area, Walled City and in other widely scattered area in the out lying divisions.
 - ii) As non-conforming to the use zone, the concentrations are in Div. B (Anand Parbat area), in Div. B (Loni Road and North of S.T. Road), in Div. H (Samaypur Badli, Libspur etc. and

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Tri Nagar, Shastri Nagar and Onkar Nagar etc.).

iii) Industries in urban villages and rural areas have been showing a growing trend in the recently these being low rental labour availability areas.

About 3000 acres of land i.e. about 60% of the land as required by Master Plan stands developed today. However in these developed areas only 3000 to 3500 industrial units are functioning while in the above 3 categories which are in deviation from the Master Plan more than 40,000 units are functioning. It is interesting to note that these more than 40,000 units are accommodated in almost the similar amount of area as 3000 to 3500 units in the developed areas.

4. ANALYTICAL SURVEY RESULTS:

Presented here are summary results of the survey, and enable a glimpse of the industrial situation at the city level giving Division-wise data (location) on all information sought. Also analysed is a Composition of Industries at the city level. A total of 9233 industrial premises were surveyed, representing a 20% sample to investigate.

- i) Characteristic of the entrepreneur
- ii) Characteristic of the enterprises
- iii) Infrastructure requirements

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iv) Pollution aspects

(The above information is presented in the form of Tables)
~~on Appendix III~~

i) A. Details regarding entrepreneur:

(a) No. of enterprises and entrepreneur

Maximum enterprises were concentrated in Division A i.e. Walled City, forming nearly 1/5th of the surveyed units, with division-wise break up as under:

Division A	(20.2 p.c.)
Division G	(17.5 p.c.)
Division E	(14.9 p.c.)
Division B	(14.0 p.c.)
Division H	(13.5 p.c.)

Division C, D & F together had the remaining 20% of industries (Refer Table - 1).

Division-wise break up of the entrepreneurs as under:

Division A	(21.3%)
Division G	(18.3%)
Division B	(15.9%)
Division E	(13.3%)
Division H	(12.2%)

The remaining divisions C, D & F together constituted about 18-19 p.c. of the entrepreneurs. (Refer Table - 2).

(b) Educational level

It was found that 6% of the entrepreneurs were illiterate, about 19% were educated upto the primary or middle level, a little more than 1/3rd of the entrepreneurs (34.8%) were educated upto Matriculation or Higher Secondary. Graduate constitute 24%, this includes a small percentage of Diploma holders in Tech. subject and Post-Graduates a merely 3.5%. Thus 55% of the entrepreneurs had education upto Higher Secondary. (Refer Table - 3).

(c) Technical qualification

Only 15% have technical qualification. Artisans constituted 9% of the entrepreneurs. (Refer Table -4).

(d) Age group

7.5% of the entrepreneurs were in the age bracket (19-24), 20% were in the age group (25-35), 29% in the age agroup (35-45), 10.5% in the age group of (45-50) and 18.7% in the age group of 50 and above. Thus nearly 1/2 of the entrepreneurs were between the age group of (30-45) and constituted a vigorous entrepreneurship. (Refer Table - 5).

(c) Female entrepreneurship

It is worth while to mention here that nearly 9% of the entrepreneurs were women, this represents a change in trend over recent times. (Refer Table -6).

(f) Tenure status

Approximately 2/3rd of the entrepreneurs were tenants and only 1/3rd were owners. (Refer Table -7).

(g) Organisation type

Nearly 2/3rd of the enterprises are run on single proprietorship basis, 30% on partnership basis. A negligible percentage exists on co-operative, Public Ltd., and Pvt.Ltd. companies. (Refer Table - 8).

ii) B. Details regarding Enterprise:

(a) Type of Industries

It will be observed that maximum number of units were under the line of manufacture coded in the NIC 1970 under major group 36 (Electrical machinery, apparatus Appliances and supplies and parts) - 24%. The sequence below shows the order of importance of the various types of industries:

<u>Major Group</u>	<u>Line of Manufacture</u>	<u>P.c.</u>
36.	Electrical machinery, apparatus appliances and supplies and parts.	12.4
34.	Metal products and parts except machinery and transport equipments	10.9

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<u>Major Group</u>	<u>Line of Manufacture</u>	<u>P.c.</u>
30.	Rubber Plastic, Petroleum and cold products	10.3
37.	Transport equipments and parts	9.6
38.	Paper Products, printing publishing etc.	8.2
35.	Machinery, machinery tools and parts except electrical machinery	7.8
27.	Wood & wood products, furniture and fixtures	7.3
33.	Basic metals and alloys industries	6.8

The above represent almost 2/3rd of Industries as prevalent in Belhi. (Refer Table - 9).

(b) Growth of Industries

It will be seen that 8% of Industrial units were existence prior to the Master Plan phase i.e. before 1961, (work studies shows that 11% of industries were in existence prior to the Master Plan in 1959-60. The difference of 3% in findings may be on account of change of activity from one type of industry to another type of industry or from industry to other activity).

The decadal break up of Industries is as follows:

Prior to 1960	8.11%	
1960 - 1969	16.5%	
1970 - 1979	58.5%	
1980 and onwards	16.3%9/

Concluding that 70% of the industrial units came into existence between the period 1965-79.

Maximum activity occurred between 1975-79 i.e. 38.6%. (Refer Table - 10).

(c) Number of units per Industrial plot

It will be observed that 3/4th of the plots had one unit working within, 1/10th of the plots had two working units, 5.4% plots had three working units and the remaining 10% had four and more than four working units.

However, study of Anand Parbat Industrial area shows an average of 2.6 working units within one premise.

(d) Plot sizes:

Nearly 40% of the enterprises were in 50 sq.yds. or less plot size; significantly 60% of the observed establishments were working in 100 or less than 100 sq. yds. plot size. 16% of the plots were within 100-200 sq. yds. only 12% of the plots were in the range of 200-500 sq. yds. Above 500 sq.yds. the percentage of plots as existing were 16.1%. (Refer Table - 11).

(e) Nature of Activity

Manufacturing was the predominant activity (62% followed by job work (28%). Repair and servicing was

only 7.5% and assembling were mere 1.1%.

(Refer Table - 12).

(f) Type of Employment

Nearly 60% of the employment is skilled or semi-skilled and 40% are unskilled workers.

(Refer Table - 13).

(g) Annual turnover

9%	entrepreneurs	show	upto	Rupees	10,000	and	less
10%	"	"	"	"	10,000	-	20,000
18%	"	"	"	"	20,000	-	50,000
16%	"	"	"	"	50,000	-	10,00,000
<u>53%</u>							

Thus more than half of the entrepreneurs have Rupees One lakh or less turnover. 27% entrepreneurs have 1 - 5 lakhs. Nearly 1/5th show turnover more than 5 lakhs.

Higher concentration for lower turnover is observed in Walled City area and trend gets reversed showing higher turnover in planned areas. (Refer Table - 14).

(h) Satisfaction level with regards to location, space, Employment, Turnover ranges from fair to Good with majority mentioning Fair. Very few mentioned poor satisfaction level.

(i) ...

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(i) Investment

13% have invested upto Rs.10,000 in the unit. 60% of the entrepreneurs have invested upto Rs.50,000 in the units.

24% invested from Rs.50,000 to 1.5 lakh rupees.

8% have invested more than 5 lakhs. (Refer Table No. -15).

(j) Places of supply

Wherever more than 55% of establishments mentioned Delhi as place of supply. Other 45% supply their product also outside Delhi.

(k) Mixed Land-use

Only 10% of industries exist as a single use (in Kirti Nagar, Naraina, Mayapuri & Anand Parbat). The other 90% exist in mixed use. The mixing is as below;

33% in mix with Commercial

27% in mix with Residential

3% in mix with Residential + Commercial use.

Note: (27% did not respond to the question).

(Refer Table No. -16).

5. POLICY FRAMEWORK:

Policy for future growth has to be viewed within the framework of the prevalent situation as indicated by survey.

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- 5.1
- i) Rapid growth of industries in Delhi. Industrial units have increased 9 times in the last two decades from about 5000 units in 1959-60 to about 45000 in 1981.
 - 2) Preponderance of industries in Walled City and other old built up areas calling for special measures.
 - 3) Mixing of land uses and the preponderance in one premise of more than one industrial unit (in both planned and in unplanned areas) calling for a revision of the plot size;
 - 4) Predominance of the Tiny size of the enterprises in Delhi.

5.2 The policy also needs to consider the following:

- i) Identification of industries serving Delhi's needs so as to adopt measures for dispersal of industries.
- ii) Rapid growth of industrial areas on the peripheries of the Delhi Union Territory encouraged by the adjoining states.
- iii) Consideration of infrastructural costs calling for optimum utilization of land.
- iv) The large industrial growth on non-prescribed land uses and the question of acceptance/removal of these industrial sites to other areas.

5.3 Delhi's industrial growth policy has to relate to the historical perspective, the functional characteristic of the city, balanced regional growth and the immense potential industry has for growth in Delhi on account of availability of infrastructural facilities.

APPENDIX - I

List of specific industrial surveys conducted by
by Perspective Planning Wing.

1. Industrial Area - Wazirpur
2. Industrial Area - Amand Parbat
3. Industrial Area - Sanyapur
4. Industrial Area - Libaspur
5. Industrial Area - Badli
6. Plastic and F.V.C.-Trinagar, Shastri Nagar, Onkar Nagar
Industries
7. Household Industries - Delhi Urban Area.

W.S.
Secretary,
Advisory Council
Delhi Development Authority.

President,
Advisory Council,
Delhi Development Authority.

Continued from Infrastructure

PERFORMANCE OF INDUSTRY

Grade as:		E = Excessive, M = Mild, T = Tolerable	
RESTAURANTS	2		
CANTINE/CO-OP VENTURES (At subsidized rates)	2		
CLUBS/ENTERTAINMENT PLACES	2		
CINEMA	2		
CLUB/Association	2		
REMARKS			
NOISE			
DUST			
FUMES			
SMOKE			
WATER POLLUTION			
VIBRATION			
ODOUR			
Storages of inflammable material			
Injury to Sight			
Effluent Discharge			
General Remarks			