



45

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

"ओपन हाउस मीट्स"
"OPEN HOUSE MEETS"

Zone D

फार्म प्रतिभागी द्वारा भरा जाए Form to be filled by Participant	
नाम Name	Rajesh Goyal
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	IPED (Institutions of Professional Education in Delhi)
वर्तमान स्थिति Present Position	President
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तिथि : Date :	15/05/2012

OFFICE OF THE DIR (Plg.)
MPR/TC, DDA, DELHI-2
Dy.No. 3192
Dated 16/5/12

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं"

"Submit your registration form at the venue of Open House meets."

IPED

(Institutions of Professional Education in Delhi)
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Director (Plg) MPR, DDA
 6th Floor
 Vikas Minar, IP Estate
 New Delhi-110002

Sub: Public Suggestions for MID-TERM REVIEW OF MASTER PLAN FOR DELHI-2021

Re.: Skill training centres for Computers/language which are running since couple of decades in South extn.-1

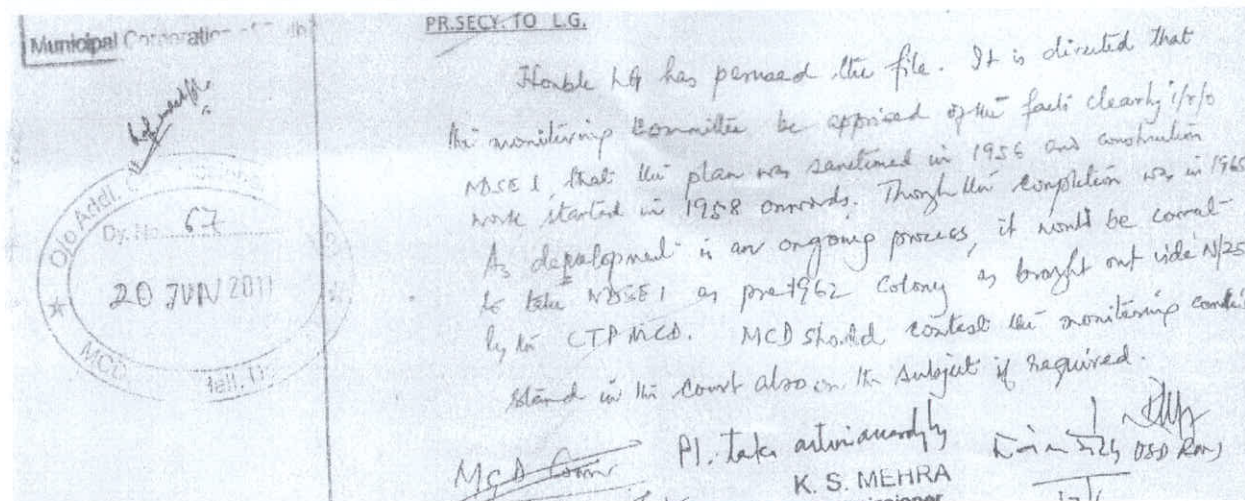
Respected Sir,

Sir, your goodself must be aware of the fact that South extn.-1 used to be an extended campus of Delhi University in early eighties. This colony was developed by DLF in 1956-57.

Through 15.7.2 clause of of MPD 2021 "**Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned and developed prior to 1962 including A and B category colonies.**" We are allowed to operate in South extn.-1 colony.

But the word "developed" in the said clause has created mayhem for Monitoring Committee inspite of the clarity issued by MCD, DDA and Hon'ble LG.

Hon'ble Lieutenant Governor has clear view on this



Contd...

Chief Town Planner, Delhi has an unambiguous view on it.

Hence, in view of the above and letters of DDA dated 22.02.10 and 09.03.10, (23 & 24/C of attached file) NDSE can be considered as a colony planned and developed before 1962 and the request of permissibility of coaching centers in NDSE Part-I can be considered by the Hon'ble Monitoring Committee."

2. Vide their further comments dated 10.03.2011, it was opined by the Town Planning Office that the colony of NDSE-I may be considered as planned and developed prior to 1962 for the purpose of allowing of Coaching Centers / Tuition Centers as per Clause 15.7.2 of Master Plan-2021. These comments may kindly be seen at Page-8/N (Flay-N) of the attached file. (attached file)

Directorate, DDA (MP) has a clear view on it


DDA vide their letter to MCD F10(5)05/MP/51 dated 01/03/2011 has clearly stated that the information pertaining to the NDSE Part- I in the exclusive jurisdiction of the Civic authority i.e MCD & Hence they would not be in a position to comment on it.

Sir, with all these and much more clear verdicts of all relevant departments, we feel that we unambiguously are allowed to operate in South extn.-1. But Monitoring Committee is bullying MCD to take action against us arbitrarily which is against the law and should be immediately condemned and stopped.

Sir, while thanking you once again for reviewing the shortcomings of MPD-2021, we request you to clear this alleged ambiguity and save us from this injustice.

Thank you.

With utmost sincerity and gratitude,
For IPED



Rajesh Goyal,
Tel: 9871600600

Encl.: all the quoted relevant letters/notes of Hon'ble LG, DDA, CTP (MCD)

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Sub: Public Suggestions for MID-TERM REVIEW OF MASTER PLAN FOR DELHI-2021

Re.: Appropriate justice is still missing. Skill Training Centres under Coaching Centres category are still waiting for unambiguous verdict.

Respected Sir,

Sir, you must be aware of our genuine problems as we have been interacting with you about the unreasonable restriction and ambiguity.

Sir, we request you to please review the following and suitably incorporate in the MPD amendments:

- Sir all Coaching Institutes and Vocational training centres and skill training centres including **Computer Training, Language Training**, offer their certificates. But the point 15.7(f) in MPD-2021 says, structured courses leading directly to degree / diploma shall however not be permitted, which is only ambiguous and jeopardize the complete process of training. How any training centre/coaching centre will impart skill education without having a course structured and why will these not award the certificate at the end of the training. **We request you to kindly delete "Structured courses leading directly to degree / diploma shall however not be permitted".**
- All Coaching institutes including Computer Training, Language Training, Distance Education Centre, Tuition Centres should be allowed to operate from 9-meter roads in all colonies which are developed by DLF like developers such as South Extn.-1 as in such colonies only 9 sq. mtrs were built in.
- The plot size restriction should be waived completely.
- The definition of coaching institutes should be expanded and should include Computer Training centre, Language Training centre, Distance Education Centre, and Tuition Centres to avoid the confusion at MCD level.
- As Per 15.7.2 of MPD 2021 "Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned and developed prior to 1962 including A and B category colonies."
 - **It should be replaced with "Coaching centres/ tuition centres shall also be allowed to operate on a minimum ROW of 9m unless lesser ROW is specified in all colonies planned prior to 1962 including A and B category colonies."**
- The present conversion charges are too much for a computer centre to pay, we must get relief from the conversion charges and should be spared.

Sir, while thanking you once again for sparing your precious time, and making an effort to understand the pain of this small but most imperative section as always, **may we request you to kindly save us from the injustice before it becomes irretrievable.**

Thank you.

Sincerely yours,

For IPED


Rajesh Goyal,
Tel: 9871600600

R. G. Macro Planners Pvt. Ltd.

G. Gupta

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28.02.2011

R.G. Gupta

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SUB:- “Year of Existence (Before/After September,1962 – The Date of Master Plan of Delhi) of NDSE Part-I

Sir,

Based on the agreement dated 25.02.2011 on the subject cited above; please find enclosed herewith one copy of the reply / on the following points:

1. Names of different types of colonies (**Page No.1 to 3**)
2. System of preparation of Interim Master Plan; 1956-61 (**Page No. 3 to 6**)
3. Work Studies relating to the preparation of the Master Plan of Delhi – Volume-Two (Page No.6 to 7)
4. Few reports regarding Assessment of property in NDSE Part-I (**Page-7**)
5. Enclosure in support of the property of NDSE Part-I.
 - i. Four coloured Maps of Interim Master Plan of Delhi prepared in 1956 by Town Planning Organization, Ministry of Health (**Page No. 8 to 11**)
 - ii. Photo copy of the Work Studies relating to the preparation of the Master Plan for Delhi – Volume Two. (**Page No. 12 to 25**)

- iii. Assessment of House No. F/7, South Extension No.1 of Mr. G.M. Verma was done in 1960 based on inspection by the S.I. on 31.12.1959. It is also written that water supply, sewerage and drainage were there. (Page No.26 & 27)
- iv. Notice Under Section 126 of the Delhi Municipal Corporation Act, 1957 of the Office of the Assessor & Collector, Town Hall, Delhi as Notice No. CS/SE.I/15/1958-59 dated 21.1.1960 to Mr. G.M. Verma of the House No. F/7, South Extension, New Delhi is there. (Page No. 28 & 29)
- v. Again Assessment & Collection Department Objection Case No.12 dated 23.3.1960 of the same property of the same man is there. (Page No.30)
- vi. Sale Deed executed on 20th December, 1955 between D.L.F. Housing & Construction Ltd. and the Party. (Page No. 31 to 36)

This covers all the points and prove that NDSE Part-I is a colony planned & developed prior to the 1st Master Plan of Delhi which came into Enforcement on 1-9-1962.

Thanking you,

Yours sincerely,



(R.G. Gupta) - Director

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Encl: Report of 36 pages

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Director – UICIT; Director –

Consultant – in private compa

Policies – Land, Land Use, Finance, Legal, Master Plans & Zonal P

28.02.2011

STATUS OF “NEW DELHI SOUTH EXTENSION” WITH RELATION TO MPD-1962 (1-9-1962: THE DATE OF ENFORCEMENT)

DEVELOPMENT¹ OF DELHI FROM – 1930’S TO 1-9-1962

India got independence in 1947 with “New Delhi” as the capital. Planning & development activities started and from 1956 a lot of attention was paid in (i) Surveys, (ii) Compilation, (iii) Presentation, (iv) Interim Master Plan, (v) Work Studies, (vi) The Delhi Development Act – 1957) and (vii) Final Master Plan on 1-9-1962.

Up to 1960 before adopting the policy of “Large Scale Acquisition, Development & Disposal” the planning & development was limited to (1) Walled City of Delhi & adjoining areas, Karol Bagh etc. (2) Colonies on Nazul-I(I) lands, (3) Colonies on Nazul-(I)II lands, (4) Colonies by Ministry of Rehabilitation, (5) Colonies by Private Sector, (6) Unauthorized colonies, (7) Slum areas under Slum Act 1956 (8) Planned development on Nazul-II Lands, (9) Few Resettlement colonies and (10) Informal markets, colonies etc.

NAMES OF COLONIES :

1.1 COLONIES ON NAZUL-I LANDS

24 Old Nazul Estate namely; (1) Pahar Ganj; (2) Darya Ganj (North); (3) Darya Ganj (South), (4) G.B. Road, (5) B.B. Road, (6) Bela Estate, (7) I.P. Estate, (8) Chirage North, (9) Chirage South, (10) Jhilmil Tahirpur, (11) Southern Ridge, (12) Naiwala, (13) Jhandewalan, (14) Bagh Rao Ji, (15) Karol Bagh, (16) Jangpura, (17) Aliganj, (18) Arakpur Baghmochi, (19) Shidi Pura, (20) Basti Raghar, (21) Kadam Sharif, (22) Sadar Bazar (North), (23) Sadar Bazar (South) and (24) inside city wall.



¹ Development always includes planning and on this basis Delhi Development Authority which is In-charge of Planning was constituted.

1.2 COLONIES ON NAZUL-I(II) LAND

(1) Kamla Nagar, (2) Jawahar Nagar, (3) Shakti Nagar, (4) Najafgarh Industrial Area, (5) Motia Khan Dump Scheme, (6) Plots of Asaf Ali Road, (7) Karol Bagh area, (8) Kirti Nagar area and many others.

1.3 COLONIES BY MINISTRY OF REHABILITATION

(1) Aliganj, (2) Andha Mughal, (3) Balbir Nagar, (4) Bharat Nagar, (5) B.K. Dutt Colony, (6) Dilshad Garden, (7) Gandhi Nagar, (8) Geeta Coony, (9) Gulabi Bagh, (10) Inderpuri, (11) Jungpura -A, (12) Jangpura-B, (13) Jangpura Extn., (14) Jawahar Nagar, (15) Kalkaji, (16) Kamla Nagar, (17) Karol Bagh, (18) Kingsway Camp, (19) Kirti Nagar, (20) Kishan Ganj, (21) Kishan Nagar, (22) Lajpat Nagar-I to IV, (23) Malka Ganj, (24) Malviya Nagar, (25) Mansarovar Garden, (26) Model Basti, (27) Model Town, (28) Moti Nagar, (29) Multan Nagar, (30) Nanakpura, (31) Nicholson Marg, (32) New Rajinder Nagar, (33) Old Rajinder Nagar, (34) Outram Lines, (35) Patel Nagar (E), (36) Patel Nagar (W), (37) Patel Nagar (S), (38) Pratap Nagar, (39) Prem Nagar, (40) Punjabi Bagh, (41) Rajouri Garden, (42) Rana Pratap Bagh, (43) Ramesh Nagar, (44) Ram Nagar, (45) Rohtas Nagar, (46) Roop Nagar, (47) Sarai Rohilla, (48) Shahdara, (49) Shakti Nagar, (50) Sheikh Sarai, (51) Shivaji Park, (52) Subhash Nagar, (53) Tilak Nagar, (54) Timar Pur, (55) Tihar-I&II, (56) Vinoba Puri, (57) Vijay Nagar

1.4 COLONIES BY PRIVATE DEVELOPERS

(1) Dilshad Garden, (2) Friends Colony (3) **NEW DELHI SOUTH EXTENSION**, (4) Greater Kailash Part-I, (5) Greater Kailash Part-II, (6) Rajouri Garden, (7) Punjabi Bagh and few others.

1.5 UNAUTHORIZED COLONIES BEFORE 1962 (110)

Meenakshi Garden, Hari Nagar 'G' Block, Shiv Nagar & Extn., Virender Nagar, Manohar Park, Raja Garden, Sham Nagar & Extn., Vishnu Garden Extn., Vishnu park, Chand Nagar, Ravi Nagar, Fateh nagar, Akal Garh, Guru Nanak Nagar Area, Hari Nagar - A, B, B&E, M, M&S, C, J Block, Hari Nagar Clock Tower, Nanak Pura, Ram Garh, Sudershan Park, Onkar Nagar A&B, Lajwanti Garden, Ganesh Pura A & B, Mahabir Nagar, Ganesh Nagar, Saraswati Garden, Ram Nagar near Tilak Nagar, Partap nagar, Janakpuri & Extn., Ugar Sain Market & Bindra Market, Sant Nagar near Tilak Nagar, Majlis Park, Kewal Park & Gopal Ngr., Adarsh Nagar, Rameshwar Nagar & Nirankari colony, Rameshwar Nagar & Mohan Park, Rishad Nagar & Mohan Park, Gupta Colony, Sawan Park Extn., Rattan Park, Dev Ram Park, Lekhu Nagar, Shambhu Pura, Shanti Nagar, Rani Bagh, Hind Nagar, Rishi Nagar, Mukh Ram Park, Krishan Nagar, Vishwas Nagar, Jawahar Naga, Pandit Park, Ram Nagar Loni Road, British India Colony, Kuldip Nagar, Har Krishan Nagar (Naveen Shahdara Extn.), Friends Colony, Krishna Nagar (G.T. Rd. Shahdara), Navin Shahdara, Rohtas Nagar, Kabul Nagar, North Gandhi Nagar, Raghubar Pura, Kailash Nagar, Ranjit Nagar, Shyam Park, Dharampura, South Gandhi Nagar, Bhola Nath Nagar-I & II, Balbir Nagar, Azad Nagar 'A' & 'B' and 'C', Shankar Nagar 'A', Shiv Puri, Golden Park, Radhey Puri, Silver Park & Chander Nagar, Hazara Park, Ram Garh, Gopal Park, Govind Pura & New Govind Pura, Rashid Market, Anarkali (Part), Ram Nagar, Gian Park, Lachman Park, Indra Park, Sri Ram Nagar, Bharat Nagar near Friends colony, Govind Puri near Kalkaji, Arjun Nagar, Krishna Nagar, Gautam Nagar, Sanwal Nagar, Sant Nagar, Prakash Mohalla (Garhi), Inder Lok, Anand Nagar & Tulsi Nagar, Than Singh Nagar, Nai Basti near Anand Parbat, Prem Nagar, Uttam Nagar,

1.6 RESETTLEMENT COLONIES & NO. OF SQUATTERS FAMILIES UPTO 1961

In 1951, there were 12740 squatters families increased to 22,415 in 1956 and 42815 in 1961. Some of them were resettled. Before 1960 'Dairy Kishan Chand' dominated by milkmen was the first shanty

2.2 BRIEF DESCRIPTION OF THE FOUR MAPS

2.2.1 MAP NO.2

Map of Greater Delhi (**Historical Growth**) prepared by Town Planning Organization, Ministry of Health – June, 1956 showing the development under the following headings. (Copy of the map enclosed)

- | | | | |
|-------|---------------------------------|-------|--------------------|
| i. | Indraprastha | ii. | Suraj Kund |
| iii. | Quila Rai Pithora | iv. | Kilokri |
| v. | Siri | vi. | Tughlakabad |
| vii. | Jahanpanah | viii. | Mubarakabad |
| ix. | Khizrabad | x. | Firozabad |
| xi. | Purana Quila and Delhi Shershah | xii. | Shahjahanabad |
| xiii. | Civil Lines & New Delhi Phase-I | xiv. | New Delhi Phase-II |
| xv. | <u>Post Independence Delhi</u> | | |

NDSE Part-I is in Post Independence Delhi i.e. between 1947 to 1960.

2.2.2 MAP NO.4

Map of Greater Delhi (**Residential Area**) prepared by Town Planning Organisation, Ministry of Health – June, 1956 showing the development under the following headings. (Copy of the map enclosed)

- | | | | |
|-----|--------------------|-----|------------------------|
| i. | Govt. Housing | ii. | <u>Private Housing</u> |
| ii. | Land under Defence | | |

NDSE Part-I is shown in Private Housing

2.2.3 MAP NO. 19

Map of Greater Delhi (**Public Transit and Night & Day Population**) prepared by Town Planning Organisation, Ministry of Health – June, 1956 showing the development under the following headings. (Copy of the map enclosed)

- | | | | |
|------|---------------------------------|-------|---------------------------|
| i. | <u>Major Living Areas</u> | ii. | Major Work Centres |
| iii. | Major Commercial Area | iv. | Major Educational Centres |
| v. | D.T.S. Bus Routes and Terminals | vi. | Tramways & Terminals |
| vii. | Railways and Railway stations | viii. | Airports |
| ix. | Delhi Cantonment | | |

NDSE Part-I is shown in Major Living Areas



2.2.4 MAP NO. 20

Map of Greater Delhi (Interim General Plan) prepared by Town Planning Organization, Ministry of Health – June, 1956 showing the development under the following headings. (Copy of the map enclosed)

- i. **Residential** – Low Density, Low Medium Density, High Medium Density, High Density
- ii. **Commercial** – General Business and Commercial, Wholesale Markets
- iii. **Industrial** – Depots, Storage and Warehouses, Light Industries, Unrestricted Industries
- iv. **Public and Semi-Public** – President's Estate and Govt. Offices, Schools and other Public Buildings, Water-works, Pumping Stations & Sewage Farms, Cemeteries and Cremation Grounds
- v. **Recreational** – Public Parks and Open Space, Semi-Public Recreation, National Parks and Reservations
- vi. **Agricultural** – Nurseries and Fruit Gardens, Farms and Pasture Lands, Lands under Defence
- vii. **Circulation** – Airports, Railways and Railway Yards, National Highways, Arterial Roads, Sub-arterial roads, Major roads, Cycle Tracks, Interchanges

NDSE Part-I is shown in residential land use.

THESE 4 MAPS HAVE BEEN ENCLOSED, SHOWING & THE LOCATION OF NDSE.

3. WORK STUDIES RELATING TO THE PREPARATION OF THE MASTER PLAN OF DELHI – VOLUME-TWO.

This was prepared for the preparation of final document of MPD-1962.

Following chapters are there. Out of these the 4th is concerned with us.

S.No. Appendix No.1 Description of the Appendix

- | | | |
|-----|---|--|
| 1. | A | The Ward wise Density of Population in Delhi |
| 2. | B | Detailed break-up of the Working Force in Delhi from 1921 to 1951 |
| 3. | C | The prospective State Income of Delhi State and its Distribution |
| 4. | D | <u>Redevelopment Plan: Kotla Mubarakpur</u> |
| 5. | E | Sarai Rohilla: Social Profile and a Redevelopment Plan |
| 6. | F | Daryaganj: Social Profile and a Redevelopment Plan |
| 7. | G | Redevelopment Plan for Ranjit Nagar, Shadipur, Khampur and South Patel Nagar |
| 8. | H | Redevelopment Plan for Kucha Pati Ram and Sui Walan. |
| 9. | I | Redevelopment Plan for Jhandewalan-Motia Khan – Qadam Sharif. |
| 10. | J | Jama Masjid Community Square Plan |
| 11. | K | Planning a District Shopping Centre at Pusa Road |
| 12. | L | Notes on Nizamuddin Monuments Area and Recreational Area in S.W. S.W. Extension and Lake on Kitchner Road. |
| 13. | M | List of objectors |

These 9 are the basic studies from Sl.No. 4 to 12 on which these areas including their surroundings were developed. Kotla Mubarakpur is one of them with development of surrounding areas namely – (1) Arjun Nagar, (2) Wazir Nagar, (3) NDSE Part-I, (4) Amrit Nagar, (5) Kasturba Nagar (Sewa Nagar) were planned & developed.



3.1/09

Delhi

VOLUME TWO

(21)

16

WORK STUDIES
RELATING TO THE PREPARATION OF THE

MASTER PLAN FOR DELHI

PREPARED BY

DELHI DEVELOPMENT AUTHORITY

UNDER THE DELHI DEVELOPMENT ACT, 1957

appendix

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APPENDIX D

REDEVELOPMENT PLAN : KOTLA MUBARAKPUR

The extension of the city, which has taken place on all sides, has engulfed many villages and agricultural land has been taken away for urban use. This has resulted in a radical change in the economic base of these communities though their physical patterns and social values are un-changed.

This process of encirclement has created slum conditions in such village communities. There was no planning and building control on these village abadies and this resulted in encroachment of the open spaces and increase in the built up areas of individual lots. The population has grown but the services and community facilities remained at rural level.

Whenever the area around a village was developed, the standard was good but no thought was given to the integration of village layouts into the layouts of the surrounding areas. Thus, slums were allowed to thrive within newly developed communities. As urbanisation will continue, if this process is not controlled, many more villages are bound to undergo the same fate and depressed pockets will arise in well-developed urban areas.

A study has been made of one of the villages, which is a very representative example of this kind. This village community of Kotla Mubarakpur is situated in South Delhi. An attempt has been made in the study to analyse the problem and offer a solution which could be the basis for dealing with other similar situations.

The small community of Kotla Mubarakpur still gives the appearance of a village surrounded on all sides by built up areas developed on reasonable urban standards. Unfortunately,

however, Kotla has neither the pleasantness of a good Indian village nor does it have even the basic urban facilities like water supply and sanitation, not to speak of such civic amenities as schools and parks. Many of its houses are kachha, and in some sections cattle and human beings share the same roof in as many as forty per cent of the houses. Water supply is still largely from wells and, in later built up areas, through hand-pumps. Latrines and toilets are almost non-existent. To make things still worse, colonies are coming up in almost all directions; Sewa Nagar, Defence Colony and private housing colonies.

The problem of Kotla Mubarakpur has been examined in great detail. 'A Land Use Survey has been made of the entire area and an inventory of the houses, and facilities for the area adjoining Kotla Mubarakpur has been prepared. In addition to the physical survey of land uses, a detailed survey to find out the various socio-economic characteristics of the population was also undertaken. A brief summary of the results of the two surveys and the recommendations for the redevelopment of Kotla Mubarakpur are given below :—

The village of Kotla Mubarakpur lies to the South of Sewa Nagar and Lodi Colony abutting the Ring Railway, and is accessible from the north through the Lodi Colony, from the east through Lajpat Nagar and Defence Colony and from the West through Medical Enclave along the Ring Road. Kotla Mubarakpur came into existence as a suburban development when the Capital of New Delhi was being built on a site popularly known as Raisina. Later, around the tomb of Mubarak Shah, the village of Mubarakpur Kotla formed the core of the post-war

community and post-partition developed areas of Jor Bagh, Lodi Colony, Lajpat Nagar, Defence Colony and Medical Enclave. When land was acquired for the Capital, village people who were displaced were rehabilitated on alternative sites. Kotla Mubarakpur is one of such communities.

The community of Kotla Mubarakpur consists of the older parts called Kotla and Aliganj and the later developments to the east.

The first sector could be further divided into two groups, Aliganj and Piliانجي being one and old Kotla Mubarakpur proper being the other. The relatively new development in the second sector contains such new colonies as Bhola Nagar, Rishi Nagar, Dev Nagar, Azad Nagar and Wazir Nagar.

It would be seen that the community of Kotla Mubarakpur has grown in four phases (or groups) in different periods of time, under different circumstances. This is also evident from the character of the communities and the people living in them. Variations in languages, differences in their places of birth and, to some extent, in their customs and habits seem to distinguish them from one another.

The total area of Kotla Mubarakpur is approximately 128 acres, of which the built up area in the four groups is about 100 acres. The population estimate for 1957 in Kotla Mubarakpur was 22,630 which gives an approximate density of about 177 per gross acre.

According to the 1951 Census, the population of Kotla was 13,355; thus, there has been an increase of about 69.2 per cent till 1957. There has been feverish building activity during the last five years and a lot of unauthorised construction took place, though perhaps not quite enough to cater adequately to the increased population. In 1951, there were 2,705 dwellings and in 1957 this figure increased by 41.8% as against increase of 69.2% in population, which seems to have aggravated the situation even more.

The survey of existing land uses in Kotla Mubarakpur area indicates that over 60 per cent of the Kotla Mubarakpur area was under residential plots, about 13 per cent under roads, educational facilities claimed less than one-half of one per cent of all land uses. Hardly 3.0 per cent of the land was in effective use as parks or playgrounds. 1.25 per cent of the land was used for commercial or business purposes and 14 per cent of land was either undeveloped or vacant (but perhaps committed).

A brief analysis of land uses indicates that there was 3.4 acres of residential land per thousand people, which gives a net density of over 300 persons to an acre or a gross density of about 210 persons to an acre over an area of approximately 127 acres. In educational use the proportion was miserably low at 0.028 acre per thousand population. In circulation, there was 0.71 acre per thousand population and in commercial use, including service industry, there was 0.071 acre per thousand persons.

Map : Kotla Mubarakpur—Existing Land Use :

The situation was worst in the recently developed sectors of the Kotla Mubarakpur area where only 2.8 acres per 1,000 population was in use for residential purpose, thus indicating a net residential density of well about 400 persons per acre. Similarly, there are hardly any open spaces. The average household/family size in Kotla Mubarakpur area comes to 6.8. In the older built up sector, it was 7.15 and in the recently developed area it was 6.3.

Of an estimated 3,641 households, information regarding family size and income could be gathered for 3,631 households. This, computed with certain other data and number of earners per household, gives an average per capita monthly income of Rs. 25.05 in 1957 or an annual income of Rs. 300.60. Compared to this, the per capita national income of India during the years 1955-56 was Rs. 252.00. Average monthly income per earner was found to be Rs. 98.90 and average monthly income per

household/family came to Rs. 156.24. There were significant variations in these figures between the older and recently built sections.

It appears that among the working force, about 25 per cent were manual workers, 22 per cent were skilled, 25 per cent were office workers, others including self-employed totalled to 24 per cent, and unskilled workers were only 3.1 per cent of the total number of earners. Only 2.9 per cent of all earners were women gainfully employed. Among the workers, over 58 per cent were working in areas which were 3 miles or more from Kotla Mubarakpur, but about 21 per cent were found to be working either locally or within one mile, the rest were working at places between one and 3 miles of the village.

It is estimated that in 1957 there were approximately 3,641 dwelling places; of these 10.4 per cent were classified as Kachha, 14.4 per cent "mixed type" and 75.2 per cent were "pucca". In the older sections, the percentage of Kachha houses was considerably more than in the recently developed sections of Kotla Mubarakpur. Among the dwelling places, about 55 per cent had only one-room, 30 per cent had two rooms and hardly 15 per cent of all the dwellings had 3 rooms or more.

Municipal filtered water was available to only 2.2 per cent of all the households. More than 90 per cent of the households and the dwellings were served by handpumps, and a small percentage by wells. Almost the entire population was dissatisfied with water supply.

Approximately 63.0 per cent of the dwellings had no separate or well defined cooking facilities, 75 per cent of all dwellings had no separate bathing facilities and over 70 per cent had no separate latrines. The situation about latrines and bathing places was the worst in the older sections where 90% had no private latrines.

It was estimated that approximately 61 per cent of the dwellings were rented and 39.0 per cent were owner-occupied. Of those rented, about 22 per cent had a monthly rent ranging between Rs. 1.00 and Rs. 10.00, 30 per cent of rented dwellings were fetching a monthly rent of Rs. 11.00 to Rs. 15.00, another 25 per cent of dwellings had monthly rents between Rs. 16.00 and Rs. 25.00 and the remaining 22.00 per cent of the dwellings had a monthly rent of Rs. 26.00 and more.

It appears that a considerable proportion of the buildings were relatively of recent origin. In all, perhaps as many as 94.6 per cent of all dwellings were 15 years old or less, and 26.6 per cent of all the dwellings were built during the last five years or so. Only 5.4 per cent of dwellings were estimated to be older than fifteen years.

The age of the dwellings was related to life-expectancy and factors of obsolescence. At least 23.5 per cent of the dwellings were already "obsolete", 24 per cent of all the dwellings were "intolerable" and another 26 per cent were barely "tolerable" only after radical repairs, changes and improvements.

Relationship between family size and dwelling size indicates that of all dwellings occupied by small families (1—3 persons), over 97 per cent were one-room dwellings and only 2.2 per cent of such dwellings were two-room units. Among average families (4 persons) over 26 per cent were one-room dwellings, 55 per cent were two-room dwellings and about 12 per cent were three-room dwellings. Among large (7—9) and very large (10 persons and more) families, strangely enough 86.7 per cent and 35.6 per cent, respectively, were single-room dwellings. Of dwellings in use by very large families (10 persons or more to a household), 35.6 per cent were one-room units, 21.8 per cent were two-room units, 23.4 per cent were three-room units and only 19.2 per cent were four-room dwellings.

Cross classification of data shows interesting relationship between household income and house-rents paid by them. Of the rented dwellings occupied by low and very low income groups, there is a considerable percentage of households paying as much as perhaps 30 to 50 per cent of their monthly income in rents. Among dwellings in use by low income (Rs. 50 to 100) groups, 38 per cent of the dwellings had a monthly rent between Rs. 11 to 15, another 20 per cent of such dwellings had a monthly rent between Rs. 16 to 25 and 7.5 per cent of them were paying a monthly rent of Rs. 26 and more. On the other hand, among the relatively high income (Rs. 151—200) and above groups, there were 30.5 per cent of dwellings which had a monthly rent of not more than Rs. 15, 54.3 per cent of these dwellings had a monthly rent between Rs. 16.00 and Rs. 25.00 only, 14.5 per cent of such dwellings had monthly rent of Rs. 26 or more. This also holds good for dwellings where families of higher income (Rs. 201 and above) were living; 26.5 per cent of such dwellings had monthly rents of Rs. 25.00 or less. All this indicates that lower income groups are spending a higher proportion of their incomes on rent, and higher income groups are paying relatively less.

Planning proposals :

In the preparation of the Re-development Plan for Kotla Mubarakpur, consideration has been given to the adjacent areas which include some recent development but which are also, to a considerable extent, deficient in community facilities.

Kotla Mubarakpur Planning Area as shown in the Re-development Plan encompasses Sewa Nagar, the New Delhi South Extension Scheme, New Delhi Extension Cooperative Society and the Kotla Mubarakpur Slum areas including all of Aliganj, Piliangi, Kotla Mubarakpur, Punjab Colony, Bhola Nagar, Rishi Nagar and Sukh Dev Nagar. The above planning area is 247.7 acres in area and this has been treated as a fair size community which is planned to function as a self-contained and self-sufficient units

for most of day-to-day needs but which would be dependant, for its larger needs, on the central urban complex of New Delhi.

The target population of the Planning Area totals to an estimated 42,500 persons. This includes the enumerated figure of 22,600 for the Kotla Mubarakpur Slum Area plus the estimated population of Sewa Nagar and also the potential population in the unbuilt but approved colonies calculated on the basis of 10 persons/plot and 5 persons to a dwelling unit.

The re-development plan is based on the presumption that the available vacant land could be utilized primarily for rehousing, the slum evictees and almost all would be rehoused in the Planning Area.

Regarding the proposed residential densities, a gross density of 171 persons/acre had been suggested, in the initial phase (1958—66) for the development of the Planning Area. For the second phase, it has been assumed that by 1976, the population of the planning area will be reduced to 34,800 which will bring down the gross density to 140 persons to an acre. It may be said that these are rather high densities but if the aim is not to dislocate too many people from this area, it is difficult to appreciably reduce these densities to lower limits.

As against 77.89 acres which are presently in use in the Re-development Plan, an area of 62.56 acres for residential purpose has been earmarked for an ultimate population of 20,000 in the Kotla Mubarakpur slum area. This includes housing and local open spaces at the rate of 0.22 acres per thousand population and a small proportion of local domestic streets. This should normally give ample scope for the provision of various plot sizes ranging between 125 sq. yds. with an average of two storeyed construction. Lower plot sizes have been recommended because it is hoped that high density development could take place in 3 or 4 storeys in the shape of Group Housing type development built either by co-operatives, Government, or other citizen agencies.

An attempt has been made in the plan to preserve certain existing structures which fall into the first two categories :

- (1) Satisfactory,
- (2) Tolerable,
- (3) Intolerable, and
- (4) Obsolete.

"Obsolete" structures, however, would have to go immediately, 'intolerable' could perhaps exist during the first phase of the re-development and 'tolerable' ones would have to be radically improved upon.

The cutting and widening of roads, reservations of sites for schools, open spaces and other community facilities have been suggested either in the presently open areas or the areas which would be made available when the structures falling in categories 3 and 4 are demolished.

The Residential Area in the proposed Re-development Plan has been planned consisting of 8 Mohallas or small neighbourhoods around, as far as possible, its own primary school and local sub-shopping facilities.

The area assigned for residential use would be about 12 acres less than the present one and in some sectors of Kotla Mubarakpur area the planned density may, in fact, become somewhat higher than at present. This, however, has been done in order to accommodate as many people in the rebuilt and re-developed housing as far as possible.

For the next five years, it is hoped that the population would be maintained at more or less the present level (22,600) in Kotla Mubarakpur area, and by 1976, due to better standards of income and living, some people would voluntarily move out and the population would then reduce to around 20,000.

Moreover, the aim is to achieve relatively high density by planning 2 or 4 storey Group Housing with common facilities.

This, of course, is considered primarily as an experiment and if successful, could later be utilized in some other re-development schemes.

The proposed re-development plan attempts to organize the neighbourhood centre with the residential areas segregated by new roads from the commercial and industrial centres. The existing main bazar has been retained with the proposal to restrict the existing road to pedestrian traffic only. Vehicular traffic can have accesses from the side of shopping areas for approach service, parking and for loading and unloading on these access points to the shopping centre.

Within the centre, the community facilities are planned on an urban scale. There would be almost 100 to 125 shops offering a sufficient variety of items and goods to cater for the normal needs of the population. The number of shops for the re-development areas, has been calculated at the rate of 1 shop for every 150 persons. This figure includes the shops provided in the sub-centres also. The existing shopping centre of Kotla Mubarakpur is not only serving the local population, but also to some extent the Lodi Colony and Defence Colony. With this added factor, it is feasible to plan some additional shops.

In addition to shops, space has been reserved for such public amenities as post-offices, fire station, Bank and some space for office accommodation is also indicated. Other amenities normally included in an area of this size, Cinema, Restaurants, a small hotel, Dharamsala, Serais, Health and Community Centres have also been taken into account. Some area for service industry has also been provided adjacent to the main centres to accommodate masons, repair-men, black-smith, cobblers, electricians and other servicing and repair trades that are associated with shopping; provision has been made for a few small scale work-shops essential to maintain a population of about 40,000. These arrangements are generally found lacking in many of the older colonies even though they are so absolutely necessary for an active community.

Each 'Mohalla Unit' contains a Local sub-shopping centre, usually located near the primary school and easily accessible from its catchment area. The sub-centres are planned with 6 to 12 shops for supplying odds and ends and will be a great help to the house-wife.

The space standards for community facilities adopted in Kotla Mubarakpur area are much lower than the normal space standards applied for new residential areas because over 75 per cent of the planning area is either already developed or committed for development to a particular layout over which there is little or no control. Considering these facts, the deficit in community facilities has been met by provision in the remaining pockets of the Kotla Planning area.

Table No. II gives the total school requirements for which provision has been made and the deficiency or the surplus of such facility for the present and the estimated population of 1976.

The Student population for Basic Primary and Higher Secondary Schools has been calculated on the basis of the standards adopted by the Town Planning Organization but in the case of Kotla, these have had to be scaled down for Primary and High Schools. A minimum of 1.0 acre for Primary School and 3.25 acres for a High School has been adopted.

The proposed Re-development Plan provides for the ultimate requirements for the recommended population of 1976. 10 Primary Schools and one High School have been proposed in the Planning area. Sites for the two additional High Schools which are required, could not be allocated in the planning area due to want of space. The remaining High School sites have, therefore, been located in the undeveloped land lying west of the Kotla Planning Area. These sites are easily accessible and are served by an eighty foot wide road and are at a distance of only 2 to 3 miles from the neighbourhood shopping centre.

The area of Kotla Mubarakpur is virtually devoid of any park or recreational facilities whatsoever. Only two areas are worth mentioning: one is the Bapu Park (0.78 acres) and another a small privately owned garden (4.1 acres). This garden is located in the north-eastern corner of the Kotla Mubarakpur area, and is not open to public use but it does provide, in a way, a small green strip close to the densely populated area of Sewa Nagar. The Re-development Plan recommends the retention of this garden in an improved form. Steps must, however, be taken to ensure that this garden is not sub-divided or used for other purposes and that it is brought under public ownership.

As mentioned earlier, the existing colony of Sewa Nagar and the committed layouts in this area are deficient in parks and play-grounds. The following figures show the existing situation in regard to open spaces per 100 population for Sewa Nagar and Sanctioned Colonies.

Sewa Nagar	1 acre/1000 population.
Sanctioned Colonies	0.62 acre/1000 population.

It has been recommended that a minimum of 1.6 acres per thousand population should be adopted by way of a general standard for open spaces. This standard is the absolute minimum essential for new residential areas. However, this would mean for Kotla Mubarakpur Planning area, the provision of about 45.0 acres excluding the 12.67 acres which has already been provided in Sewa Nagar and New Delhi South Extension. Obviously this would be impossible for a slum area of 127.72 acres. Rigid insistence of these standards would mean development of entirely multistoreyed blocks for low income groups which would not be economically feasible and socially not very desirable. To be realistic, therefore, it is proposed to reduce the open space standards from 1.6 to 1 acre per 1000 population for this area. The present Re-development Plan provides open spaces at the rate of 0.78 acres/1000 population with the proviso that the

remaining 0.22 acres/1000 population would be provided as part of the housing when detailed plans are prepared for the housing layouts.

All the five important historical monuments have been linked together with green strips to create a feeling of continuous open

space after clearing the area around some of these monuments. Proper landscaping will make this a very pleasant feature.

A net work of 80 feet wide roads has been proposed in the re-developed plan. These roads pass between the existing communities and connect up with the arterial roads, which lead the traffic to Delhi's major work centre, i.e., Central Secretariat.

Table D : I : Gross Densities for Population in 1958, 1966 and 1976

Area	Area in acres	1958 Density P/A	School facilities required		Population	1966 Density P/A		School facilities		Population	1976 Density P/A		School facilities	
			P.S.	H.S.				P.S.	H.S.				P.S.	H.S.
Sewa Nagar	57.14	238.0	4.00	1.12	13,600	238.0	13,600	4.00	1.12	9,000	157.5	9,000	2.65	0.75
Mubarakpur Kotla	127.72	177.5	6.65	1.88	22,600	177.5	22,600	6.65	1.88	20,000	157.0	20,000	5.90	1.50
New Delhi South Extension colonies	62.83	99.8	1.83	0.50	6,230	99.8	6,230	1.83	0.50	5,800	92.3	5,800	1.70	0.48
TOTAL	247.69	171.6	12.48	3.50	42,430	171.6	42,430	12.48	3.50	34,800	140.0	34,800	10.25	2.73

Table D : II : Educational & School Facilities Provided in the Planning Areas

Name of the Colony	Total area in acres	Total population	Gross Density	School Provided	Open space provided
1. Sewa Nagar	57.14	13,600	238 P/A	2 Primary Schools.	1 acre/1000 population.
2. Mubarakpur Kotla	127.72	22,600	177.5 P/A		
3. New Delhi South Extn. Colonies	62.83	6,230	99.8 P/A	2 Primary Schools.	0.62 acre/1000 population.

Table D : III : Distribution of land uses in the proposed redevelopment plan per 1000 population

	Acres	Population
a. Residential :		
Lot Density : 356 persons/acre	56.2	
b. Circulation :		
Local neighbourhood Streets (2.19-24.3)	1.32	1,000
Half of the peripheral roads (5.62 acres)	0.28	1,000
TOTAL	1.6	1,000
c. Schools :		
Primary (6.28 acres)	0.31	1,000
High (in Kotla Mubarakpur area only 3.25 acres)	0.16	1,000
TOTAL	0.47	1,000
d. Open Spaces :		
Parks and playgrounds and local open spaces (15.6 acres -4.4 acres)	1.00	1,000
e. Service industry (3.5 acres)	0.17	1,000
f. Shopping & Community Building (6.38 acres)	0.32	1,000
Total area required/1000 population	6.36	1,000
Gross Density	157 persons/acre	

The development project will consist of providing water supply, sewerage, storm water drainage, electricity and layout of good roads and other community facilities such as schools, parks, dispensaries etc. including acquisition of land and structures for improvement of the present blocks and rehousing the present occupants in the same area by allotting plots on a no profit no loss basis.

The redevelopment plan envisages certain community facilities for the surrounding colonies also. The adjoining areas are more or less self sufficient in utilities, and hence the services designed and estimated now will only cover the Kotla Mubarakpur area of 127.72 acres. Apart from these public works, there are other community structures and facilities to be provided by the local body.

The cost estimate of the Kotla Mubarakpur Redevelopment Plan will broadly fall under the following heads :

Table D : IV

	(Rs. in lakhs)
1. Acquisition of open spaces, land and structures in and around a slum area	37.11
2. Roads and circulation	8.27
3. Water Supply	5.62
4. Sewerage	4.84
5. Storm Water drainage	2.56
6. Electricity	1.75
7. Rehabilitation	3.44
8. Horticultural operations	1.00
9. Community Centres	1.00
10. Miscellaneous and unforeseen works	2.25
11. Contingencies and establishment charges at 2 per cent	0.615
12. Departmental charges at 6 per cent	1.843
13. Interest charges on loan for development work	7.613
TOTAL	77.911

The estimates have been prepared on a tentative basis and the detailed estimates will have to be prepared when this project is approved for implementation. The flat rates of development

works adopted by Central Public Works Department cannot be applied in this case in view of the gross density of this area being of the order of 171.6 which is higher than the densities assumed by Central Public Works Department for development purposes. The details of various sub-works are discussed below :—

Table D : V : Statement showing the existing areas under various land uses

Sl. No.	Existing land uses	Total area under building and roads		Percentage of area under roads		Vacant area	
		Acres	Acres	Acres	Acres	Acres	Acres
1.	Old development area	.	.	60.7	17.5	4.20	4.20
2.	New development area	.	.	54.16	35.0	17.79	17.79
3.	Land under peripheral roads, vegetable gardens, etc.	.	.	12.86	.	.	.
TOTAL		127.72	21.99	or 22 acres.			

(ii) From the above table it will be seen that out of a total area of 127.72 acres, 12.86 acres are under peripheral roads and vegetable gardens etc. whose pattern is left unaltered in the proposed land use. Out of the remaining area of 114.86 acres, 22 acres are under open spaces which is outside the slum limits and compensation for this area is worked out at the present market rate which is assumed as Rs. 75,000/- per acre or Rs. 15/- per sq. yard approximately. The total cost of acquiring this open space works out to Rs. 16.5 lakhs.

(iii) Financial provision has been made for the 10 acres of Government Nazul land at Rs. 5,000/- per acre, outside Kotla Mubarakpur Area for two schools. The cost will be Rs. 50,000.

(iv) Within the "Slum area" about 30% of the land is under public roads and need not be acquired.

(v) The details of vacant sites to be acquired are tabulated below :—

Table D : VI : Vacant sites within slum limits for which compensation will have to be paid

Description	Developed area		Area under roads		Vacant site		Total area
	Acres	Acres	Acres	Acres	Acres	Acres	
New Development area (a portion)	.	2.4	.	5.8	8	16.2	
Old development area (a portion)	
TOTAL	2.4	5.8	8	16.2			

The open spaces within this Slum area work out to 8 acres. Compensation at the rate of Rs. 21,255 per acre works out to Rs. 1.72 lakhs.

Table D : VII : Statement showing the gross and net rent for structures to be acquired under the Slum Act

Rent Category per month	Mean Value of rent	Total No. of dwelling units to be acquired		Gross rent	Net rent
		Rs.		Rs.	Rs.
1 to 10 Rupees	.	5.5	474	2,607	1,564
11 to 15 Rupees	.	13.0	635	8,255	4,554
16 to 25 Rupees	.	20.5	864	17,712	10,627
26 & above	.	30.0 (assumed average)	750	22,500	13,500
TOTAL	.	.	2,723*	51,074	30,245

*Remaining 908 structures are pucca.

Under the Slum Act, compensation at the rate of 60 times of average rent for 2,723 structures works out to Rs. 18.35 lakhs. The cost of demolition of structures and clearance of the site is assumed to be met by the auction of saleable building materials.

Road Construction (Estimated cost Rs. 8.27 Lakhs):

The roads and highways proposed in the Kotla Mubarakpur area are 80', 60' and 40' with necessary paving and cycle tracks. Provision has been made for roundabouts, signals, etc. The total cost of construction of roads works out to Rs. 8.27 lakhs.

Water Supply Scheme (Estimated cost Rs. 5.62 Lakhs):

(i) For a population of 20,000 in Kotla Mubarakpur area, the total demand of water per day works out to one million gallons at the rate of 50 gallons of water per capita. The natural slope of Kotla Mubarakpur area has been utilised in designing the grid system of water supply.

(ii) The water will be tapped from the 12" main on the west of Ring Road if sufficient pressure is available, otherwise the pressure in the main has to be boosted to meet the additional demand of Kotla Mubarakpur area.

Sanitary Sewerage Scheme (Estimated cost Rs. 4.24 Lakhs):

(i) The scheme is designed for a population of 20,000 as a separate system for sanitary sewage, while the rain water will be drained off by means of open drains.

(ii) A 15" dia. main sewer having a self-cleansing velocity of 3.03'/Sec. has been found to be adequate to convey the maximum discharge. It has been verified that the Trunk sewer running along the Defence Colony at the junction of Ring Road is at a conveniently low depth and of sufficient capacity to receive the discharge from the proposed main sewer of Kotla Mubarakpur area.

(iii) The minimum size of sewer will be 6" and the sewers are to flow with a self-cleansing velocity of 2.5 to 3 ft. per second. Hence no flushing arrangements are provided. Necessary provision has been made for manholes, ventilating shafts, 'drop' and 'Y' junctions in the estimates.

Storm Water Drainage Scheme (Estimated cost Rs. 2.56 lakhs):

(i) The run-off is calculated to an intensity of 1" rainfall per hour. The total drainage area of Kotla Mubarakpur is 127.72 acres. The rain water is proposed to be carried by open channels. Taking into account the drainage area and imperviousness of soil, the total run-off comes to 63.62 cusecs.

(ii) The outfall drain will ultimately discharge into the existing Nalla adjoining Lodi Colony north of rail-road track.

(iii) Surface gulleys and gratings are proposed at suitable places & necessary lump sum provision has been made for pipe culverts and slab culverts wherever the drains have to cross the roads.

Electrification (Estimate Rs. 1.75 Lakhs):

The cost of electricity works out to Rs. 1.75 lakhs at a flat rate of Rs. 0.25 nPs per sq. yard. These are the same rates as adopted by the Delhi Electric Supply Undertaking for development purposes.

Horticultural Operations (Estimate Rs. 1.00 Lakhs):

Provision has been made for the rehabilitation of about 143 families whose economic condition is deplorable and who will be uprooted in the first instance by the clearance required for roads. At the rate of 300 sq. ft. of plinth area for each family the total cost of rehabilitation structures works out to Rs. 3.44 lakhs.

The cost of horticultural operations are computed on a flat rate at 0.16 nP. per sq. yd. The total cost for an area of 128 acres works out to Rs. 1.00 lakh.

Community Centre (Estimate Rs. 1.00 Lakh):

A lump sum provision of 1 lakh has been made to meet the cost of constructing a community centre.

Miscellaneous and Unforeseen Works: Transit Camps etc. (Estimate Rs. 2.25 Lakhs):

A lump sum provision of 2.25 lakhs has been made to meet the cost of transit camps for accommodating the residents when the unsatisfactory structures are to be cleared for reconstruction, as well as to meet any other miscellaneous or unforeseen works that may arise while operating this Project.

Contingencies and Departmental Charges (Estimate Rs. 61,500 and Rs. 1,84,400 respectively):

Provision has been made for contingencies at 2 per cent of the capital works. Provision has also been made for departmental charges at 6 per cent. The contingencies and departmental charges works out to Rs. 61,500 and Rs. 1,84,400 respectively.

Interest Charges (Estimate Rs. 7,613 Lakhs):

Interest charges are payable on the loan to be raised for development work at 3½ per cent compound interest. These loans are repayable just after development works are complete, and the lots in industrial and commercial areas are sold out. In view of the housing implications involved, the maximum period for developing the land and reconstructing the existing blocks would be 5 years. The total interest charges total to Rs. 7,613 lakhs.

Implementation and phasing of development works:

- (i) To minimise discomfort to the residents, clearance of slum area and rehousing the slum evictees will have to be done simultaneously to achieve maximum benefit.

- (ii) In the first year, land and structures should be acquired. In the second year rehabilitation structures should be constructed and the clearance started in the road patterns proposed, and evictees rehoused in the rehabilitation structures. The roads and utilities could be laid from the beginning of the third year and completed by the end of the 5th year. The other community facilities like schools, dispensaries etc. could be done after the development is complete (i.e., from 6th year onward).

- (iii) The demolition and clearance of unsatisfactory structures could begin from the second year onward and people housed in transit camps temporarily in stages and the plots allotted to them on a no profit no loss basis. This process should be completed by the end of the 4th year so that the allottees get a time of one year to complete their houses by the end of the fifth year, by which time the entire development would be complete.

- (iv) It may also be stated that the demolition and reconstruction could be left to the individual residents on condition that they reconstruct the houses in accordance with the standards of the development authority. This would, in fact, expedite the reconstruction which could be done in portions. Government may have to provide loans on cooperative basis to the requirements of individual plot holders.

- (v) It is also recommended that some of the structures which are deemed unsatisfactory should be renovated by the residents by carrying out major repairs to bring about the desired structural strength and it is not necessary that all the buildings should be demolished.

- (vi) The structures that need complete demolition and which could be improved should be decided by the development authority after assessing the structural stability of the dwelling in detail.

(vii) The broad phasing of redevelopment works is indicated below:—

Table D:VIII

Sl. No.	Year of Development	Works to be executed
1	I Year	Acquisition of land and structure Rehabilitation and Transit Camps.
2	II Year	Water Supply, Sewerage, Storm Water Drainage, Electricity.
3	III Year to V Year	Horticultural operations, community centres.

Development Cost :

The total cost of land and development works out to Rs. 77.79 lakhs. Deducting the credit for cost of land to be sold out to educational authorities at a normal rate of Rs. 5,000/acre, the total credit for 19.78 acres of land for schools in the outside slum area works out to Rs. 0.99 lakhs.

Deducting this credit, the net cost of land and development to be met by the residential & industrial plot holders works out to Rs. 24.08 per square yard.

Summary :

A few limitations in this work may be noted at the outset. Being a plan for a locality which is a slum area and a small fraction of the larger jurisdiction of the Corporation, its financial programming could not be made as comprehensive or well balanced as of a Plan for a larger autonomous jurisdiction.

The financial estimates given in the Capital Budget for the Public Utilities are on a 'net' basis while all other estimates are on a 'gross' basis. An assumption in the financial estimates is

that the behaviour of costs and revenues of services not directly affected by the Plan (e.g., fire, police, postal and transport etc.) as well as of municipal revenues and expenditure other than those attributable to property and service taxes, would remain as before the redevelopment.

The suggested assignment of priorities and phasing of works is based not only on technical but also on fiscal and administrative considerations. Obviously there cannot be any finality about it and it may be adjusted to suit the circumstances of the plan-implementing agency.

The total capital outlay on the Plan is Rs. 77.92 lakhs which includes Rs. 3.85 lakhs on "Rehabilitation" of evictees. Nearly 50 per cent of this outlay, Rs. 37.11 lakhs is on account of cost of acquisition of land and structures. In addition, the Corporation may spend Rs. 7.57 lakhs on Primary education and health and the Delhi Administration Rs. 13.30 lakhs on secondary education. The above capital outlay of Rs. 77.92 lakhs has been suitably phased over the years 1959-60 to 1963-64.

The other development expenditure to be incurred by the Delhi Municipal Corporation during the plan period amounts to Rs. 9.67 lakhs with a range of variation from Rs. 47.9 thousand in 1959-60 to Rs. 2.98 lakhs in 1963-64.

Maintenance and operational expenditure to be borne by the Corporation during the entire plan-period amounting to Rs. 12.13 lakhs tapers off to Rs. 4.86 lakhs per annum after the completion of the Plan. Besides, the Delhi Administration would have to bear an annual expenditure of Rs. 4.46 lakhs on secondary education.

The methods of financing have been determined, by and large, in the context of existing governmental policies. The cost of acquisition and all developmental outlay, including connected costs like contingencies, departmental charges and debt services are proposed to be financed out of loans of Rs. 78 lakhs. Another

loan of Rs. 9.08 lakhs is envisaged for schools and health centres. The rates of interest assumed are : 3½% short-term loans, 4½% medium term loans and 5% long-term loans. The total loan liability on developmental expenditure during the plan period comes to Rs. 7.59 lakhs; and Rs. 40 thousand per annum for the Corporation after the completion of the Plan. Grant-in-aid has been envisaged for primary education and by way of subsidy on rent of rehabilitation dwellings.

The outlay disbursed initially is to be recouped through sale/lease of land. This would fetch Rs. 46.48 lakhs from residential lots, Rs. 21.56 lakhs from commercial and industrial lots. Betterment levy on 908 retained dwellings is estimated to yield Rs. 4.14 lakhs over a period of 20 years. Land to schools at the concessional rate of Rs. 5,000 per acre would give Rs. 99 thousand. Recoupment thus leaves a surplus of Rs. 1.74 lakhs.

As the Plan progresses, recurring revenues amounting to Rs. 4 lakhs and Rs. 1.20 lakhs would be available to the Corporation and to the Delhi Administration respectively—

The final Budget is present under three heads viz.—

1. Self Liquidating Works;
2. Public Utilities; and
3. Other Services.

The first head shows a loss of Rs. 9.8 thousand; the second gives a deficit of Rs. 1.19 lakhs per annum; and the last gives a small surplus of Rs. 89 thousand. The annual recurring deficit to the Delhi Administration would amount to about Rs. 3.26 lakhs. On final reckoning, the additional recurring liability for both, the Delhi Administration and the Delhi Corporation, is Rs. 3.96 lakhs per annum of which the share of the former works out to Rs. 69.7 thousand.

J. 642-00,000-24-9-55

MUNICIPAL CORPORATION OF DELHI

Part (A & C) Department

FORM A

S. No. C/15

Report regarding Revision of Assessment

Zone South

Useful information reg. the property

Circle No. _____ Locality South Extension Water supply yesAdministrative Ward No. _____ W. C. & drainage yesHouse No. F/7 Plot No. _____ Block No. _____ Electric supply noName of owner or assessee Sh. G. M. Verma Situation etc. _____Address F/7 South Extension I
New DelhiCompletion Certificate No. _____ Date _____ Date of effect of the proposed
rateable value 1-4-59

Reasons for revision & other remarks.

D.S.P.

S. No.	Floor	Name of the tenant or occupier	User	Approx. Area & No. of rooms	Monthly rent S & E	Checking if any	Remarks
1	2	3	4	5	6	7	8
1	R.F.	Self	Res.	1 Passage (Veranda) 6 X 10 1 Drawing Room 13 X 10 2 Rooms 12 X 10 1 Kitchen 6 X 7 1 Latrine 1 Store 7 X 8 1 Veranda 6 X 10 1 Room 13 X 10 2 Rooms 10 X 12 1 Kitchen 7 X 6 1 Bath	177/-		G.F. 15 sq. ft. (5) 130 sq. ft. Full 240 - 200 21 - 20 - 16 28 - 20 F.F. 15 sq. ft. (5) 130 sq. ft. Full 240 - 200 21 - 20 - 16 28 - 20 890 sq. ft.
	F.F.			1 Kitchen 7 X 6 1 Bath	177/-		

Present R. V. New Total rent per monthBased on Rs. 177/- P.M. Proposed R.V.Fixed in Year 1959-60Inspected by the S. I. on 31/12/59 his proposed R. V. 1912/-Asstt. Assessor & Collector
Central Zone, M.C.D.
Ring Road, Lajpat Ngr.-III. ND

Date

Zonal Inspector

MUNICIPAL CORPORATION OF DELHI

Notice under section 126 of the Delhi Municipal Corporation Act, 1957

Office of the Assessor & Collector,
Town Hall, DELHI

Notice No. G S 15E1/151958-59

Date 21-1-60

To

Shri/Smt. G. M. Varma
F/7 South Extension
New Delhi

Whereas it is proposed to amend the assessment list for the year 1959-60 by making/amending the entry as under in respect of your premises No. F/7 situated in ward No. X of which you are the assessee and the entry/amendment is proposed to be made with effect from 1-4-59.

Locality	House & Ward No.	Name of the Assessee	Description of the property	Previous Rental Value	Proposed Rental Value	Remarks
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<u>South Extension</u>	<u>F/7</u>	<u>Sh. G. M. Varma</u>	<u>2 SP New</u>	<u>1957</u>		
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Whereas I, L. H. Marathe Assessor and Collector, Municipal Corporation of Delhi, am duly authorised and empowered by the Commissioner of the Municipal Corporation of Delhi.

I hereby give you notice that if you have any objection to the proposed entry/amendment or the date of effect you may submit the same in writing on or before 21-2-60.

Assessor & Collector,
Municipal Corporation of Delhi.

Received Notice No. _____ dated _____
Municipal Corporation Act.

u/s 126 of the Delhi Municipal Corporation Act, 1957

Assessor & Collector
Municipal Corporation of Delhi

Signature

Date

Notice was delivered to the wife of the owner on 21/1/60

MUNICIPAL CORPORATION OF DELHI

Assessment & Collection Department

Objection Case No 12Zone South Locality S. Extension Property No. 15/7Name of the owner : Shri/Shrimati G. M. VermaRateable value proposed : Rs 1912 Present R. V. NewThe Objector, Shri/Shrimati did not come, is present.

His/Her objections were heard. The points raised in the letter of objection were also given due consideration.

Call again on 23 $\frac{3}{60}$ 39Ne21/8/60~~done~~did not come again. Owner occupiedCovered Area 890 sqf. Consisting
of 2 rooms + Barsah, kitchen,
icra etc.Completed in the end of Dec. 1957
C.T.C.Thus deducting 10% for repairs etc., I fix the rateable value of this property
at Rs 702.1 per annum based on Rs 88 per month with effect from 1/1/60Investigating Officer. 23/8/60

Dated (Designation)

Empowered u/s 491 of the D.M.C. Act, 1957 by the Commissioner.

SALE DEED

THIS DEED OF CONVEYANCE made at Delhi this 20th day of ~~February~~ in the year 1955 by (A) Messrs Modern Delhi Corporation Kotla Mubarakpur, New Delhi a registered Partnership consisting of 5 partners viz: (1) Ch. Udey Chand, son of Ch. W. Singh, (2) Shri Har Swarup s/o: Pt. Ram Chandar, (3) Shri Chander Singh s/o: Ch. Gowardhan (4) Ch. Sri Ram s/o: Ch. Malhu all residents of village Mubarakpur Kotla and (5) Pt. Lila Ram s/o: Pt. Guman Ram Brahman of village Masjid Moth through Pt. Lila Ram its duly constituted General Attorney under Power of Attorney dated 3rd June 1952 registered as No. 151 in Book No. IV Volume No. 20 at pages 271 to 276 on 10th June 1952 in the office of the Sub-Registrar, Delhi (Nazal) Sub-District and (B) DLF Housing & Construction Ltd. a joint stock company with limited liability registered under the Indian companies Act, 1913 having its registered office at F. Connaught Place, New Delhi by Shri Ram Kishan Jain M. Sc. s/o Shri Benarsi Das Jain by caste, resident of Kedar Buildings, Shora Kothi, Subzimandi, Delhi, Secretary of the said Company and its General Attorney appointed under the Power of Attorney dated the 10th September, 1952 and registered as No. 531 in the office of sub-Registrar, Delhi in Book No. IV Vol. No. 347 on pages 55 to 64 on the 23rd September, 1952 hereinafter called individually LAND OWNERS and COMPANY and collectively for the purpose of the sale deed the VENDORS (which expression shall unless expressly excluded by the context or by law be deemed to include the said M/s. Modern Delhi Corporation, Kotla Mubarakpur, New Delhi & DLF Housing & Construction Ltd. their heirs, representatives, successors, liquidators or assigns) in favour of *Shri. Hanu Ram M.A. s/o L. Singh*
Ranjit Singh, Higher School, Phool Bagh, Delhi

hereinafter called the "VENDEE" which expression shall unless expressly excluded by the context or by law be deemed to include the said *Shri. Hanu Ram M.A.* his heirs, executors, administrators, legal representatives or assigns)

WHEREAS the said LANDOWNERS are seized and possessed of as absolute owners and otherwise well and sufficiently entitled to the land bearing plot No. *69* Block No. *E* in the Company's NEW DELHI SOUTH EXTENSION SCHEME - PART I and for greater clearance described in Schedule hereunder, in the Estate of Village Mubarakpur Kotla in Delhi State.

AND WHEREAS by an Agreement dated 23rd February 1955 entered into between the LANDOWNERS and the COMPANY the COMPANY has agreed to purchase and the LANDOWNERS have agreed to

For Modern Delhi Corporation

For DLF Housing & Construction Ltd.

Secretary & General Attorney

Detail of payments made by the VENDEE to the COMPANY as referred to above

Receipt No.	Date	Amount	Receipt No.	Date	Amount
57	13-4-55	585-0-0			
291	5-5-55	740-0-0			
806	14-7-55	740-0-0			
1622	6-8-55	740-0-0			
1144	21-11-55	740-0-0			
2235	22-11-55	358-8-0			
		3873-8-0			

(Rs. Three thousand eight hundred & seventy three and annas eight only)

SUB REGISTRAR
DELHI (N.Z.U.)

THE SCHEDULE OF THE SAID PLOT OF LAND REFERRED TO ABOVE.

All rights, title and interest of the VENDORS into and upon that piece and parcel of land being plot No. 69..... Block No. E..... measuring 22 1/2..... sq. yds. in the residential colony known as NEW DELHI SOUTH EXTENSION SCHEME PART I..... situated at village of Ubarakpur, Kotla on Ring Road, Delhi State bounded as follows:-
EAST:
WEST:
NORTH:
SOUTH:

For D.L.F. Housing & Construction Ltd.

General Attorney.

Presented by Shri Ram Kishan Dass son of
Lala Sheo Dayal Singh Jain of Roop Nagar, Delhi
as General Attorney for Shri Ram Kishan Jain,
M.A.Sc. son of Lala Benarsi Das Jain, Secretary
and General Attorney for D.L.P. Housing & Const-
ruction Limited New Delhi vide General Power of
Attorney authenticated by Sub-Registrar, New Delhi
on 21.10.1958 authorising him to present and admit
execution of the documents on behalf of the said
Company at the office of the Sub-Registrar,
New Delhi, this... day of Jan. 1956
between the hours of 12.1.1 P.M.

Monday

SUB-REGISTRAR
NEW DELHI

21-56

Ram Kishan Dass

Execution by the said Shri Ramkishan Jain admitted
by the said Shri Ram Kishan Dass and Pt. Lala Ram
S/o Pt. Ganesi Ram Masjid Math Delhi, General
attorney of... MODERN DELHI CORPORATION
Kolla Mubarakpur Delhi who are personally known to me

Entire consideration Rupees 3873/8/-
Three thousand eight hundred & seventy three/8/-

to unacknowledged to have been received previously.

SUB REGISTRAR
DELHI DISTRICT

مب رجسٹرار

SUB-REGISTRAR
NEW DELHI



Registered as No. 7 in additional
Book No. 1 Vol. No. 176 on pages
10 to 12 this 5th day
of Jan. 1936 of the said...

SUB-REGISTRAR
NEW DELHI

5-1-1956