

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council held on 21st April, 1973 at 11.00 a.m. at Raj Niwas. The following were present-

Members :

1. Shri Baleshwar Parshad,  
Lt. Governor -(In the Chair)
2. Shri H. Rehman,  
Chief Architect, C.P.W.D.
3. Shri Bharat Bhushan,  
Councillor, M.C.D.
4. Shri Balbir Singh,  
Councillor, M.C.D.

ALSO PRESENT :

1. Director, Military Lands & Cantonments.
2. Shri N.K. Bhavnani,  
Asstt. Director,  
Military Lands & Cantonments.

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1. Shri Jagmohan,  
Vice-Chairman,
2. Shri J.O.G. Russel,  
Additional Secretary(MP).
3. Shri H.N. Potedar,  
Secretary.

It was reported that even though all the members of the Advisory Council had been informed of the date and time of the meeting by means of a written notice delivered by hand, only four members besides the Chairman were present. According to Rule 6 of the Rules to Regulate the Procedure of the Advisory Council the meeting should have a

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quorum of eight members. Since the meeting could not proceed, formally for want of quorum, the President, however, invited the members present to give their suggestions on the agenda items circulated.

Item No. 1 suggestion by Shri H. Rahman, Chief Architect, CPWD, for amendment of the rules to provide for joint ownership of plots and sanction of house building loans to joint allottees.

The President, observed that while the suggestion would result in the optimum use of the land, yet it did not seem to be feasible firstly because it had since been decided that plots of not more than 400 sq.yds. should be carved out and secondly he visualised the possibilities of disputes arising amongst the joint allottees about the ownership of land. The President, however, thought that the suggestion could be examined as and when the Bombay Apartments Ownership Act was extended to Delhi.

2. Creation of employment for self-employed

It was pointed out that while the existing practice of auctioning commercial plots was desirable, yet it made the acquisition of such plots by professionals like doctors, engineers, etc. beyond their reach in view of the very high bids fetched in auction. It was suggested therefore, that some provision may be made in the scheme either to allot plots in commercial areas to self-employed engineers, doctors, architects, etc. on negotiated prices or alternatively, they may be given space in the Commercial complexed being developed by the DDA on reasonable rentals. The President observed that the

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allotment of commercial plots at a negotiated price to self-employed engineers, etc. would be a departure from the scheme.

3. The following points were also raised by some members.

(1) Encroachment <sup>on</sup> public lands was on the increase all around Delhi and that effective steps should be taken to check the growth of slums.

(ii) The steps taken in this regard were outlined. The President while drawing attention to the magnitude of the problem, observed that the representatives of the people should also come forward and assist in discouraging encroachments on public lands.

(iii) It was pointed out that the area required for a zonal park in Trans-Yamuna area had been squatted upon by Jhuggi dwellers and in view of the absence of a park for the residents of the Trans-Yamuna colonies, who number is quite large, the shifting of Jhuggi dwellers to Seclampur Phase III scheme may be examined. It was decided that since the question of providing alternative accommodation to slum dwellers concerned the MCD, the matter may be informally discussed between the officers of the DDA and Corporation.

(iv) The members welcomed the decision of the DD A, as a step towards preventing further encroachment to fence the vacant lands in and around urbanised villages.

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(v) Some members drew attention to the shortage of cement and steel in the town which according to them hampered the construction works. They pleaded with the President that special priority should be given to the projects which were needed for community betterment. V.C., DDA pointed out that DDA's projects were also held up for want of cement but that the entire available stock of cement had been diverted to half completed projects like storage tanks, etc. The president emphasised the need for improvisation and material substitution for the construction of water tanks etc.

(vi) The problems relating to the urban villages were also discussed and it was explained by the Vice-Chairman, Delhi Development Authority that, although the primary responsibility for redevelopment of villages was of the Municipal Corporation of Delhi, which was collecting taxes and also obtaining plan allocations, the Delhi Development Authority was doing its best to help the villagers in securing better living conditions. He also stated that certain measures were in hand which would provide long term benefits to the villagers in the villages falling under the charge of Delhi Development Authority.

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Secretary

Delhi Development Authority

Chairman,  
Advisory Council,  
Delhi Development Authority

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