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ADVISORY
COUNCIL

MINUTES OF MEETINGS

12-08-1969 to 19-02-1970

28-07-70, 21-04-1973 & 26-04-76

28-02-78 & 23-01-1979, 19-07-1979

05-11-79, 25-03-1981, 22-05-1981

15-07-1981 & 5-04-1982,

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दिल्ली विकास प्राधिकरण

सलाहकार समिति की 12 अगस्त, 1969 को प्रातः 9.45 बजे दिल्ली विकास भवन, इन्द्रप्रस्था इस्टेट, नई दिल्ली के मंत्रालय में हुई बैठक की कार्यवृत्ति :-

उपस्थित :-

- 1) श्री उत्तम प्रकाश बंसल,
सदस्य, महानगर परिषद ।
- 2) श्री जिया लाल कर्दम,
पार्षद, दिल्ली नगर निगम ।
- 3) श्री योगेश्वर नाथ सुदन,
पार्षद, दिल्ली नगर निगम ।
- 4) ठाकुर ओंकार सिंह,
सदस्य, महानगर परिषद ।

सलाहकार समिति के कार्यकरण को नियमित रूप से रखने के नियम धारा 6 के अनुसार कौरम पूरा करने के लिये अध्यक्ष सहित सदस्यों की संख्या 8 होनी चाहिये क्योंकि केवल 4 सदस्य उपस्थित थे और उनसे कौरम पूरा नहीं हुआ इसलिये सलाहकार समिति की बैठक स्थगित कर दी गई । कोई निजी विचार विमर्श नहीं हुआ ।

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DELHI DEVELOPMENT AUTHORITY.

Minutes of the meeting of the Advisory Council held on the 12th August, 1969 at 9-45 A.M. in the Conference Room of the Delhi Vikas Bhawan, Indraprastha Estate, New Delhi.

Present:-

- 1) Shri Uttam Parkash Bansal,
Member,
Metropolitan Council.
- 2) Shri Jia Lal Kardam,
Councillor,
M.C.D.
- 3) Shri Yogeshwar Nath Sudan,
Councillor,
M.C.D.
- 4) Shri Thakur Onkar Singh,
Member,
Metropolitan Council.

According to Proviso (6) of the Rules to Regulate the Procedure of the Advisory Council "the number of members including the President whose presence shall constitute a quorum, shall be eight..." As the number of members present was four and they did not constitute a quorum, the meeting of the Advisory Council adjourned. No formal business was transacted.

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दिल्ली विकास प्राधिकरण

दिल्ली विकास प्राधिकरण की सलाहकार परिषद की बृहस्पतिवार,
दिनांक 19 फरवरी, 1970 को प्रातः 10-30 बजे दिल्ली विकास भवन
इन्द्रप्रस्थ इस्टेट, नई दिल्ली के धनप्रणालय में हुई बैठक की कार्यवृत्ति: -

उपस्थित: -

- 1- भाई महावीर, (अध्यक्ष)
संसद सदस्य ।
- 2- श्री उत्तम प्रकाश बंसल,
सदस्य,
महानगर परिषद ।
- 3- श्री गुरवक्स सिंह,
सदस्य,
महानगर परिषद ।
- 4- श्री राय खन्ना,
पार्षद,
महानगर परिषद ।
- 5- श्री विशम्बर दत्त शर्मा,
अध्यक्ष, राज मत्त प्रवाय एवं वितरण संस्था ।
- 6- श्री जगदीश आनन्द,
पार्षद,
दिल्ली नगर निगम ।
- 7- श्री योगेश्वर नाथ सुदन,
पार्षद,
दिल्ली नगर निगम ।
- 8- श्री एस0आर0याडी,
चीफ आर्कीटेक्ट,
सी0पी0डब्ल्यू0डी0 ।

दिल्ली विकास प्राधिकरण: -

- 1- श्री एस0जी0बोस मलिक,
उपाध्यक्ष ।
- 2- श्री वी0सी0सरकार,
अपर सचिव ।
- 3- श्री वेद प्रकाश,
टाउन प्लानर ।
- 4- श्री एस0एल0योगिया,
सचिव ।

टाउन सप्ल ड्यूटी प्लानिंग और रेगुलेशन

- 1- श्री मोहन वैद्य ।

DELHI DEVELOPMENT AUTHORITY.

Minutes of the meeting of the Advisory Council
of the Delhi Development Authority held at 10-30 a.m.
on Thursday the 19th February, 1970 in the Conference
Room of Delhi Vikas Bhavan, Indraprastha Estate,
New Delhi.

Present:-

Members.

1. Shri Bhai Mahavir, (In the chair)
Member,
Parliament.
2. Shri Uttam Prakash Bansal,
Member,
Metropolitan Council.
3. Dr. Gurbaksh Singh,
Member,
Metropolitan Council.
4. Shri Mustaq Rai Khanna,
Councillor,
Municipal Corporation
of Delhi.
5. Shri Bishamber Dutt Sharma,
Chairman,
Water Supply and Sewage
Disposal Committee.
6. Shri Jagdish Anand,
Councillor,
Municipal Corporation
of Delhi.
7. Shri Yogashwar Nath Sudan,
Councillor,
Municipal Corporation
of Delhi.
8. Shri S.R. Yardi,
Chief Architect,
Central Public Works
Department.

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क्योंकि दिल्ली विकास प्राधिकरण के अध्यक्ष महोदय बैठक में उपस्थित नहीं हो सके इसलिये उपरोक्त सदस्यों ने मिलकर बैठक की कार्यवाही चलाने के लिये डा० भाई बहावीर, संसद सदस्य को अध्यक्ष पद हेतु चुना ।

अध्यक्ष के चुना के पश्चात्, दिल्ली विकास प्राधिकरण के उपाध्यक्ष महोदय ने वाल्ड सिटी की सीमा के अन्तर्गत आने वाले 14 जोनों से सम्बन्धित जोनल डेवेलपमेंट प्लान बनाते समय आने वाली कठिनाइयों का विस्तृत रूप में वर्णन किया । उन्होंने कहा कि मुख्य समस्या, जिसपर सावधानी पूर्वक विचार किया जाना है, शहर की बढ़ती हुई आवादी है । दिल्ली के मास्टर प्लान में नियमित से यह बहुत अधिकपहुँच गई है तथा जोनल डेवेलपमेंट प्लान बनाने में कठिनाई हुई । सार्वजनिक सुविधाओं की हमारी आवश्यकता, इस उद्देश्य हेतु भूमि के अधिग्रहण पर पूरी हुई ।

समस्या का हल करने के लिये टाउन शिड कंट्री प्लानिंग ओर्गेनाइजेशन से प्राप्त प्रस्ताव को बैठक की कार्यवाही में पुनः प्रस्तुत किया गया तथा उसका वर्णन उपाध्यक्ष महोदय ने किया ।

विचार विमर्श के प्रारम्भ में श्री विशम्बर दत्त शर्मा ने सुझाव दिया कि भूमि की कमी को नजर में रखते हुए दिल्ली के मास्टर प्लान में नियमित स्थान के स्तर को परिशोधित करना

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Officers of the D.D.A.:-

1. Shri S.G. Bose Mullick,
Vice-Chairman.
2. Shri B.C. Sarkar,
Additional Secretary.
3. Shri Ved Prakash,
Town Planner.
4. Shri M.L. Mongia,
Secretary.

Town and Country Planning Organisation:-

1. Shri Mohan Kainth.

As the Chairman, Delhi Development Authority could not attend the meeting of the Advisory Council, the above mentioned members of the Council unanimously elected Dr. Bhai Mahavir, M.P. for presiding over the meeting.

After the election of the President, the Vice-Chairman, Delhi Development Authority explained in detail the difficulties coming in the way of preparation of zonal development plans in respect of 14 zones falling within the boundaries of the Walled City. The vital problem which needed careful thought, he said, was the rapid increase in population of the city. It had gone higher than what was envisaged in the Master Plan for Delhi, and had made it more difficult to prepare the zonal development plans. The more we needed public amenities, lesser had become the availability of land required for this purpose.

The proposals received from the Town and Country Planning Organisation for dealing with the

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चाहिये तथा मास्टर प्लान के अनुसार आवश्यकताएँ पूरी करने के लिये भूमि उपलब्ध न होने के कारण इसे घटाना चाहिये । अन्य सदस्यों ने इस बात पर भय व्यक्त किया कि यदि श्री शर्मा के सुझाव को प्रयोगात्मक रूप दिया जाता है तो शहर में और अधिक गंदगी फैल जायेगी , जिसे साफ करने के लिये बहुत ही कठिनाई होगी ।

श्री उत्तम प्रकाश वंसल ने राय दी कि मास्टर प्लान में निर्धारित स्तर को कम न किया जाये । इसके अतिरिक्त पार्कों, विद्यालयों, अस्पतालों इत्यादि के लिये आपेक्षित भूमि जोनल डेवेलपमेंट प्लान में चिह्नित की जाये । इस समय उपलब्ध भूमि का उपयोग किया जाये तथा शेष भूमि अधिग्रहण द्वारा तत्पश्चात् मिलाई जाये अथवा रिवर्लिंग प्लान स्वीकृत करते समय आवेदकों को उनके सम्पत्ति में से आपेक्षित क्षेत्र देने के लिये कहा जाये जिसके बदले ऐसे आवेदकों को इन-सेटिव के रूप में फ्लोर ररिया बढ़ाते हुए एक और मंजिल की स्वीकृति दी जाये ।

श्री योगेश्वरनाथ सूदन ने सुझाव दिया कि यदि सलाहकार परिषद के समक्ष कोई ठोस प्रस्ताव किया जाये तो समस्या का हल ढूँढने में आसानी रहेगी ।

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problem as re-produced in the agenda of the meeting were then explained by the Vice-Chairman.

Starting the discussion Shri Bishambar Dutt Sharma suggested that in view of the scarcity of land the space standards laid down in the Master Plan for Delhi, might be revised and reduced so long as the land was not available to meet the requirements as per Master Plan. The other members expressed their fear that the suggestion of Shri Sharma if given a practical shape would create more slums in the city, which would be very difficult to clear afterwards.

Shri Uttam Prakash Bansal was of the opinion that standards already laid down in the Master Plan should not be lowered. Instead land required for parks, schools, hospitals, etc. might be earmarked in the zonal development plans. For the present, the land readily available could be utilised and the remaining could be added afterwards by acquisition or by asking the applicants while sanctioning the building plans to surrender the required portion of their properties, in lieu of which such applicants could be given incentive by allowing them to have another storey with a view to have more floor area.

Shri Yogashwar Nath Sudan suggested that it would make easier to find a solution of the problem if some concrete proposals were placed before the Advisory Council.

Dr. Bhai Mahavir, M.P. who was in the Chair, then desired that the zonal development plans

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अध्यक्ष पद पर नियुक्त डा० भाई महावीर ने इच्छा व्यक्त की कि वल्ड सिटी में आने वाले ज़ोनों से सम्बन्धित ज़ोनल डेवेलपमेंट प्लानज को, जो बन चुके हैं, सलाहकार परिषद की आगामी बैठक में प्रस्तुत किया जाये ।

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in respect of the zones within the Walled City
which had already been prepared be put up to
the Advisory Council in its next meeting.

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दिल्ली विकास प्राधिकरण
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दिल्ली विकास प्राधिकरण की सलाहकार समिति की : 28 जुलाई,
1970 को 9-30 बजे दिल्ली विकास भवन, इन्दप्रस्था इस्टेट, नई दिल्ली के मंत्रालय
में हुई बैठक की कार्यवृत्ति :-

उपस्थित :- सदस्य

- 1- श्री आर०एस०विद्यार्थी,
संसद सदस्य,
- 2- " नरायण सिंह,
अध्यक्ष,
दिल्ली विद्युत प्रदाय समिति ।
- 3- " उत्तम प्रकाश बसल,
सदस्य,
महानगर परिषद ।
- 4- " ओकार सिंह,
सदस्य,
महानगर परिषद ।
- 5- " मुस्ताक राय खन्ना,
पार्षद,
नगर निगम, दिल्ली ।
- 6- " जिया लाल कर्दम,
पार्षद,
नगर निगम, दिल्ली ।
- 7- " आर०जी०गोखले,
निर्देशक,
राष्ट्रीय भवन संस्थान ।
- 8- लेफ्टीनेंस कनरल ओ०एन०त्यागी,
स्वास्थ्य अधिकारी,
नगर निगम, दिल्ली ।
- 9- " टी०एन०भार्व,
अधीक्षक अभियन्ता,
परिवहन मंत्रालय (रोड विंग) भारत सरकार ।
स्थान पर मनोनीत
श्री एस०एन०सिन्हा,
सलाहकार अभियन्ता,
(सड़क एवं विकास) ।
- 10- " एम०एस०मेहता,
चीफ आर्किटेक्ट,
नगर निगम, दिल्ली ।

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council
of the Delhi Development Authority held at 9.30 A.M. on
the 28th July, 1970 in the Conference Hall, Delhi Vikas
Bhawan, New Delhi.

Present : Members.

1. Shri R.S. Vidyarthi,
Member of Parliament.
2. " Narain Singh,
Chairman,
Delhi Electric Supply Committee.
3. " Uttam Prakash Bansal,
Member,
Metropolitan Council.
4. " Onkar Singh,
Member,
Metropolitan Council.
5. " Mushtaq Rai Khanna,
Councillor,
Municipal Corporation of Delhi.
6. " Jia Lal Kardam,
Councillor,
Municipal Corporation of Delhi.
7. " R.G. Gokhle,
Director,
National Building Organisation.
8. Lt.Col.O.N.Tyagi,
Health Officer,
Municipal Corporation of Delhi.
9. Shri T.N. Bhargava,
Superintending Engineer,
Ministry of Transport (Roads Wing)
Government of India.

as nominee of

Shri S.N. Sinha,
Consulting Engineer,
(Roads & Development).

10. " M.S. Mehta,
Chief Architect,
Municipal Corporation of Delhi.

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ये भी उपस्थित :-

- 11- श्री सुबोध गोपाल बोस मलिक,
उपाध्यक्ष,
दिल्ली विकास प्राधिकरण ।
- 12- " कैलाश चन्द माथुर,
अभियन्ता सदस्य,
दिल्ली विकास प्राधिकरण ।
- 13- " आर०एस०कृष्णनन,
वित्त सदस्य,
दिल्ली विकास प्राधिकरण ।
- 14- " विमल चन्द सरकार,
अपर सचिव,
दिल्ली विकास प्राधिकरण ।
- 15- " एस०सी०गुप्ता,
एसोसियेट प्लानर,
दिल्ली विकास प्राधिकरण ।
- 16- " मदन लाल मोगिया,
सचिव,
दिल्ली विकास प्राधिकरण ।

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क्योंकि अध्यक्ष महोदय बैठक में उपस्थित नहीं हो सके इसलिये सभी उपस्थित सदस्यों ने बैठक की अध्यक्ष करने के लिये श्री नारायण सिंह को अध्यक्ष के रूप में चुना ।

अध्यक्ष महोदय का चुनाव श्री सी०एस०गुप्ते, चीफ प्लानर टाउन एंड कंट्री प्लानिंग ओर्गेनाइजेशन के भाषण के साथ हुआ जिसमें उन्होंने सलाहकार परिषद को बताया कि वल्ड सिटी क्षेत्र में साधनों की कमी होते हुए विकास के लिये इस समय क्या कदम उठाये जा सकते हैं । उन्होंने सड़कों को चौड़ा करने की आवश्यकता पर अधिक बल दिया । इस सम्बन्ध में उन्होंने सुझाव दिया कि सर्वप्रथम फुटपाथ से अनधिकृत काबिजों को हटाया जाये । शहर के भीड़ वाले क्षेत्रों में ट्रेफिक की हलचल से रक्षा करना आसान होगा । उन्होंने शहर में मुख्य भागों के सुधार हेतु भी सुझाव दिया ।

श्री गुप्ते ने पुनः एवेक्यू प्रापर्टीज/खाली भवनों का सामुदायिक सुविधाओं के प्रयोग हेतु सुझाव दिया ।

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Also Present :

11. Shri S.G. Bose Mullick,
Vice-Chairman,
Delhi Development Authority.
12. " K.C. Mathur,
Engineer Member,
Delhi Development Authority.
13. " R.S. Krishnan,
Finance Member,
Delhi Development Authority.
14. " B.C. Sarkar,
Additional Secretary,
Delhi Development Authority.
15. " S.C. Gupta,
Associate Planner,
Delhi Development Authority.
16. " M.L. Mongia,
Secretary,
Delhi Development Authority.

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As the Chairman, Delhi Development Authority could not attend the meeting, the members present unanimously elected Shri Narain Singh as Chairman, for presiding over the meeting.

The election of the President was followed by an address by Shri C.S. Gupte, Chief Planner, Town & Country Planning Organisation in which he explained to the Advisory Council that in view of scanty resources, what steps could be taken at present for the development of the Walled City area. He emphasised the necessity of widening of roads. In this connection, he suggested that foot-paths might be got cleared from unauthorised occupants in the first instance. It could make easier the movement of traffic in the congested parts of the city. He also suggested the improvement of main arteries in the city.

Shri Gupte further suggested the utilisation of evacuee properties/vacant buildings for providing community facilities.

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अन्त में श्री सी०एस०गुप्ते ने यह तय किया कि श्री सुबोध गोपाल बोस मलिक उपाध्यक्ष, दिल्ली विकास प्राधिकरण स्थिति पर पुनः विचार करें ।

श्री गुप्ते के भाषण के समय श्री बोस मलिक, परिषद के सदस्य ने विभिन्न मदों पर स्पष्टीकरण मांगा ।

ऐसा श्री उत्तम प्रकाश बसंत सदस्य, महानगर परिषद की राय पर हुआ । उन्होंने कहा कि वाल्ड सिटी एरिया का एक नया सोशियोइकोनोमिक सर्वे करना आवश्यक है । बिल्डिंग बाई लाज के अनुसार 2-1/2 मंजिले भवन की स्वीकृति के स्थान पर सड़क की चौड़ाई को दृष्टिगत रखते हुए जहाँ आवश्यक हो, उसे चार मंजिले में स्वीकृति देते हुए अधिक का एफ०ए०आर० का सुझाव दिया । उन्होंने इच्छा व्यक्त की कि सर्वप्रथम परीक्षा के लिये कुछ प्रस्ताव तथा नक्शे तैयार किये जायें और सलाहकार परिषद के समक्ष प्रस्तुत किये जायें । तब परिषद मामले की जांच की सकेगी तथा अपनी राय दे सकेगी ।

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After Shri Gupte concluded, Shri S.G. Bose Mullick, Vice-Chairman, Delhi Development Authority further illustrated the position.

During the course of address by Shri Gupte and Shri Bose Mullick, members of the Council sought clarifications on different points.

This was followed by some comments by Shri Uttam Prakash Bansal, Member, Metropolitan Council. He observed that it was necessary to carry out a fresh socio-economic survey of the Walled City area. He also suggested more F.A.R. by allowing three to four storeyed buildings wherever it is possible in view of width of roads in place of 2½ storeyed buildings permissible as per building bye-laws. He desired that some tentative proposals and plans should in the first instance be prepared and brought up before the Advisory Council. Then only the Council could examine and advise in the matter.

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.

DELHI DEVELOPMENT AUTHORITY

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

Cont...../-

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

Cont.....3/-

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 ^{on} 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.

Cont.....4/-

(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

*Circulated to
the members on
16-5-73 vide
letter no. mty. cell
AC/70/5 dt. 16-5-73.*

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority held at Raj Niwas on 26th April, 1976 at 4.30 p.m. The following were present -

1. Shri Krishan Chand,
Lt. Governor, Delhi. (President)
2. Shri G. Sagar Suri.
3. Shri K.N. Sinha,
Director Lands & Cantonments,
Ministry of Defence.
4. Shri A.S. Sivasubramaniam,
Additional General Manager, (Telephones).
5. Shri R.C. Manchanda,
Sr. Architect, C.P.W.D.
6. Shri R.P. Chawla,
Dy. General Manager (P),
Delhi Telephones.
7. Dr. B. Prasad,
Dy. Health Officer, MCD.

ALSO PRESENT

1. Shri Jagmohan,
Vice-Chairman, DDA.
2. Shri H.N. Fotedar,
Secretary, DDA.

The meeting was informed that even though the intimation for the meeting was sent by special messenger to all the Members and duly received by them, the following Members were absent -

1. Shri Shashi Bhushan,
Member Parliament.
2. Maulana Ishaq Sambhali,
Member Parliament.
3. Shri O.P. Tyagi,
Member, Rajya Sabha.
4. Shri K. Subramaniam,
Member (Hydro-Elect) Central Water
and Power Commission.
5. Shri Kewal Krishan,
Municipal Health Officer, MCD. (represented by the
Dy. Health Officer
Dr. B. Prasad)

2.

- a) Allotment of land for Telecom services, its Administrative Wings and staff amenities to Delhi Telephones District in Delhi Urban area.

Additional General Manager (Telephones) was informed that in all the residential, institutional schemes etc. requirements for telecom services were kept in view and provision made therefor.

The point urged by him was that the land earmarked for telecom services in various schemes should be transferred to his department on concessional rates. While pointing out to him the genesis of the Scheme for Large Scale Acquisition Development and Disposal of land, it was suggested that since this scheme had emanated from the Central Government, it would be desirable for his Department to take up the matter through the Minister with the Minister for Works & Housing.

- b) Setting up a system to feed information to Delhi Telephone District and others about proposed and likely developments in Delhi urban areas to enable it to plan and meet with the new telecom requirements.

It was suggested that the proposal should be spelt out in greater detail and that whatever information was required by the Telephone Department to plan their future work, made available by the DDA.

- c) Policy regarding maximum size of plots and dwelling units with a view to conserve valuable urban land and also bring down the cost.

In view of the promulgation of the Urban Land Ceiling Act, which had laid down the optimum limits for plot housing and group housing, the meeting felt that no useful purpose would be served by discussing this matter any further.

- d) Policy regarding group housing/plotted development.

While under-lining the need for formulation of a rational policy on this subject, it was decided that since the subject matter concerns the Housing Committee of the DDA, proposals in this regard may be placed before that Committee for consideration as soon as possible.

The meeting ended with a vote of thanks to the Chair.

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दिल्ली विकास प्राधिकरण

दिल्ली विकास प्राधिकरण को सलाहकार समिति की दिनांक 28 फरवरी, 1978 को तीसरे पावर ड्राफ्ट को प्राधिकरण के कार्यालय विकास मीनार, इन्ड्रपुस्था इस्टेट, नई दिल्ली में हुई बैठक की कार्यवाही निम्नलिखित है।

अस्थित :

अध्यक्षता

1. श्री दलीप राय कोहली,
एम-राज्यपाल/अध्यक्ष, दिल्ली विकास प्राधिकरण ।

सदस्य (गैर सरकारी)

2. श्री मदन मोहन अवरोल,
अध्यक्ष, दिल्ली जल प्रदाय एवं मूल व्ययन समिति, दिल्ली ।
3. श्री शिव नारायण सरसूनिया,
संसद सदस्य (लोक सभा) ।
4. श्री जे०एन० भांडारी,
सदस्य, नगर निगम दिल्ली ।
5. श्री बक्षि राम,
सदस्य, नगर निगम दिल्ली ।
6. श्री मेहर वन्द,
सदस्य, नगर निगम दिल्ली ।
7. श्री मुल्क राज,
सदस्य, डी०ई०एस०यू० ।
8. श्रीमती सुमित्रा चरत राम ।
9. श्री हरी किशन पाठक ।
10. श्री रतन लाल सहदेव ।

सदस्य (सरकारी)

11. डा०एस०के० गुप्ता,
वर्ल्ड बैंक अधिकारी, नगर निगम दिल्ली ।
12. श्री एम०एस० मेहता,
चीफ आर्किटेक्ट, नगर निगम दिल्ली ।
13. श्री आर०के० टीगारा,
अतिरिक्त महाप्रबन्धक (दूरभाष) ।

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority on 28th Feb., 1978 at 3.30 P.M. in the office of the D.D.A., Vikas Minar, New Delhi.

Present:

President:

1. Shri D.R. Kohli, Lt. Governor/Chairman, DDA

Members

Non-officials:

2. Shri Madan Mohan Ojrol.
Chairman, Delhi Water Supply & Sewerage Disposal Committee.
3. Shri Shiv Narain Sarsonia,
Member Parliament (Lok Sabha).
4. Shri J.N. Bhandari.
Member, M.C.D.
5. Shri Bakshi Ram,
Member, M.C.D.
6. Shri Mehar Chand,
Member, M.C.D.
7. Shri Mulkh Raj,
Member, Delhi Electric Supply Committee.
8. Smt. Sumitra Charatram.
9. Shri Hari Krishan Pathak.
10. Shri Rattan Lal Sahdev.

Officials:

11. Dr. S.K. Gupta,
Health Officer, M.C.D.
12. Shri M.S. Mehta,
Chief Architect, M.C.D.
13. Shri R.K. Dhingra,
Additional General Manager (tel. phones).

Secretary

14. Shri Krishna Pratap.

Also present

15. Shri M.N. Buch
Vice-Chairman, DDA.

16. Shri K.R.K. Menon,
Dy. Director General (D.L.&.C.)
Ministry of Defence.
17. Brig. Gobindar Singh,
Addl. Director General (Roads),
Ministry of Transport & Shipping.
18. Shri S.C. Bhatia,
Architect, C.P.W.D.

The Council's last meeting was held on 24th April, 1976. The president and members of the Council had changed since then. So, the confirmation of the minutes of the last meeting was not taken up.

2. Since this was the first meeting of the re-constituted Advisory, the members were apprised of the purpose of the Council.

3. The members were informed that several high level meetings had been taken by the Lt. Governor in connection with the preparation of the Second Master Plan of Delhi and that Groups of officials had been formed for drawing up the broad objectives of the Second Master Plan, suggesting methodology in respect of Zonal Development Plans and approach in respect of 'mixed land uses'. Thereafter, the Council had a general discussion about the need for changes in the existing Master Plan and the objects of the Second Master Plan. No specific resolution was, however, passed in this behalf.

4. Other Items, for which members had given notices, could not be discussed.

Gobindar Singh
Secretary,
Advisory Council
Development Authority

Chaudhary
President,
Advisory Council
Delhi Development Authority

सचिव

14. श्री कृष्ण प्रताप ।

ये भी उपस्थित

15. श्री एम. एन. एन. वु, अध्यक्ष, दिल्ली विकास प्राधिकरण ।

16. श्री के. आर. के. मेनन, अनिदेशक, लेण्ड एण्ड कन्ट्रोल, रक्षा मंत्रालय, नई दिल्ली ।

17. श्री ब्रिगेडियर गोबिन्द सिंह, यातायात मंत्रालय, नई दिल्ली ।

18. श्री एस. सी. भाटिया, आर्कीटेक्ट, सी. पी. डब्ल्यू. डी. ।

"परिषद की पिछली बैठक दिनांक 24 अप्रैल, 1976 को हुई थी ।

तत्कालीन अध्यक्ष एवं सदस्य परिवर्तित हो चुके हैं अतः इस बैठक के कार्यवृत्त की पुष्टि नहीं की जा सकती ।

2. क्योंकि यह पुनर्गठित सलाहकार समिति की पहली बैठक थी अतः इस सदस्यों को परिषद के उद्देश्यों से अवगत कराया गया ।

3. सदस्यों ने सूचित किया गया कि दिल्ली की दूसरी मुख्य योजना को तैयार करने के सम्बन्ध में उपराज्यपाल महोदय द्वारा अनेक उच्च स्तरीय बैठकें की जा चुकी हैं, और यह कि कर्मचारियों के आंकड़ों का गणना, दूसरी मुख्य योजना के विस्तृत उद्देश्यों को तैयार करने, क्षेत्रीय विकास चित्रों के सम्बन्ध में पद्धति सम्बन्धी सुझाव देने और "मिश्रित भूमि प्रयोग" के सम्बन्ध में प्रस्ताव प्रस्तुत करने के लिए किया जा चुका है । तत्पश्चात् परिषद में वर्तमान मुख्य योजना में परिवर्तनों की आवश्यकता एवं दूसरी मुख्य योजना के उद्देश्यों के सम्बन्ध में सामान्य चर्चा हुई । वैसे इस सम्बन्ध में कोई विशेष रंकल नहीं किया गया ।

4. सदस्यों ने जिन मदों के सम्बन्ध में सूचना दी थी उन मदों पर चर्चा नहीं हो सकी ।

दिल्ली विकास प्राधिकरण

दिल्ली विकास प्राधिकरण की सलाहकार समिति की मंतिवार,
दिनांक 23 जनवरी, 1979 को तीसरे पहर 3.30 बजे प्राधिकरण
के कार्यालय विकास मीनार, इन्द्रप्रस्था इस्टेट, नई दिल्ली में हुई
बैठक की कार्यवाही रिपोर्ट।

उपस्थित

अध्यक्ष

1. श्री दलीप राय कोहली,
उपराज्यपाल/अध्यक्ष, दिल्ली विकास प्राधिकरण।

सदस्य

1. श्री दलीप राय कोहली,
उपराज्यपाल/अध्यक्ष, दिल्ली विकास प्राधिकरण।
2. श्री दयाल सिंह,
पाठक, नगर निगम दिल्ली।
3. श्री बकशी राम,
पाठक, नगर निगम दिल्ली।
4. श्री सुमित्रा चतुर्धन राम।
5. श्री रीतिकांत पाठक।
6. श्री नरसिंह देव।
7. श्री नरसिंह देव।

7. श्री एस. एम. राणा,
चीफ, एस. एम. राणा, एस. एम. राणा, एस. एम. राणा।
8. श्री एस. एम. राणा,
चीफ, एस. एम. राणा, एस. एम. राणा, एस. एम. राणा।

क्रमशः :::::

DELHI DEVELOPMENT AUTHORITY

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Minutes of the Meeting of the Advisory
Council of the Delhi Development Authority held
on Tuesday, the 23rd January, 1979 at 3.30 P.M.
in the Conference Room of the Vikas Minar,
New Delhi.

Present:

President

1. Shri D.R. Kohli, DDA
Lt. Governor/Chairman,

Members

Non-official

2. Shri Dayal Singh,
Councillor, M.C.D.
3. Shri Bakshi Ram,
Councillor, M.C.D.
4. Smt. Sumitra Charatram
5. Shri Hari Krishan Pathal
6. Shri R.L. Sehdev

Official

7. Shri M.M. Rana, D.)
Chief Architect (C.P.W.)
8. Shri M.S. Mehta,
Chief Architect, M.C.D.)
9. Shri R.C. Jain,) They represented
Chief Engineer (Roads)) Shri J.S. Marya,
Ministry of Shipping &) Director General
Transport.) (R&D), Ministry
of Transport,
New Delhi.
10. Shri S. Venkatesan,
Ex-Engineer (Roads Wing))
Ministry of Shipping &)
Transport.)
11. Shri N.K. Aggarwal) He represented
Shri R.K. Dingra,
Addl. General Man-
ager (Telephones)
Eastern Court,
Inspection Quar-
ter, New Delhi.

9. श्री आर०सी०जैन,
मुख्य अभियन्ता §सड़के§
शिपिंग और ट्रांसपोर्ट मंत्रालय ।

10. श्री एस०वेकेशन,
एलजी क्यूटीव इंजीनियर §सड़क विभाग§,
शिपिंग और ट्रांसपोर्ट मंत्रालय ।

11. श्री एन०के०अग्रवाल,

श्री जे०एस०भार्या,
महानिदेशक §आर एण्ड डी§
ट्रांसपोर्ट मंत्रालय,
नई दिल्ली, के
प्रतिनिधि ।

श्री आर०के०दीगरा,
अतिरिक्त महाप्रबन्धक,
§दूरभाषा§, इस्टर्न कोर्ट,
नई दिल्ली, के प्रतिनिधि ।

12. श्री ए०पी०नसेका,
डि० टी० डायरेक्टर §जनरल§,

13. श्री के०सुब्रह्मण्यम,
सहायक निदेशक §जनरल§ ।

श्री जे०एस०मनवालय,
निदेशक, लेन्ड एण्ड कन्ट्रोल
रक्षा मंत्रालय, नई दिल्ली,
के प्रतिनिधि ।

सचिव

14. श्री जी०सी०श्रीवास्तव ।

विशेषा अहमंत्रित

15. श्री एम०एन०बुध,
उपमहाप्रबन्धक, दिल्ली विकास प्राधिकरण ।

16. श्री पी०वी०कृष्णामूर्ति,
वित्त सदस्य, दिल्ली विकास प्राधिकरण ।

17. श्री एस०आर०गंडोत्रा,
हाउसिंग कमिशनर, ।

18. श्री लोकाेश्वर प्रसाद,
मुख्य विधि सलाहकार, दिल्ली विकास प्राधिकरण ।

19. सचिव एस०एफ०,
योजना सदस्य, दिल्ली विकास प्राधिकरण ।

20. श्री आर०जी०गुप्ता,
डायरेक्टर स्पेशल प्लानिंग, दिल्ली विकास प्राधिकरण ।

- | | |
|--|---|
| 12. Shri A. Fonseca,
Deputy Director(General). |) They represented Shri
J.S. Menevelan,
Director General
(Roads & Cantt.,
ment) Min. of Defence
New Delhi. |
| 13. Shri K. Subramanian,
Asstt. Director(General) | |

Secretary

14. Shri G.C. Srivastava

Special Invitees

15. Shri M.N. Buch,
Vice-Chairman, DDA.
16. Shri P.V. Krishnamurty,
Finance Member, DDA.
17. Shri S.R. Gandotra,
Housing Commissioner,
18. Shri Lokeshwar Parashad,
Chief Legal Adviser, DDA.
19. Syed S. Shafi,
Planning Member, DDA.
20. Shri R.G. Gupta,
Director, Special Planning,
D.D.A.

Item No.1 Sub:- Confirmation of the minutes of the last meeting of the Advisory Council held on 28th February, 1978.

Minutes of the last meeting of the Advisory Council held on 28th February, 1978, were confirmed.

Item No.2 Sub:- A draft note on Delhi Master Plan (1961-1981) and for the new Perspective Plan for Delhi (2001).

The Advisory Council noted the observations regarding objectives of the new Master Plan for Delhi. In addition the Council suggested that the following points should be taken into consideration while formulating the new Master Plan:-

- (i) The Master Plan should have a regional concept covering proposed development not only in Delhi but also in surrounding

मद. संख्या

१

विषय :- सलाहकार समिति की 28 फरवरी, 78 को हुई बैठक की कार्यवाही रिपोर्ट की पुष्टि ।

पिछली बैठक के कार्यवृत्त की पुष्टि की जाए ।

मद. संख्या

२

विषय :- दिल्ली मुख्य योजना 1961-1981 तथा दिल्ली नई परिप्रेक्ष्य योजना 2001 विषय पर टीप का प्रारम्भ ।

सलाहकार समिति ने दिल्ली की नई मुख्य योजना से सम्बन्धित पर्यवेक्षणों को नोट किया । इसके अतिरिक्त समिति ने सुझाव दिया कि नई मुख्य योजना को प्रतिपादित करते समय निम्नलिखित मुद्दों पर विचार किया जाना चाहिए ।

मुख्य योजना में दिल्ली ही नहीं बल्कि चतुर्दिक् पड़ोसी राज्यों के भी क्षेत्रों के विकास के संबंध में क्षेत्रीय धारणा होनी चाहिए । इस उद्देश्य के लिए विकास कार्यक्रम को समन्वित पद्धति से प्रतिपादित करने के लिए एक उच्च स्तरीय समिति का गठन किया जा सकता है ताकि पड़ोसी क्षेत्रों में अन्य विकास केन्द्र उपलब्ध कराकर रोजगार के अच्छे अवसरों की खोज के लिए आने वाली जनसंख्या पर अंकुश लगाया जा सके ।

दिल्ली में व्यावसायिक क्षेत्रों का अभाव है, अनेक आवासीय क्षेत्रों में व्यावसायिक स्थलों की गहन आवश्यकता अनुभाव की जाती है । मुख्य योजना को प्रतिपादित करने के लिए इस आशय का सर्वेक्षण किया जाना चाहिए कि क्या सभी क्षेत्रों में निवासियों की दैनिक आवश्यकताओं की आपूर्ति के लिए पर्याप्त व्यावसायिक केन्द्र हैं, यह पुनर्विलोकन पुराने क्षेत्रों के संबंध में भी किया जाना चाहिए ।

areas of neighbouring States. For this purpose a high level committee could be constituted to formulate development programmes in a co-ordinated manner so that migration of population to Delhi in search of better opportunities is checked by making other growth centres available in the neighbourhood.

- (ii) Delhi is short of commercial areas. In many residential areas a acute need of commercial places is felt. Before the Master Plan is formulated a survey should be conducted even in old areas to review whether all the areas have sufficient commercial complexes to cater to daily needs of the residents. While establishment of big offices or commercial organisations in residential areas has to be discouraged, certain facilities like locality oriented travellers banks, shops for items of daily use etc. should be provided in residential areas. In this manner mixed land use has to be permitted to a limited extent, perhaps even by converting a part of residential area into commercial.
- (iii) Certain areas specially in New Delhi are devoid of community facilities like Hospitals, dispensaries etc. A survey of such residential areas should be carried out to find out whether these facilities are available in all the areas relating to certain standard norms.

कि क्या सभी क्षेत्रों में निवासियों की दैनिक आवश्यकताओं की आपूर्ति के लिए पर्याप्त व्यवसायिक केन्द्र हैं, यह पुनर्विलोकन पुराने क्षेत्रों के संबंध में भी किया जाना चाहिए जबकि आवासीय क्षेत्रों में बड़े कार्यालयों या व्यवसायिक संगठनों को हतोत्साहित करना है। अतः आवासीय क्षेत्रों में बैकों की स्थानीयताधारित शाखाओं, दैनिक आवश्यकताओं की वस्तुओं की दुकानों आदि जैसी कुछ सुविधाओं की व्यवस्था की जानी चाहिए। इस पद्धति के लिए एक मर्यादित सीमा तक निश्चित भूमि प्रयोग की पद्धति की अनुमति दी जानी है। भले ही इसके लिए आवासीय क्षेत्र अंशतः व्यवसायिक परिवर्तित कर दिया जाए।

§3§

कुछ क्षेत्रों विशेष रूप से नई दिल्ली में अस्पतालों और डिस्पेंसरियों जैसी सामुदायिक सुविधाओं का अभाव है। क्या सभी क्षेत्रों में ये सुविधाएँ उपलब्ध हैं, इसका लगाने के लिए कुछ मानक मानदण्डों के अनुसार ऐसे आवासीय क्षेत्रों का सर्वेक्षण करवाया जाना चाहिए।

§4§

परिवहन पद्धति पक्ष दबाव हटाने के लिए आवासीय क्षेत्रों विशेष रूप से पुनर्वास कालोनियों के पास रोज-गार के अवसरों की व्यवस्था के प्रयास किये जाने चाहिए। औद्योगिक मजदूरों के लिए आवास को दिल्ली में बहुत कम प्राथमिकता दी जा रही है। क्या वर्तमान उद्योगों के कर्मचारियों के लिए पर्याप्त मकान उपलब्ध है यदि नहीं है, तो इसके लिए क्या किया जा सकता है। इसके अलावा लगाने के

§5§

- (iv) In order to reduce pressure on transport system, efforts should be made to provide employment opportunities near residential areas, particularly near J.J.R. Colonies.
- (v) Housing for industrial workers has been receiving very low priority in Delhi. Special survey and a study in depth may be carried out to find out whether sufficient houses are available for workers of existing industries and if not, how the situation can be remedied. It may also be examined, whether, while granting permission for new industries of certain magnitude, a pre-condition for making provision for workers' housing may be laid down. This could be based on the principle of providing housing to specified per centage of labour population of the industry.
- (vi) While allotting land to housing Cooperative Societies, a scheme may be formulated, so as to encourage labour and economically weaker sections of the people.
- (vii) As far as possible DDA should built houses only for economically weaker sections, community service personnel and Janta and low income groups.
- (viii) DDA should estimate requirements of essential services in different areas independent of the assessment done by the Municipal Corporation to ensure that

लिए विशेष सर्वेक्षाएँ एवं गहन अध्ययन किया जाना चाहिए। इस बात की भी जांच की जाए कि क्या इन्हीं आकार के नये उद्योगों को अनुमति देते समय उसके कर्मचारियों के लिए आवास की व्यवस्था करने से संबंधित कोई पूर्व शर्त भी निर्धारित की जा सकती है। यह उद्योग की श्रम संख्या के एक विशिष्ट प्रतिशत के लिए आवास व्यवस्था करने के सिद्धान्त पर आधारित हो सकती है।

- §6§ हाउसिंग कोपरेटिव सोसाइटियों को भूमि आबंटित करते समय एक योजना प्रतिपादित की जाए ताकि श्रमिकों एवं आर्थिक दृष्टि से कमजोर लोगों को प्रोत्साहन मिले।
- §7§ जहां तक सम्भाव हो दिल्ली विकास प्राधिकरण को, केवल आर्थिक दृष्टि से कमजोर वर्ग, समुदाय सेवी वर्ग, जनता वर्ग तथा निम्न आय वर्ग के लोगों के लिए मकान बनवाने चाहिए।
- §8§ दिल्ली विकास प्राधिकरण को विभिन्न क्षेत्रों में अनिवार्य सेवाओं की आवश्यकताओं के संबंध में दिल्ली नगर निगम द्वारा किए गए निर्धारण से अलग स्वतंत्र रूप से आकलन करना चाहिए ताकि लोगों को उचित व्यवहार उपलब्ध हो सके।
- §9§ यह देखा गया है कि समुदाय सेवी वर्ग हेतु उपलब्ध कराये गए मकान कम हैं। नई दिल्ली क्षेत्र में समुदाय सेवी वर्ग की आवश्यकताओं हेतु आकलन तैयार किया जाना चाहिए।

मद संख्या

3

विषय :- उन विषयों का कार्य क्षेत्र जिनकी सलाहकार परिषद में चर्चा की जा सकती है और -
सलाहकार परिषद की बैठकों का उद्देश्य।

पैरा 2 में दिए गए प्रस्ताव को अनुमोदित किया गया।
वैसे प्रधान, इच्छा व्यक्त की कि सलाहकार समिति को साधारणतया तीन महीने में एक बार लेनी चाहिए।

people get a fair deal.

- (ix) It has been observed that the houses available for community service personnel in New Delhi area are inadequate. An assessment should be made of the requirement of C.S.P. housing in New Delhi area.

Item No.3 Sub:-The scope of matters, which may be discussed by the Advisory Council and the purpose of the meetings of the Advisory Council.

The proposal contained in para 2 of the agenda note was approved. The President, however, desired that the Advisory Council should ordinarily hold quarterly meetings.

Item No.4 Sub:-Coverage on plot sizes upto 200 Sq. yds.

The Advisory Council noted the position.

Item No.5 Sub:-Development of land falling in 'Development Area' of the D.D.A.

The position was noted by the Advisory Council.

Item No.6 Sub:-The policy of the DDA to allot commercial plots, shops, etc. to the members of the Scheduled Castes and Scheduled Tribes and other weaker sections including persons belonging to the backward classes.

The position was noted by the Advisory Council.

Item No.7 Sub:-The policy in regard to the rehabilitation of persons whose business/houses were bulldozed during emergency.

The Advisory Council noted the position. It was also informed by the Vice-Chairman that

मद संख्या

14

विषय :- 200 वर्गजों के भूमि के प्लॉटों का क्रेज ।

सलाहकार समिति ने स्थिति नोट कर ली ।

मद संख्या

15

विषय :- दिल्ली विकास प्राधिकरण के "विकसित क्षेत्र" में पड़ने वाली भूमि का विकास ।

सलाहकार समिति ने स्थिति नोट कर ली ।

मद संख्या

16

विषय :- व्यवसायिक भूखण्डों, दुकानों आदि अनुसूचित जाति/अनुसूचित जनजाति एवम् कमजोर वर्ग तथा परगणित जाति के सदस्यों को आबंटित करने की दिल्ली विकास प्राधिकरण की नीति ।

सलाहकार समिति ने स्थिति नोट कर ली ।

मद संख्या

17

विषय :- आपत्तिकाल में ध्वस्त किए गए व्यक्तियों के व्यापार/मकानों के पुनर्वास की नीति के संबंध में ।

सलाहकार समिति ने स्थिति नोट कर ली । उपाध्यक्ष ने यह भी सूचित किया कि उपराज्यपाल द्वारा बनाई गई एक समिति पुनर्वास के उन सभी दावों की जांच कर रही है जिन्हें आपातकाल के दौरान हटाया गया । गिचड़ीपुर क्षेत्र के निष्क्रान्तों के सम्बन्ध में जांच समिति द्वारा की जाएगी ।

मद संख्या

18

विषय :- दिल्ली विकास प्राधिकरण द्वारा विकसित कालोनियों में सीवर तथा पानी की लाइनें डालने के संबंध में ।

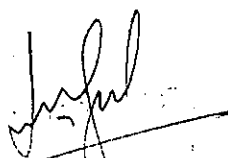
सलाहकार समिति ने निर्णय लिया कि कार्यावली तीस के पैरा 1 में उठाए गए प्रश्न पर उपाध्यक्ष, दिल्ली विकास प्राधिकरण आयुक्त दिल्ली नगर निगम से चर्चा करें ।

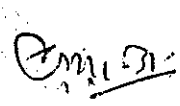
:6:

a Committee formed by the Lt. Governor is looking into all the claims for rehabilitation of those who were removed during Emergency. The problem regarding re-settlement of evictees from Khichripur area will also be looked into by this committee.

Item No.8 Sub:-Laying of sewer and water supply lines in colonies develop by DDA.

The Advisory Council decided that the issue contained in para 1 of the agenda note be discussed by Vice-Chairman, DDA with Commissioner, M.C.D.


Secretary,
Advisory Council,
Delhi Development Authority.

9/6/64
J.M.
re

President,
Advisory Council,
Delhi Development Authority.

दिल्ली विकास प्राधिकरण

दिल्ली विकास प्राधिकरण की सलाहकार समिति की
बृहस्पतिवार, दिनांक 19 जुलाई, 1979 को 3:30 बजे प्राधिकरण के
कार्यालय विकास मीनार नई दिल्ली में हुई बैठक की कार्यवाही रिपोर्ट ।

उपस्थित :

अध्यक्ष

1. श्री दलीप राय कोहली,
उप-राज्यपाल, अध्यक्ष, दिल्ली विकास प्राधिकरण ।

सदस्य (गैर सरकारी)

2. श्री बक्षी राम,
पार्जि, नगर निगम दिल्ली ।
3. श्री जे०एल०भांडारी,
पार्जि, नगर निगम दिल्ली ।
4. श्री दयाल सिंह,
पार्जि, नगर निगम दिल्ली ।
5. श्री आर०एल०सहदेव ।

सदस्य (सरकारी)

6. श्री एम०एन०बुध,
उपाध्यक्ष, दिल्ली विकास प्राधिकरण ।
7. श्री ए०एस०सुब्रह्मण्यम,
अतिरिक्त महाप्रबन्धक (दिल्ली),
ईस्टर्न कोर्ट, नई दिल्ली ।
8. श्री जे०एस०मनवालन,
महानिदेशक (रोड्स एण्ड कन्ट्रोलमेन्ट),
रक्षा मंत्रालय, नई दिल्ली ।
9. श्री पी०बनर्जी,
अधीक्षणा अभियन्ता,
जहाजरानी एवं यातायात
मंत्रालय ।
- श्री जे०एस०माया,
महानिदेशक, (पीएण्डडी),
यातायात मंत्रालय, नई दिल्ली,
के प्रतिनिधि ।

10. डाक्टर डी०बी०छाजीजान, श्री एस०एल०चड्ढा,
उप-स्वास्थ्य अधिकारी, निगम स्वास्थ्य अधिकारी,
नगर निगम दिल्ली । नगर निगम दिल्ली, के
प्रतिनिधि ।

सचिव

11. श्री हरी राम गोयल,
विशेष आमंत्रित

12. श्री एल०एच०भाटिया,
अभियन्ता सदस्य ।
13. श्री ई०एफ०एन०रीबिरो,
आयुक्त §योजना§ ।
14. सेयद एस०शाफी,
चीफ आर्कीटेक्ट,
टी०सी०पी०ओ०, नई दिल्ली ।
15. श्री एस०सी०गुप्ता,
अतिरिक्त निदेशक §पीपी§ ।
16. श्री आर०जी०गुप्ता,
निदेशक §सिटी प्लानिंग§ ।
17. श्री जे०सी०गम्भीर,
अतिरिक्त निदेशक §पीपीडब्ल्यू§ ।

वैठक के प्रारम्भ में अध्यक्षाने दिल्ली की योजना के संवेदन में प्राप्त अपने अनुभवों पर विचारों का आदान प्रदान किया । उन्होंने कहा कि जो व्यक्ति पुनर्वास कालोनियों में बसाये गये हैं उन्हें अपने काम काज के स्थानों पर जाने में बहुत कठिनाई अनुभव हो रही है और उन्होंने अनुभव किया कि इस समस्या का एक समाधान यह है कि इन कालोनियों के आस पास रोजगार के केन्द्र तैयार किये जायें । इससे परिवहन की समस्या भी कम हो जायेगी । दूसरे उन्होंने अनुभव किया कि मकानों के तेजी से निर्माण के लिये इस दिशा में और दिल्ली विकास प्राधिकरण के प्रयासों को सहयोग देने के लिये दिल्ली में अलग

Secretary

11. Shri Hari Ram Goel.

Special Invitees

12. Shri L.H. Bhatia,
Engineer Member.
13. Shri E.F.N. Ribero,
Commissioner (Plg.).
14. Syed S. Shafi,
Chief Planner,
T.C.P.O., New Delhi.
15. Shri S.C. Gupta,
Additional Director (PPW).
16. Shri R.G. Gupta,
Director (City Planning).
17. Shri J.C. Gambhir,
Additional Director (PPW),

At the outset, the President shared some of his experiences with respect to the planning of Delhi. He stated that people settled in resettlement colonies ^{were} finding increasingly difficult to attend to their work places and felt that one of the solutions to this problem could be to create employment centres in and around these colonies. This will also reduce transportation problem. Secondly, he felt that there should be a separate Housing Board for Delhi for speedy construction of houses and to supplement the efforts of D.D.A. in this regard. One of the reasons why unauthorised colonies have come up is the slow rate of construction of houses. Thirdly, the initial slow pace of development of land is one of the reasons for high rise in the price of land and therefore the pace of development of land be accelerated.

से एक आवास फल होना चाहिये । अनधिकृत कालोनियों के बनने का एक कारण यह भी है कि ज़कानों के निर्माण की दर कम है । तीसरे भूमि के विकास की प्रारम्भिक गति धीमी होने के कारण भूमि के मूल्य बहुत उच्च हैं और इसलिये भूमि के विकास गति को बढ़ाया जाये ।

2. अध्यक्ष ने इंगित किया कि वर्तमान मुख्य योजना का कार्यान्वयन से अपेक्षित परिणाम नहीं निकले हैं । इसका मुख्य कारण है कि भूमि प्रयोग चित्र क्षेत्रीय चित्र तथा अधिक मात्रा में स्थायी प्रकृति के थे जिससे वे समाज की वास्तविकताओं को ग्रहण करने में असफल रहे । उन्होंने इच्छा व्यक्त की कि दूसरी मुख्य योजना में विभिन्न सम्मिश्रित समस्याओं विशेषकर निर्धारित से सम्बन्धित समस्याओं के समाधान की व्यवस्था करें ।

3. तत्पश्चात् कार्यवाही मद नं० चर्चा प्रारम्भ हुई ।

मद संख्या

9

विषय :- दिनांक 23 जनवरी, 1979 को हुई

सलाहकार समिति की पिछली बैठक के कार्यवृत्त की पुष्टि ।

दिनांक 23 जनवरी, 1979 को हुई सलाहकार समिति की पिछली बैठक के कार्यवृत्त की पुष्टि की गई ।

मद संख्या

10

विषय :- दिल्ली के लिये द्वितीय विकास योजना ।

उपाध्यक्ष, दिल्ली विकास प्राधिकरण ने दो मोनोग्राफ का परिचय प्रस्तुत किया जो सलाहकार समिति की दिलचस्पी को ध्यान में रखाकर समाज के निम्न आय वर्ग तथा आर्थिक दृष्टि से कमजोर वर्ग हेतु तैयार किये गये थे ।

2.

उन्होंने इस बात पर बल दिया कि वर्तमान व्यवहार से दिल्ली के बहुसंख्यक निर्धन वर्ग को सही मायनों में समुचित महत्व मिलेगा ।

3.

2. The President pointed out that the implementation of the present Master Plan has not delivered the desired results. This was chiefly because the land use plan and zoning plans were more or less static plans and they failed to take into account the realities of the society. He desired that the second Development Plan should provide solution to various complex problems, especially with regard to the poor.

3. Thereafter agenda was taken up for discussion.

Item No. Subject: Confirmation of the minutes of the
9. last meeting of the Advisory Council
held on 23.1.79.

Minutes of the last meeting of the Advisory Council held on 23rd January, 1979 were confirmed.

Item No. Subject: Second Development Plan for Delhi.
10.

(1) The Vice-Chairman, DDA introduced the two monographs which had been prepared after taking into account the concern of the members of the Advisory Council for the Low Income Group and Economically Weaker Section of the Society.

(2) He emphasised that the present exercise would give due weightage in concrete terms to the poorer section of Delhi which constitutes a majority. He informed the Council that collection of data through primary and secondary sources had already begun and the DDA intends to prepare the land use atlas for making it a basis for all planning of Delhi. The eight units

उन्होंने समिति को बताया कि प्राथमिक और माध्यमिक स्त्रोतों से आकड़ें एकत्रित करने का कार्य पहले ही शुरू हो चुका था और दिल्ली विकास प्राधिकरण का निवार भूमि प्रयोग मानचित्रावली को तैयार करने हेतु इसे सारी दिल्ली का योजना तैयार करने का आधार बना देने का है। दूसरे विकास योजना को तैयार करने हेतु जिन 8 टक्कों का गठन किया गया था उनकी ओर भी इंगित किया गया। यह स्पष्ट किया गया कि आगामी दूसरी विकास योजना हेतु ग्राहक गण का लक्ष्य प्रारम्भ कर दिया गया है जिसमें सारे समाज के हितों को ध्यान में रखते हुए समाज के आर्थिक दृष्टि से कमजोर वर्ग पर अधिकाधिक बल दिया जाना है।

॥३॥ दूसरी विकास योजना के निम्नलिखित चार मुख्य उद्देश्य सुनाए गए :-

॥ए॥ पहला उद्देश्य है :- ॥१॥ उद्योग

॥२॥ व्यापार तथा वितरण और

॥३॥ सरकारी सेवा; इन तीनों

मुख्य आर्थिक क्रियाओं के माध्यम से मुद्रा का प्रवाह सापेक्ष आर्थिक व्यवहारिक प्रक्रिया के माध्यम से हमारे व्यवहारिक ग्राहक गण की ओर होना।

॥बी॥ दूसरा उद्देश्य है :- हमारे ग्राहक गण की आवास और परिवहन के शहरी ढाँचे से आपूर्ति करना। हमारे ग्राहक गण हेतु आवास और परिवहन का समाधान वर्तमान समाधान से नितान्त भिन्न होगा। जिसका स्थािति निधारिण ही भिन्न रहा।

॥सी॥ हमारे ग्राहक गण की आधार भूत विशेषता है निम्न आर्थिक स्तर, अन्य वर्ग अर्थात् उच्चतर आर्थिक स्तर, हमारे ग्राहक गण हेतु आर्थिक प्रचुरता की व्यवस्था के लिये योजना प्रक्रिया में आएंगे। इस प्रकार तीसरा उद्देश्य सम्पूर्ण समष्टि हेतु भूमिका प्रस्तुत करता है।

॥डी॥ दिल्ली का विश्व के सबसे बड़े लोकतंत्र की राजधानी

which have been organised for the preparation of Second Development Plan were indicated. It was explained that for the next Development Plan, the idea of clientele has been introduced under which maximum emphasis is to be laid to the economically weaker section while keeping the interests of the overall society.

(3) The following four main objectives of the Second Development Plan were suggested:-

(a) The first objective is: Economic through physical - through the three main economic activities in Delhi i) Industry, (ii) Trade and Distribution and (iii) Govt. Service; the money should flow down to our clientele through related economic - physical process.

(b) The second objective is: to serve our clientele with urban infrastructure -- housing and transport. The housing and transport solution for our clientele shall be much too different than the present solution, which had a different orientation.

(c) The basic characteristics of our clientele is the low economic level, the other group, i.e., with higher economic level shall enter into the planning process to provide financial adequacy for our clientele. The third objective thus brings the role for total universe.

(d) Delhi being a capital of the largest democracy in the world, another objective of the plan would be the fitting image of the city in our own country and at international level.

(4) The members appreciated the approach taken in the monographs towards ameliorating the conditions of the

होने के कारण चित्र का अन्य उद्देश्य अपने देश में और अन्तराष्ट्रीय स्तर पर भी इसकी छवि स्थापित करना है ।

4. सदस्यों ने मोनोग्राफों में निर्धारित की हालतों को सुधारने की दिशा में उठाए प्रस्तावों की सराहना की । समिति के सदस्यों ने निम्नलिखित बहुमूल्य सुझाव दिए :-

१।१ आत्म निर्भर क्षेत्रों की स्थापना :-

रहने और काम करने के आत्म निर्भर क्षेत्र तैयार करने के प्रयास किए जाने चाहिए ताकि लोगों को अपने काम के स्थान पर जाने के लिए लम्बा सफर तय नहीं करना पड़े तदनुसार समाज सेवाी वर्ग के गृहखण्ड मध्यम/निम्न आय वर्ग के गृहखण्डों के समीप बनाए जाने चाहिए । इन क्षेत्रों में महाविद्यालयों आदि जैसी सामुदायिक सेवाएं भी उपलब्ध होनी चाहिए । इन आवासीय क्षेत्रों में अनुकूल उद्योग, व्यापार एवं वाणिज्य तथा अन्य काम करने की क्रियाएं साथ होनी चाहिए । आवासीय क्षेत्रों में जनसंख्या का भारण-पोषण करने हेतु आवश्यक प्रस्ताव पूर्णतः वर्णित आवासीय ईकाईयों में सम्मिलित होने चाहिए ताकि ऐसी वर्ग को कार्य के लिए लम्बा सफर तय न करना पड़े ।

१.२ लोगों द्वारा मकानों का निर्माण:-

कुछ लोगों ने अनुभव किया कि अधिकतर निर्धारित व्यक्तियों के उनकी अपनी निजी सहायता से किए जाने निर्माण सफल नहीं हो सकेंगे और यह कि गृहखण्डों का निर्माण दिल्ली विकास प्राधिकरण या अन्य निर्माण अधिकरण द्वारा किया जाना चाहिए ।

१.३ साधन :-

हमारे व्यवहारिक योजना के कार्यान्वयन की असफलता के कारणों में से एक यह कारण भी है कि साधनों की कमी है । अतः यह अनुभव किया गया कि इस बात का पूरा ध्यान रखा जाना चाहिए कि जो भी योजना बनाई जाए वह हमारे साधनों के अन्तर्गत हो । इस हेतु दूसरी योजना के कार्यान्वयन हेतु प्राथमिकताएं पहले ही निर्धारित

poor. The members of the Council made the following valuable suggestions:-

(i) Setting up self-contained areas:- Efforts should be made to create self-contained areas for living and working so that people do not have to travel long distances from their residence to place of work; e.g. C.S.P. flats should be constructed near to MIG/LIG flats etc; various community services like colleges, schools, dispensaries should also be available in those areas. These residential areas should contain compatible industries, trade and commerce and other job activities. Necessary proposals for supporting population in the residential areas should be included in all well defined residential units, so that the service class need not travel long distances for work.

(ii) Construction of houses by people:- Some members felt that self-help construction by majority of poor people would not be a success and that flats should be constructed by the DDA or any other constructing agency.

(iii) Resources:- One of the reasons for the failure in implementation of our physical plan has been the lack of resources. It was, therefore, felt that adequate care should be taken that whatever is planned is within our resources. For this purpose, it is necessary to lay down the priorities well in advance for implementing the Second Plan.

(iv) Unauthorised construction:- There has been haphazard growth in the past leading to unauthorised construction and encroachment. This should be nipped in the bud and the number of demolition flying squads increased. All vacant lands should, wherever possible,

कर देना आवश्यक होगा ।

§4§ अनधिकृत निर्माण :-

पिछले समय में अव्यवस्थित विकास हुआ है जिससे अनधिकृत निर्माण तथा कब्जे हुए हैं । इसे होते ही समाप्त कर देना चाहिए और अवैध निर्माण तोड़ने वाले उड़न दस्तों की संख्या बढ़ानी चाहिए । सारी खाली पड़ी भूमि पर यथासम्भव अच्छी तरह वाड़ लगा दी जानी चाहिए । यह सुझाव दिया गया कि निर्माण की दर समाज की आवश्यकताओं के अनुसार होना चाहिए ताकि अनधिकृत निर्माण का मौका ही न बने ।

§5§ राष्ट्रीय राजधानी क्षेत्र :-

सदस्यों ने अनुभव किया कि राष्ट्रीय राजधानी क्षेत्र योजना को त्यागा नहीं जाए और इसको कार्यान्वयन हेतु प्रयास किए जाने चाहिए ।

§6§ भूखण्ड का आकार :-

पुनर्वासि कालोनियों में लगभग 25 वर्गज नाम के भूखण्ड की आलोचना की गई और प्रधान ने स्पष्ट किया कि भाविष्य में कोई भी भूखण्ड 40 वर्गज से कम का नहीं होना चाहिए ।

§7§ जिला केन्द्र :-

नए जिला केन्द्रों में कुछ प्रबन्ध छाादी तथा हथकरघा कर्मचारियों, चमड़े का कारा करने वाले व्यक्तियों आदि और दुकानों के लिए होना चाहिए जो सहकारी सगितियों को किफायती किराए पर दी जाए ।

§8§ दोष :-

दूरभाष, स्वास्थ्य, जलसम्भरण आदि सेवाओं से सम्बन्धित अभिकरणों का प्रतिनिधित्व करने वाले सदस्यों ने कहा कि प्रत्येक आवासीय एक/जिला या स्थानीय केन्द्र में उनके

be properly fenced. It was, suggested that the rate of construction should be in accordance with the needs of the society, thereby leaving no scope for unauthorised construction.

(v) National Capital Region:- The members felt that the National Capital Region Plan should not be dropped and efforts should be made for its implementation.

(vi) Size of plot:- The size of the plot in resettlement colonies namely about 25 sq. yds. was criticised and it was explained by the President that in future no plot will be less than 40 sq. yds.

(vii) District Centres:- In the New District Centres some provision should be made for Khadi and Handloom workers, Leather Workers, etc. and shops etc. should be allotted to cooperative societies on economic rent.

(viii) Infrastructure:- Members representing agencies concerning the provision of services namely; telephone, health, water supply, etc., stated that adequate land should be reserved in each residential unit/district or local centre for their respective services. The Vice-Chairman requested them to send their specific requirements for consideration of the Perspective Planning Wing of the Authority.

(ix) Cycle tracks:- There should be specific provision for cycle track.

(5) While summing up the meeting of the Advisory Council, the President suggested that DDA should prepare a number of alternative plans. Private architects, various chambers of commerce, industry, trade, etc., should also be involved and they may be asked to comment upon the

प्रत्येक की सेवा और हेतु पर्याप्त भूमि आरक्षित की जानी चाहिए ।
उपाध्यक्षा ने उनसे अनुरोध किया कि वे अपनी विशिष्ट आवश्यकता
प्राधिकरण के परीप्रेक्ष्य योजना विभाग के प्रतिफल हेतु लिखा कर
भेज दें ।

॥१॥ साइकिल वालों के लिए पट्टी :-

साइकिल पर चलने वालों के लिए विशिष्ट पट्टी
की व्यवस्था की जानी चाहिए ।

॥५॥ सलाहकार समिति की बैठक का समापन करते हुए
अध्यक्षा ने सुझाव दिया कि दिल्ली विकास प्राधिकरण अनेक वैकल्पिक चित्र
तैयार करें । प्राइवेट आर्कीटेक्ट वाणिज्य मण्डलों, उद्योगों, व्यापारों
को भी सम्मिलित किया जाना चाहिए और उन्हें विभिन्न वैकल्पिक
योजनाओं के मोनोग्राफी पर टीका टिप्पणी करने के पुनर्निवेशन जनता
विशेषज्ञों एवं विधायकों आदि से प्राप्त किए जाने चाहिए और एक
यथेष्ट समाधान निकाला जाना चाहिए । इस सम्बन्ध में उन्होंने इच्छा
व्यक्त की कि एक ऐसा मण्डल अगले तीन चार महीनों में तैयार कर दिया
जाना चाहिए । दूसरे, अध्यक्ष ने यह जानने के लिए कि क्या भारी
वाहन के यातायात से दिल्ली को आग रखा जा सकता और क्या शहर के
बीच से गुजरने वाले यातायात को टाला जा सकता है ।

६॥ उपाध्यक्षा ने स्पष्ट किया कि समुचित अवस्था पर
विभिन्न सम्बन्धित क्षेत्र के विशेषज्ञों सहित संस्थाओं से प्रधान के
सुझावानुसार परामर्श प्राप्त किया जाना चाहिए ।


अन्त में अध्यक्ष को धान्यवाद देकर बैठक
विसर्जित हुई ।

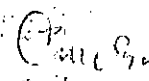
7.

various alternatives/monographs. The feedback on the various alternatives should be obtained from the public, experts, legislators, etc. and an optimum solution found out. In this connection he desired that atleast one such model should be prepared within next three or four months. Secondly, the President wanted to know whether it would be possible to segregate heavy vehicle traffic in Delhi and whether cross intra-city traffic could be avoided.

(6) The Vice-^{Chairman}~~President~~ explained that at the appropriate stages various bodies including experts in the field would be consulted as per the suggestion of the President.

4. The meeting ended with a vote of thanks to the President.


Secretary,
Advisory Council,
Delhi Development Authority.


President,
Advisory Council,
Delhi Development Authority.

दिल्ली विकास प्राधिकरण

दिल्ली विकास प्राधिकरण की सलाहकार समिति की सोमवार, दिनांक 5 नवम्बर, 1979 को सायं 4.00 बजे प्राधिकरण के कार्यालय विकास मीनार, नई दिल्ली में हुई बैठक की कार्यवाही रिपोर्ट ।

उपस्थित :

प्रधान

1. श्री दलीप राय कोहली, उपराज्यपाल/अध्यक्ष, दिल्ली विकास प्राधिकरण ।

सदस्य {गैर-सरकारी}

2. श्री बक्षशी राम,
पार्षद, नगर निगम दिल्ली ।

3. श्री जे०एन० गंडारी,
पार्षद, नगर निगम दिल्ली ।

4. श्री दयान सिंह,
पार्षद, नगर निगम दिल्ली ।

5. श्री आर०एल० सहदेव ।

सदस्य {सरकारी}

6. श्री एम०एन० बुध ।

7. श्री ए०एस० सेवासुब्रह्मण्यम्,
अतिरिक्त महाप्रबन्धक {डी} ईस्टर्न कोर्ट,
नई दिल्ली ।

8. श्री के० सुब्रह्मण्यम्,
अतिरिक्त महानिदेशक {रोड्स एण्ड केन्टो},
रक्षा मंत्रालय, नई दिल्ली ।

{श्री जे०एस० मनवालन, डायरेक्टर
जनरल {रोड्स एण्ड केन्टो}
रक्षा मंत्रालय, नई दिल्ली,
के प्रतिनिधि ।

9. श्री आर०सी० जैन,
मुख्य अभियन्ता {सड़कें}, जहाजरानी और
ट्रांसपोर्ट मंत्रालय ।

{श्री जे०एस० मार्या, डायरेक्टर
जनरल {पी एण्ड डी}, ट्रांसपोर्ट
मंत्रालय, नई दिल्ली के
प्रतिनिधि ।

10. डा० डी० बी० नानीजान,
उप स्वास्थ्य अधिकारी,
नगर निगम दिल्ली ।

{श्री एस०एल० कड़वा, निगम
स्वास्थ्य अधिकारी, नगर
निगम दिल्ली के प्रतिनिधि ।

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority held on Monday the 5th November, 1979 at 4.00 P.M. in the Conference Room of the Vikas Minar, New Delhi.

Present:

President

1. Shri D.R. Kohli, Lt. Governor/Chairman, DDA

Members (Non-official)

2. Shri Bakshi Ram,
Councillor, M.C.D.
3. Shri J.N. Bhandari,
Councillor, M.C.D.
4. Shri Dayal Singh,
Councillor, M.C.D.
5. Shri R.L. Sehdeo.

Members (Official)

6. Shri M.N. Buch
Vice-Chairman, DDA.
7. Shri A.S. Sivasubramaniam,
Additional G.M. (D)
Eastern Court,
New Delhi.
8. Shri K. Subramaniam,
Additional Director General
(Roads & Cantt.,)
Ministry of Defence,
New Delhi.) He represented Shri
J.S. Menavalan, Director
General (Roads & Cantt.)
Ministry of Defence,
New Delhi.
9. Shri R.C. Jain
Chief Engineer (Roads)
Ministry of Shipping &
Transport.) He represented Shri J.S.
Maurya, Director General
(P&D), Ministry of Trans-
port, New Delhi.

11. श्री आर०एल०अग्रवाल,
सीनियर आर्कीटेक्ट, सी०पी०डब्ल्यू०डी०
नई दिल्ली ।
- श्री एच०आर०लारोया,
मुख्य आर्कीटेक्ट, सी०पी०
डब्ल्यू०डी०, नई दिल्ली
के प्रतिनिधि ।

सचिव

12. श्री हरी राम गोयल ।

विशेष आमंत्रित

13. श्री एल०एच०-पाटिया,
अभियन्ता सदस्य ।
14. श्री पी०वी०कृष्णामूर्ति,
वित्त सदस्य ।
15. श्री ई०एफ०एन०रिबीरो,
आयुक्त योजना ।
16. श्री एस०सी०गुप्ता,
अतिरिक्त डायरेक्टर पीपीडब्ल्यू ।
17. श्री आर०सी०गुप्ता,
निदेशक शाहरी योजना ।
18. श्री जे०सी०गाम्भीर,
अतिरिक्त निदेशक पीपीडब्ल्यू ।

ये भी उपस्थित

19. श्री बी०के०बासू,
डिप्टी जनरल मैनेजर, दिल्ली दूरभाष ।
20. श्री सी०एल०नोडा,
सहायक महाप्रबन्धक, दिल्ली दूरभाष ।
21. श्री जे०एल०पराशर,
अतिरिक्त टी०सी०पी०, टी०सी०पी०ओ०, नई दिल्ली ।
22. श्री वी०पी०गुप्ता,
उप-सचिव ।

- | | | | |
|-----|--|---|--|
| 10. | Dr. D.B.Khanijan
Deputy Health Officer
M.C.D. | } | He represented Shri S.L.
Chadha, Municipal Health
Officer, M.C.D. |
| 11. | Shri R.L. Aggarwal
Senior Architect
C.P.W.D., New Delhi. | } | He represented Shri H.R.
Laroya, Chief Architect
C.P.W.D. New Delhi. |

Secretary

12. Shri Hari Ram Goel.

Special Invitees

13. Shri L.H. Bhatia,
Engineer Member.
14. Shri P.V.Krishnamurthy,
Finance Member.
15. Shri E.F.N. Ribeiro
Commissioner (planning)
16. Shri S.C. Gupta,
Additional Director (PPW)
17. Shri R.G. Gupta,
Director (City Planning).
18. Shri J.C. Gambhir,
Additional Director (PPW),

Also Present

19. Shri B.K. Basu,
Dy. General Manager,
Delhi Telephones.
20. Shri G.L. Khara,
Asstt. General Manager,
Delhi Telephones,
21. Shri J.L. Prashar,
Additional T.C.P.
T.C.P.O.
New Delhi.

मद संख्या

11

विषय :- सलाहकार समिति की दिनांक 19 जुलाई,
1979 को हुई बैठक के कार्यवृत्त की पुष्टि ।

दिनांक 19 जुलाई, 1979 को हुई सलाहकार समिति की
बैठक के कार्यवृत्त की पुष्टि की गई ।

मद संख्या

12

विषय :- दिल्ली 1981-2001 हेतु विकास चित्र ।

आयुक्त योजना ने तीन मोनोग्राफ दिखाए :-

§1§ मोनोग्राफ संख्या 3 सूचना आधार §दूसरे विकास
चित्र हेतु सर्वेक्षाणा§ से सम्बंधित था §2§ मोनो-
ग्राफ संख्या 4 का §माध्यमिक आंकड़ों पर आधारित§
"रोल्टर" पर भूमिका पत्र और §3§ मोनोग्राफ
संख्या 5 का यातायात एवं परिवहन पर, ये
दिनांक 19.7.79 को पिछली बैठक में प्रस्तुत किए
परिप्रेक्ष्य योजना के उद्देश्यों के संदर्भ में ये और
तत्पश्चात् इन तीन मोनोग्राफों में उल्लिखित
प्रस्ताव को अनुमोदित किया गया।

§2§ "रोल्टर" से सम्बन्धित मोनोग्राफ संख्या 4 पर
चर्चा करते समय अध्यक्ष ने सुझाव दिया कि जनसंख्या
हेतु कुछ वैकल्पिक विकास मॉडल बनाए जाए और
उनमें से एक विकेंद्रीकरण के विभिन्न तरीकों के
माध्यम से जनसंख्या के रोकने से संबंधित हो ।
मॉडल से जनसंख्या के रोकने से संबंधित हो ।
मॉडल इन प्रस्तावों की वित्तीय जटिलताओं को
भी विनिर्दिष्ट करें ।

§3§ अध्यक्ष ने इस बात पर जोर दिया कि खुले
स्थानों के साथ वाहन छोड़े करने के पहलू की
ओर पर्याप्त ध्यान दिया जाना चाहिए । गली
में वाहन ठहराने की वर्तमान प्रवृत्ति पर रोक
लگانे की आवश्यकता है, आवासीय क्षेत्रों भीतर
तथा उनके चारों ओर खुले स्थानों की व्यवस्था
की असमानताएं नए चित्र में दूर की जाए ।

§4§ सामूहिक आवास रोल्टर परियोजनाओं को तैयार

22. Shri V.P. Gupta,
Dy. Secretary-(1)

Item No.11

Subject:- Confirmation of the minutes of the meeting of the Advisory Council held on 19th July, 1979.

Minutes of the meeting of the Advisory Council held on 19th July, 1979 were confirmed.

Item No.12

Subject:- Development plan for Delhi 1981- 2001.

Commissioner (Planning) introduced the three monographs - (1) Monographs No.3 relating to information base (surveys for the second Development Plan); (2) Monograph No.4 background paper on "shelter" (based on secondary data); and (3) Monograph No.5 on traffic and transportation; in the context of the goals and objectives of the perspective plan which was presented in the form of monographs in the last meeting held on 19.7.79 and thereafter the approach outlined in these three monographs were approved.

(2) While discussing monograph No.4 relating to "shelter", the president suggested that some alternative growth models for population may be worked out and one of them may deal with the arresting of population growth through various methods of decentralisation. The model may also indicate financial implications of these proposals.

करते समय "सौन्दर्यवादी" पहलू को ध्यान में रखना चाहिए ताकि एक जैसे तथा नीरस दीवाने वाले भावन सामूहिक स्तर पर नहीं बने । यदि आवश्यकता पड़े तो डिजाईनों के उचित प्रकार प्रस्तुत करने हेतु प्राइवेट वास्तुविदों को भी सम्मिलित कर लिया जाना चाहिए ।

§5§ एक विस्तृत पत्र तैयार किया जाए जिसमें दर्शाया जाए कि श्रेट कन्ट्रोल एक्ट ने किस प्रकार निर्माण के क्रिया कलापों को प्रभावित किया है और संशोधन अध्ययन हेतु दिल्ली प्रशासन द्वारा गठित समिति को भेजा जाए ।

§6§ मोनोग्राफ संख्या 5 जो " यातायात एवं परिवहन" से संबंधित था, के संबंध में यह अनुभाव किया गया कि वाहनों की बढ़ती संख्या से वर्तमान 40,000 अड्डा जल्दी ही भर जाएगा और दिल्ली में कुछ और टर्मिनल स्थित करने व बनाने के लिए तुरन्त कारवाई की जानी चाहिए ।

§7§ यह भी अनुभाव किया गया कि योजना पर महत्वपूर्ण कार्यक्रमों यथा जिला केन्द्रों आदिके लिए दिल्ली विकास प्राधिकरण में नयन एकक आगे चलने वाले दल का सृजन किया जाना चाहिए ।

§8§ सदस्यों ने दिल्ली विकास प्राधिकरण हेतु अधिग्रहित भूमि के दुर्लभ उपयोग पर अपनी चिंता व्यक्त की और इच्छा व्यक्त की कि ऐसी सारी भूमि पर बाड़ लगाई जाए और ऐसे स्थलों पर सूचना पट्ट लगवाए जाएं । यह भी अनुभाव किया गया कि कुछ महत्वपूर्ण मार्गों के लिए साईकल पट्टों के डिजाइन शुरू किए जाएं ।

अन्त में अधिका को धान्यवाद देकर बैठक समाप्त हुई ।

(3) The President also emphasised that adequate attention should be paid to the aspect of parking alongwith open spaces. The present system of on street parking needs to be checked; imbalances in provision of open spaces in and around residential areas avoided in the new plan.

(4) "Aesthetics" aspect while preparing mass housing/shelter projects should be kept in view so that monotonous and drab looking buildings on mass-scale do not come up. If necessary, private architects may be involved for giving suitable varieties in designs.

(5) A detailed paper may be prepared indicating in what way the Rent Control Act has affected construction activity & send to the Committee, set up by Delhi Admn. to study amendments.

(6) In regard to monograph No.5 "traffic and transportation" it was felt that the present I.S.B.T. would soon get choked with increasing number of vehicles and that action should be taken immediately to locate and construct a few more terminals in Delhi.

(7) It was felt that a monitoring unit should be created in the DDA for monitoring important programmes on the plan e.g. Distt centres etc.

(8) Members expressed their concern over misuse of the land acquired for the DDA and wanted that all such land be fenced and a notice board erected at each site. It was also felt that a few cycle track designs for some important routes be undertaken.

The meeting ended with a vote of thanks to the President.

*Secretary,
Advisory Council,
Development Authority*

*President,
Advisory Council,
Delhi Development Authority*

18. Sh. J.C. Gumbhir, Director (C.P.).
19. Sh. R.G. Gupta, Director (T.T.).
20. Sh. S.C. Gupta, Additional Director (D.C.).
21. Sh. R.D. Gohar, Jt. Director (P.P.W.).

Secretary

22. Sh. Nathu Ram.

Also present:

23. Sh. V.P. Gupta, Dy. Secretary-I.
24. Sh. C.P. Rastogi, Deputy Director (P.P.W.).

At the outset President requested all the members to introduce themselves as this was the first meeting of the newly reconstituted Advisory Council.

President observed that the first Master Plan under implementation was prepared during 1957-60 and it is being implemented since 1962. This Master Plan helped considerably in arresting haphazard growth due to large influx of refugees in 1947, as well it paved the way for planned development. Perhaps Delhi is one of the few cities not only in India but in the World where land has been acquired in bulk for organising urban expansion in a planned fashion. through the Master Plan. By and large, the development of Delhi has taken place in an organised and planned fashion. Thus he attached considerable importance to the preparation of Second Development plan for the perspective period 1981-2001.

Item No. Subject: Confirmation of the minutes:

1.

Resolved that the minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 5th November, 1979 be confirmed.

Contd...../-

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory
Council held on 25.3.1961 at 5.00 P.M. at Raj Niwas,
Delhi.

Present:

President:

1. Sh. Jagmohan,
Lt. Governor, Delhi/Chairman, D.D.A.

Vice-Chairman:

2. Sh. V.S. Ailawadi.

Non-Official Members:

3. Sh. R.V. Paswan,
Member Parliament.
4. Prof. N.C. Prashar,
Member Parliament.
5. Shri Daljit Singh.
6. Dr. S.C. Vats.
7. Smt. Vinal Nagi.

Official Members

8. Shri H.R. Laroya,
Chief Architect, C.P.W.D.
9. Shri A.N. Singh,
Member (Hydro-Elect.), Central Electricity Authority.
10. Shri J.S. Marya,
Dir. General (R&D), Ministry of Transport, New Delhi. He was represented
by Sh.B.S. Mathur,
C.E. (Roads).

Special Invitees:

11. Sh. R.S. Gupta, Engineer Member, D.D.A.
12. Sh. Kawaljit Singh, Finance Member, D.D.A.
13. Sh. K.L. Bhatia, Commissioner (Lands).
14. Sh. Satish Chandra, Commissioner (Housing)
15. Sh. E.F.N. Rebeirio, Commissioner (Planning)
16. Sh. R.K. Chawla, Financial Advisor, (Housing)
17. Sh. V.V. Bodas, Director (P.P.W.).

Contd...../-

No. Subject:- Progress in the preparation of Development
2 Plan, for Delhi 1981-2001.
A.C.25.3.81.

F A C T S

The first Master Plan for Delhi under implementation was prepared during the period 1955-61 for a perspective period of 20 years ending by 1981. In October, 1977, Govt. of India, finally decided that the Second Development Plan for Delhi 1981-2001 shall be prepared by the Delhi Development Authority. Accordingly in May, 1978 the entire Planning Cell was reorganised to create a separate Perspective Planning Wing under the overall charge of Director(PP). Preparation of Development Plan for a prestigious city of Delhi's order, being an enormous exercise requires considerable expertise as well as personnel for various studies, surveys and alternate strategies.

A skelton staff was initially provided to start the preparation works on the proposed Development Plan. However, considerable time was taken to sort out recruitment rules for filling up vacancies and it was finally done in Sept.'79. In spite of all these efforts, the present position of Staff in P.P.W. is not very happy and based upon the available manpower as well as the need of speedy completion of the Development Plan, a work schedule was prepared according to which preparation of the plan is to be ended by June '81 after working out two basic monographs :-

- i) Objectives, Goals and Clientele for the Second Development Plan.
- 2) Perspective Plan period and framework for the Development Plan.

The work on preparation of Development Plan came into swing and units started functioning in the

Contd.....

respective fields. It would be appropriate to mention that only seven units out of 11 units could function as sufficient number of Dy. Directors and Asstt. Directors were not made available. All units together produced 25 monographs in their respective fields out of which 18 monographs have been duly discussed and approved in various meetings held so far. (Appendix '11' Page - 9)

Secondary information available in various organisations of Delhi has been collected while producing these monographs. The main thrust of Plan preparation is on Shelter, Traffic & Transportation and Policy Co-ordination and Key Issues apart from many other aspects of Planning.

The Work Schedule Programme has been recently revised with the approval of the Monitoring Group constituted by the Ministry of Works and Housing. According to this programme, the preparation of Development Plan, Delhi-2001 would be over by Dec. '1981 and the final draft would be submitted to the Govt. of India for consideration.

Land use Survey/Socio-Economic Studies:- No Master Plan of Delhi's order can be attempted without collecting primary information and hence, it has been decided to conduct cent-per-cent Physical Land Use Survey for around 15 lac properties of Delhi. For this purpose, few hundred persons on contract basis have been recruited and they are doing their jobs constantly. The Survey Unit has conducted surveys for 2.0 lac properties out of which around 1.0 lac properties have been duly coded by Data Bank Unit. Once this survey is conducted the data would be analysed for the preparation of Plan and an "atlas" which would be a permanent record for all the time, as no such record is available to us from the present Master Plan. The another important survey is "socio-Economic" for which survey has recently begun. It is decided to conduct only 5%

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survey from representative areas so that entire sections of the society are reasonably covered. It is hoped that this Survey would be over by April/May '81.

Shelter Standards

An unique exercise has been undertaken by the Shelter Unit to suggest ways and means to allot developed house sites/skeleton houses/flats to the various sections of population of Delhi based upon their affordable income limits. This aspect would cover entire housing problem of Delhi which would take into consideration the existing densities in all areas of Delhi including redensification of areas. Once this is done, it would be possible to revise the standards prescribed in the present Master Plan which seem to be little on higher side.

It is estimated that there are about 12 lacs households in urban area of Delhi out of which only 8.5 lacs dwelling units exist. There is a backlog of 3.5 lac DUs. There would be a demand of around 25 lacs DUs by the year 2001 out of which 13.5 DUs have to be additionally provided. It is, therefore, necessary to construct 60,000 DUs per year for a period of 20 years. Most of the DUs would be for the lower income group which constitute around 60% of the population.

Population Projections:

It is anticipated that the population of Delhi would be around 127 lacs by 2001 and in order to accommodate this population, the existing urban boundaries have to be extended in suitable directions. Keeping this in view, an exercise is being done to find out the holding capacity of existing urban area in relation to various disciplines e.g. Shelter, Traffic

Contd.....

Infrastructure etc. This would help in assessing the future population which could be accommodated within the existing urban limits. Thereafter, an assessment for accommodating the balanced population out of 127 lacs, would be made and reserved.

Traffic & Transportation :

Traffic & Transportation Unit has earlier completed surveys for cycles on all important road junctions. An attempt is being made to find out the utility of Cycle in Delhi in relation to existing mode of transportation, as there is a constant pressure to suggest specific cycle-ways to help the urban poor. Preliminary analysis shows :-

- i) 70% of the total cycle trips are work trips.
- ii) Higher is the income group more are interested in shifting to public transport modes.
- iii) Lower is the income lesser no. of trips per day.
- iv) Journey time for more than 50% cycle trips in ranging between 11 mts. to 30 mts. It also indicates that higher is the income lower is the travel time.
- v) Out of the total cycle trips about 40% trips are performed by persons having income less than Rs.400/- per month.
- vi) The study also indicated that more than 60% of the cyclists are interested in shifting to other modes provided some improvements are made.
- vii) Out of the total cycle users about 75% persons are having the income less than Rs.399/- per month.

Volumetric surveys for important road junctions are also being conducted with a view to find out peak hour volume. Parking surveys for selected places areaalso been conducted, like, Nehru Place, Rajindra Place, Yashwant Place etc. A comprehensive proforma has been designed to conduct the door to door survey of selected representative household to have an idea of journey to work, journey to schools, hospitals, recreation etc.

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This survey is being conducted alongwith the Socio-Economic Survey which would cover the details of income, size of family, number of workers per family etc.

Work Centres :

The present Master Plan did not pay adequate attention to the Informal Sector of Delhi, which is one of the serious criticisms against this Plan. The work Centre Unit has almost completed surveys required for Informal Sector. As per the preliminary analysis, it is estimated that there are about 10 lacs workers in the Informal Sector out of total 18 lacs workers of Delhi. It is also revealing that an Informal worker earns from Rs.12/- to Rs.25/- in a day.

The survey brought out the point regarding its unprecedented rate of growth and its immense popularity with the mass of low income urban population which could neither be ignored nor denied, the situation, therefore, calling for its inclusion in the overall urban physical and economic plan.

According to the present survey around 1.38 lacs entrepreneurs in this sector were actually enumerated through a visual count of the city level, at the place of conducting their activity. The census covered only those activities engaged in the sales and goods and service and which were without any premises. This study would provide one of the important thrusts of the Plan preparation. In addition to this, usual works on various main work-centre like, Central Govt. employment, wholesale and industry etc. are going on simultaneously.

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MXD-Mixed Land Use:

The concept of Mixed Land Use is rather new to Western countries, but the same is not new to India as this concept is being followed from ancient time in our historic towns. The concept of Mixed Land Use is thought of as an alarming feature in our cities (especially west) and if understood in the proper perspective the Mixed Land Use is a part of our urban life and segregating them in Mixed independent tight compartments would not only become artificial but would destroy even the fabric of urban life. What has to be curbed as an irrational pattern of land use which would create nuisance and pollution and not a mixed pattern of land use. The present Master Plan does not cover the concept of MXD fully under special appeal. An attempt is being made during the Mixed Land Use study to establish rational norms for the optimum use of land in residential, commercial and industrial areas within a compatible limits.

Ecology & Lung Spaces:

A report has been worked out on the open spaces of Delhi and their effective use in present context. A comprehensive study is being undertaken to suggest suitable standards for open spaces at all levels starting from neighbourhood to regional parks. Besides these, a separate study is being conducted of all historical monuments of Delhi which need preservation and development.

Infrastructure facilities:

Unit has collected all available information from various organisations dealing with water, sewerage, electricity, flood control department etc. It is considered essential that detailed studies in these aspects could be given to the concerned agencies which are presently incharge

of these facilities and progress would be watched through Infrastructure Unit.

Legal & Institutional Framework:

A paper has been worked out on the legal and Institutional Framework of Delhi with regard to Plan preparation and its implementation. Studies are being conducted to suggest suitable alternatives for effective development control as well as implementation of the Plan. The financial aspect of the Plan preparation/implementation would be taken up for study soon.

In conclusion, this can be stated that considerable works have been done by the P.P.W. towards the preparation of Development Plan, Delhi-2001 as per the resources/staff made available to it from time to time. It would be appropriate to mention that the main thrust of the Second Development Plan would be to ameliorate the condition of urban poor.

The progress of Development Plan preparation is being constantly reviewed and watched by the Steering Committee of DDA headed by the Vice-Chairman and by the Monitoring Group constituted by Govt. of India consisting of experts from various organisations of Delhi.

It is submitted that the existing technical staff made available to PPW is far less than required for handling such a complex job in which adequate consideration is necessarily to be given to large number of issues connected with the development of Delhi as well as the urban poor. However, it would be possible to complete the draft plan by Dec.'1981 if required number of technical experts are made available to PPW on priority.

8-A.

The progress report is placed before the Advisory Council of the D.D.A. for consideration.

RESOLUTION

Vice-Chairman, DDA briefly explained the stage of progress achieved so far. The Plan preparation is taken up in the following phases: -

- Phase I : Preliminary and threshold studies - completed.
- Phase II : Studies and alternative patterns of Development, Forecasts, standards and Land needs Field Surveys - in progress.
- Phase III: Perspective Plan alternative strategies & Selection - to be taken up.
- Phase IV : Perspective Plan Final Draft - to be taken up.
- Phase V : Perspective Plan approval, monitoring & feed Back - to be taken up.
- Review : At the completion of each phase.

2. V.C. stated that actually the plan preparation started in all earnestness in the beginning of the year 1980 and hence, it would not be possible to complete the plan preparation in 1981. The draft plan is likely to be completed in mid 82 and he requested the members to approve of the same. Members appreciated the complex works involved in the plan preparation and agreed with the above proposal.

3. Sh.J.C.Gambhir, Addl.Dir.(PP) explained in detail the objectives, Goals and Plan Framework of the Plan under preparation in which maximum importance is being attached to the condition of urban poor besides giving flexible framework to urban planning process. He observed that a study conducted on informal sector in Delhi revealed that about 6 lakh out of total 18 lakh workers are engaged in this sector which had not received adequate consideration in the present plan. He emphasised the cent-per-cent land use survey, which would provide a permanent Land Use record in the form of an

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atlas and this would be extremely useful for future planning purposes. The other important surveys which are being conducted on selected basis by the P.P.W. are as follows:-

1. Socio-Economic Survey;
2. Traffic and Transportation surveys;
3. Work Centre Surveys;
4. Open Spaces surveys;
5. Mixed Land Use Surveys;
6. Shelter surveys and other surveys for Infrastructure etc.

4. He discussed the output chart under which 11 units have been identified for plan preparation with a time bound programme. Members noted the work done by P.P.W. so far.

List of Monographs :-

1. Objectives, Goals and Clientele for the Second Development Plan for Delhi.
2. Perspective Plan period and framework of the Development Plan.
3. Information Base (Surveys for the Second Development Plan).
4. Shelter: Issues, options, probable strategy and programme of action.
5. Traffic & Transportation Second Development Plan (1981-2001).
6. Housing Affordability Study.
7. Development Plan for Delhi 1981-2001 Regional Context.
8. Standards for Primary, Primary/middle/Higher Secondary and Middle/Higher Secondary Schools.
9. Survey Manual.
10. Delhi's Population growth in Perspective & Projections for 2001.
11. Background paper on Infrastructure: Sewerage.
12. Paper on Open spaces for Delhi Development Plan 1981-2001.
13. Background paper on Infrastructure: Water Supply.
14. Electricity.
15. Work Centres.
16. Walled City.
17. Traffic & Transportation.
18. Solid Waste Disposal.
19. Legal & Institutional Framework.
20. Delhi's economic basic structure and projections.
21. Housing Standards Plot size/dwelling unit size.
22. Ring Railway or Identification of action areas.
23. Effects of Rent Control Act on the Housing Stock in Delhi.
24. Land Use Intensity.
25. Mixed Land Use.

Note: Monograph Nos. 1 to 18 have been discussed in various groups.

No. 3 Subject:- Any other item with the permission of Chair.

The following issues were discussed and decided upon:

1. A set of monographs prepared so far by P.P.W. should be sent to all Members for their reference and comments.
2. The official and non-official Members could make informal suggestions as and when they deem it necessary.
3. The next meeting of the Advisory Council should be arranged within next three or four weeks and the date of next meeting is fixed at 4.30 P.M. on 15th May, 1981.
4. It was pointed out that newly reconstituted Advisory Council is meeting after nine months of its creation and members suggested that it should meet more often so that non-official members could have more effective participation. President agreed to the suggestion.
5. It was clarified that the Advisory Council is not only meant for giving advice on the "Plan Preparation" but is also responsible for the implementation of current Plan and other activities of DDA. Members wanted the full knowledge of functioning of DDA, Terms of reference of Advisory Council etc. One set of Act, Master Plan and Monographs should be sent to all Members at the earliest.
6. Members also requested that some information should be sent to them about the important developments made by DDA in various fields as well as a conducted tour might be arranged by DDA for the benefit of members to show the sites of development taking place in various areas of Delhi.
7. Members also discussed the projected population of 127 lakhs for U.T. of Delhi by 2001 which is very alarming and decided to request Govt. of India to expedite the completion of N.C.R. for dispersal of activities and population.
8. Sh.J.C. Gambhir, Addl. Dir. (PP) has been nominated from DDA's side to offer clarifications or receive suggestions from the members.

Meeting ended with thanks to the President.

Secretary
Secretary
Advisory Council,
Delhi Development Authority

President
President,
Advisory Council,
Delhi Development Authority.

DELHI DEVELOPMENT AUTHORITY

Agenda for the meeting of the Advisory Council of the Delhi Development Authority to be held on Friday, the 22nd May, 1981 at 5.00 P.M. at Raj Niwas, Delhi.

I N D E X

Sl. Item No. No.	S u b j e c t	Page No.
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1. 4	Confirmation of the Minutes.	1
2. 5	Time Schedule for the Preparation of the Master Plan.	2
3. 6	Key issues for the Perspective Plan for Delhi, 5 1981-2001 - a) Population (b) basic services.	5
4. 7	Another item with the permission of Chair	

DELHI DEVELOPMENT AUTHORITY

Agenda for the meeting of the Advisory Council of the Delhi Development Authority to be held on Friday, the 22nd May, 1981 at 5.00 P.M. at Raj Niwas, Delhi.

Present:

No. Subject:- Confirmation of the Minutes.
4

The Minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 25th March, 1981 are placed before the Council for confirmations.

RESOLUTION

No. Subject:- Time Schedule for the Preparation of the
5 Master Plan.

P R E C I S

In the last meeting of the Advisory Council the Tentative time schedule and out put programme intimated to the Ministry of Works & Housing in January, 1979 according to which the draft plan was to be completed in March, 1981 was discussed.

2. The Advisory Council observed that it would not be possible to complete plan preparation in 1981. Considering the magnitude and complexity of the problem, the Members approved that we should attempt to complete the plans by mid-1982.

3. In view of the above, the time schedule and the out put programme has been modified and revised. The Plan preparation upto the draft plan stage has been envisaged to be completed in the following four phases:-

- | | |
|-----------|---|
| Phase I | : Preliminary and threshold studies. |
| Phase II | : Studies and alternative patterns of development, forecasts, standards and land needs field surveys. |
| Phase III | : Perspective Plan alternative strategies and selection. |
| Phase IV | : Perspective Plan Final Draft. |

Phase I is already complete.

Phase II now has been divided into two parts and both are in progress:

- | | |
|---|--|
| a) Field Surveys and Primary data collection |) Major surveys to be completed by August, 81. |
| B) Studies for alternative patterns of development, forecasts, standards and land needs |) Major studies to be completed by November, 1981. |

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The up-dated version of the background note prepared in March, 1981, (refer Annexure-I and Annexure-II) has been prepared which gives the latest position. It indicates the studies now completed and new surveys and studies started which are in progress.

SURVEYS AND STUDIES COMPLETED.

Detail	Unit undertaking
<u>SURVEYS:</u>	
7. Parking survey	Traffic & Transportation
10. Industries survey	Work centre.
11. Holding capacity survey of district centre (case - Nehru Place).	"
12. Informal sector survey	"
0. Hazardous Industries and Trade survey	"
a) Timber trade + saw mills	"
b) Plastic cloth, p.v.c. & rexine trade	"
0. Survey of waste materials in Delhi	"
0. Railway station facilities Survey	Traffic & Transportation.
0. D.T.C. Depot Survey.	"
<u>STUDIES:</u>	
13. a. Resettlement colonies	Shelter & Infrastructure.
b. Unauthorised colonies	Shelter unit.
c. Informal Sector	Work centre.

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SURVEYS AND STUDIES IN PROGRESS.

Sr. No.	Detail	Unit undertaking
<u>SURVEYS:</u>		
5.	Traffic Volume Survey	Traffic & Transportation.
0.	Public Transport facilities survey	"
0.	Cyclists interview survey	"
0.	Survey of household industries.	Work Centre
0.	Survey of Building Materials	"

STUDIES:

15.	Housing Finance	Shelter
36.	Land suitability study	Ecology & Lung spaces.
40.	Landscape flora and fauna	"
0.	Mixed land use study	Physical aspects.

RESOLUTION

Item No.: 4.

5.

Key issues for the Perspective Plan for Delhi, 1981-2001 - a) Population (b) basic services.

As a part of the preparation of the Perspective Plan for Delhi 1981-2001, the DDA has conducted a number of surveys and studies. The Plan preparation is at a stage where basic policy and key issues identified as under need to be discussed:-

1. Population
2. Basic services i.e. water supply, sewerage, electricity solid waste disposal.
3. Land need and land use intensity.
4. Traffic and transportation.
5. Housing
6. Employment and work centres.
7. Mixed land use.
8. Ecology and lung spaces.
9. Legal and institutional frame work.
10. Financing and plan implementation.

In the first instance, it is proposed to discuss the issues at No. 1 & 2 i.e. population and basic services.

a) Delhi's population 1981-2001: (Annexure III)

A paper on Delhi's population growth and projections for 2001 has been prepared in the Perspective Planning wing which was discussed in the Monitoring Group but has not since been discussed in the Advisory Council. In this paper, population projections worked out by Registrar General Census of India, Town and Country Planning Organisation and work studies for the Delhi Master Plan prepared in 1961 were studied and on assumed growth rates, projections were worked out by the perspective Planning wing.

Now the provisional figures for 1981 census for Delhi are available, a comparative picture of the population projections worked out by the Perspective Planning wing, Registrar General Census of India and the work studies for the Delhi Master Plan is given in the table below.

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PROJECTED POPULATION OF DELHI FOR 1981 (IN MILLIONS)

Sr.No.	Source	DELHI		Total
		Urban	Rural	
1.	Master Plan Work studies Vol.I(1961)	4.98	0.52	5.50
2.	Registrar Gen- eral's Expert Committee on Population Projections.	5.90	0.28	6.18
3.	Perspective Planning wing	5.66	0.47	6.13
4.	Provisional fig. of 1981 census.	5.22*	0.97*	6.19
		5.77**	0.47**	6.19

(* Likely to be)
 ** Revised to)

It would be seen that in case of total population the population projections worked out by the perspective Planning wing DDA, for the urban area are geniticlose to the provisional figures given by the Registrar General Census of India. In case of urban area, the provisional figure given by the Registrar General Census of India is 5.22. This was examined in the Perspective Planning Wing. . As the urban boundry taken by the Registrar General Census of India was not giving the true picture of the urban population, this was further discussed with the Registrar General and he intimated that they were modifying these figures by changing the urban boundary and the figures are likely to be very close to the figures given by us. The modified provisional figures are lekely to be published in about two weeks time.

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The provisional figures for urban Delhi and rural Delhi are now available and the provisional figures for the towns in the N.C.R. are also to be available in another two weeks time as per discussion with the Registrar General Census of India. A policy paper on population which is being prepared in the Perspective Planning Wing, is to be completed with the information expected from Census of India. Basically, the position for the population policy which was stated in the monographs on Population remains the same. The extract from the paper is reproduced:

"Given this background and considering the various factors governing the urban growth rate in Delhi, it would be realistic to expect a population growth of 126 lakhs by the year 2001. This of course is based on the assumptions of unrestrained natural growth and migration i.e. existing trends. It may be pointed out that this estimate of 128 lakhs for the union territory, as a whole and 122 lakhs for Delhi urban is comparable to the projections made by various organisations. Therefore, it is suggested that we may adopt these estimates for formulating the second development Plan. While planning for a higher growth rate of this size efforts also will have to be made to defuse and disperse the growth to the adjoining cities and towns. In other words, while planning for a higher population size it would be our endeavour to see that population of urban Delhi is limited to the minimum size possible by adopting measures of disposal simultaneously."

Contd.... /

- b) Basic Services i.e. Water supply, Sewerage, Electricity and solid waste disposal.

(i) Water Supply

I. EXISTING POSITION:

1. The responsibility:- The supply and maintenance of potable water is the responsibility of the Delhi Water Supply and Sewage Disposal Undertaking of DCD. It supplies water to NDMC and Cantonment area in addition to the area under its jurisdiction.

2. The Growth:- The growth of water supply facility in Delhi, since 1956 has been as below:-

	<u>IN MGD</u>					
<u>Water Works</u>	<u>1956</u>	<u>1961</u>	<u>1966</u>	<u>1971</u>	<u>1976</u>	<u>1981</u>
1. Chandrawal	60	90	90	90	90	90
2. Wazirabad	-	-	40	80	80	80
3. Okhla	6	6	6	6	6	6
4. Ranney Wells	-	-	-	5	20	20
5. Local Tubewells-		1	7	10	7	7
6. Haider Pur	-	-	-	-	50	100
Total	66	97	143	191	253	303

In addition to the 303 MGD of treated water, 32 MGD of untreated water is being supplied for gardening. The water supply thus works out to be about 54 g/c/d for domestic, commercial, industrial, communities facility & gardening. However, losses due to leakages & unauthorised tapping which is estimated to be about 20% to 25%, have not been taken into account.

3. Present Shortfalls:- According to the report of the committee on Delhi Water supply and Sewage 1975, 70 g/c/d of water supply was suggested adequate for domestic, commercial industrial and gardening purposes.

Taking this as a norm, the present shortage of water supply in Delhi for a population of 62 Lakhs, works out to be 16 g/c/d i.e. 99.2 MGD say 100 MGD.

I. Reasons of shortfall: The reasons of shortages in

contd/-

water supply in Delhi can mainly be attributed to the non-availability of raw water on one hand, and inadequacies of financial resources on the other.

III. Requirement in 2001: As per the estimates worked out in the Perspective Planning Wing, the population of Delhi in 2001 would be 128 Lakhs. Thus for the population of 128 lakhs the water requirement would be 896 MGD.

In addition to this augmentation of existing total water supply by regular municipal supply would be 7 MGD. The total water supply needed in 2001 A.D. would be = 903 MGD.

Year	Population	Additional Requirement	Total Supply in M.G.D.
1981	62 Lakhs	100 MGD	435
1986	74.63 Lakhs	95.48 MGD	530.48
1991	90.81 Lakhs	113.05 MGD	643.53
1996	107.85 Lakhs	119.28 MGD	762.81
2001	128.09 Lakhs	140.98 MGD	903.79

* Additional Requirement of Water is worked out @ 70 G/C/D.

V. Financial Requirement :-

Tentative financial requirements for the proposed augmentation in water supply in Delhi, during 1981-2001 have been worked out as below:-

Year	For Treatment plant in Lakhs of Rs. *	For distribution mains & reservoirs in Lakhs of Rs. **	For Secondary distribution mains in Lakhs of Rs. +	Improvement of existing water works in Lakhs. ++	Total in Lakhs of Rs.
1981	1250.00	1000.00	500.00	150.00	2900.00
1986	1193.50	954.80	477.40	143.22	2768.92
1991	1413.10	1130.50	565.25	169.58	3278.43
1996	1419.00	1192.80	596.40	178.92	3459.12
2001	1762.30	1409.80	704.90	211.47	4088.47
Total:-					16494.94

- * @ 1.25/- Gallon.
 ** @ Rs.1.00/-Gallon.
 + @ Rs.0.50/-Gallon.
 ++ @ Rs.0.15/-Gallon.

b)(ii) Sewerage, Electricity and Solid waste disposal:

Refer the Monographs enclosed.

RESOLUTION

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of
the Delhi Development Authority held on 22nd May, 1981
at 5.00 P.M. at Raj Niwas, Delhi.

Present:

President

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

Vice-Chairman

2. Sh.V.S.Ailawadi.

Non-official members:

3. Shri 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. Sh.R.K.Chaturvedi,
Director General,
Defence Land & Cantonment.
7. Sh.A.N. Singh,
Member (Hydro-Elect.),
Central Electricity Authority.
8. Sh.J.S. Marya, { He was represented by Sh.B.S.
Director General (R&D), { Mathur, Chief Engineer (Roads),
Ministry of Transport. { Ministry of Transport.
9. Sh.P.S.Endlaw, { He was represented by Sh.N.K.
Addl.General Manager,(Tels.) { Agrawal, Dy.Genl.Manager(CM),
Eastern Court, N.Delhi. { Delhi Telephones.

Secretary

10. Sh. Nathu Ram.

Special Invitee:

11. Sh. S. D. Srivastava,
Chief Secretary, Delhi. Enn.

10 05.10.0

12. Sh.Kawaljit Singh,
Finance & Accounts Member, DDA.
13. Sh.R.S.Gupta,
Engineer Member, DDA.

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14. Sh. Satish Chandra,
Commissioner (Housing), DDA.
15. Sh. Ved Parkash,
Chief Architect, DDA.
16. Sh. V. V. Bodes,
Director (P.P.W.), DDA.
17. Shri R. G. Gupta,
Director (T.T.), DDA.
18. Sh. J. C. Gambhir,
Director (CP), DDA.
19. Sh. S. C. Gupta,
Addl. Director (DC), DDA.
20. Sh. C. P. Rastogi,
Dy. Director (PP), DDA.
21. Sh. V. P. Gupta,
Dy. Secretary-I, DDA.

No. Subject:- Confirmation of the minutes of the last
4 meeting held on 25.3.1981.

Resolved that the minutes of last meeting of the Advisory Council of the Delhi Development Authority held on 25th March, 1981 be confirmed.

No. Subject:- Time schedule for the preparation of the
5 Master Plan.

Vice-Chairman, DDA, pointed out that the exercise of the preparation of the Master Plan for Delhi (1981-2001) is to be completed in four phases, out of which Phase I has since been completed. In phase-II, major surveys for the preparation of the Master Plan will be completed by August, 1981 and major studies by November, 1981. Addl. Dir. (C.P.) stated that details of surveys which are completed and which are under progress, is given in Annexure-II from pages 1 to 8. It was decided that efforts be made to complete the work within scheduled time now suggested.

The Council approved the above time schedule and the provision of adequate staff for the purpose in principle.

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The salient features of the Informal Sector for which an extensive study was made by the Work Centres Unit of the Perspective Planning Wing of the DDA were also explained to the Council. It was observed that there are about 60% workers in the Informal Sector and unenumerated Sector. Actually there are 1.4 lac workers in the Informal Trade as against 20,000 estimated in the First Master Plan. This was an useful finding of the Informal Sector in Delhi and is required adequately to be incorporated in the plan under preparation.

No. 6 Subject:- Key issues for the Perspective Plan for Delhi 1981-2001.

The key issues which were mentioned in the agenda were discussed and it was felt that some of the issues were inter-related and therefore it will not be proper to take an isolated view. Members expressed the view that it will be necessary to know what will be the holding capacity of the city and its services and only then, the population projections may be incorporated. For the purpose of making of feasibility studies, the estimated urban population may serve as the basis for the planning policy. It was therefore decided that need for taking up studies as well as detailed planning may be looked into further by the Planning Department.

Arising out of this, members desired that the National Capital Region zone may also have to be spelt out in the preparation of the Second Master Plan. It was decided that this may be taken up with the TCPO.

It was also decided that monetary and financial implications of the additional population supporting facilities required may also be quantified as far as possible.

Members desired to have separate studies with regard to Holding Capacity of population based on availability of land services, facilities etc. and the feasibility of augmenting the services wherever possible.

The Chief Secretary, Delhi Administration, a special invitee in the Council's meeting, desired that micro level studies, which are being conducted by the DDA, may also be extended to other aspects like residential pattern, work centres etc. He also pointed out the need of rational sequence in the studies.

The Chief Secretary emphasised the need of Area Level Studies in various fields especially for the working class in the range of Rs. 300-600/- p.m. which will form a major part of the population in the next 20 years.

The population projections as shown in the agenda-note were explained to the Council. These projections are very near to the tentative figures supplied by the Registrar General Census of India. The estimated urban population of Delhi would be about 122 lacs during the next 20 years, which of course is double than what it is at present.

In this connection, the members highlighted the role of National Capital Region. It was desired that the N.C.R. concept may be finalised at the earliest through Town and Country Planning Organisation. It was also discussed that the financial implications involved in all the proposals should be taken up simultaneously.

Chief Secretary stated that the Master Plan for Madras City has been prepared recently and suggested that the Structure plan concept evolved therein may be studied by the DDA. Vice-Chairman, DDA stated that the matter has already been taken up at this level.

5.

NO. Subject:- Any other item with the permission of
7 Chair.

It was decided by the Council unanimously that the next meeting of the Advisory Council should be held on 15th July, 1981 at 4.30 P.M. at Raj Niwas and Secretary of the Advisory Council should ensure that the Agenda papers are sent to all the members by 7th July, 1981 positively.

Meeting ended with thanks to the chair.

Secretary,
Advisory Council,
Delhi Development Authority.

President,
Advisory Council,
Delhi Development Authority

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 4.30 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.
- I Represented by Sh. B.S.
I Mathur, Chief Engineer (Roads)
I Min. of Transport.

Secretary

10. Sh. Nathu Ram.

Special Invitee

11. Sh. S.K. Chadha,
S.E. (Water) Engg., 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. 9 Subject:- Progress in the preparation of the
Perspective Plan i.e. Development Plan
for Delhi 1981-2001.
A.C. 15.7.81

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.

...3/-

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. 10
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.
-

No. The Chairman, DDA summed up the discussion and the
11
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.

CONFIDENTIAL
For RESTRICTED CIRCULATION

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 II)

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

.....2/

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

Contd....1/

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) Najafgarh 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 Sharanpur 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.

.....3/

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

.....4/

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

.....5/

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 F	(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 F	(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

.....8/

<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 Delhi. (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

.....10/

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) Future

contd...../11-

(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.

contd.....12/-

- 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 P.V.C.-Trinagar, Shastri Nagar, Onkar Nagar
Industries
7. Household Industries - Delhi Urban Area.

was
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~~

[illegible]

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 28th September, 1981 at 4.30 P.M. in the Conference Hall, Vikas Minar, New Delhi.

Present:

President:

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

Members (Non-Official):

2. Prof. N.C. Prashar,
9, Mahadev Road, New Delhi.
3. Sh. Harvinder Singh,
40, Ashok Road, New Delhi.
4. Smt. Vimal Nagi,
T-12, Tabrook Line,
Station Road, Delhi Cantt.
5. Sh.Daljit Singh,
9, Friends Colony, New Delhi.

Members (Official):

6. Sh. V.S.Ailawadi,
Vice-Chairman, DDA.
7. Sh. H.R.Laroya,
Chief Architect, C.P.W.D., New Delhi.
8. Col. L.R.Sharma,
Medical Health Officer,
M.C.D., New Delhi.
9. Sh. R.K.Chaturvedi,
Director General,
Defence Land Cantonment, New Delhi.

Secretary:

10. Shri Nathu Ram.

Special Invitees:

11. Sh.Syed S.Shafi,
Chief Planner, T.C.P.O.
12. Sh.P.P.Srivastava,
General Manager, D.E.S.U.,
Shakti Sadan, New Delhi.
13. Sh.Kawaljit Singh,
Finance Member, DDA.
14. Sh.E.F.N. Rebeiro,
Commissioner (Planning), D.D.A.
15. Sh. K.L. Bhatia,
Commissioner (Lands), D.D.A.
16. Sh.Satish Chandra,
Commissioner (Housing), D.D.A.

2.

17. Shri J.C. Gambhir,
Director (C.P.), D.D.A.
 18. Shri V.V. Bodas,
Director (P.P.W.), D.D.A.
 19. Shri R.G. Gupta,
Director (T.T.), D.D.A.
 20. Shri S.C. Gupta,
Additional Director (D.C.), D.D.A.
 21. Shri C.P. Rastogi,
Dy. Director (P.P.), D.D.A.
 22. Shri V.P. Gupta,
Dy. Secretary-I, D.D.A.
-

At the outset, the Chairman observed that presently all the agenda items for the Advisory Council are as initiated from the D.D.A. He invited the members of the Advisory Council to send notes on the subjects which they would like to discuss in the Advisory Council meeting to the Secretary, D.D.A. so that these notes could also be circulated along with the agenda of the Advisory Council.

<u>Item No.</u>	<u>Subject:- Confirmation of minutes.</u>
12	

The minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 15th July, 1981 were confirmed.

Contd...3/-

I N D E X

Sl. No.	Item No.	S u b j e c t	Page No.
1.	12	Confirmation of the Minutes	1
2.	13	Actions arising out of Minutes i) A comprehensive note on the NCR. ii) Industrial policy of the present Master Plan. iii) Shifting of Industries.	2
3.	14	Progress of the Plan preparation work.	4
4.	15	Primary Surveys Analysis. i) Landuse analysis of the Union Territory of Delhi. ii) Socio-Economic Survey - first round. iii) Cycle Users interview. iv) Enumeration of (i) Archeological monuments (ii) religious and historical structures.	5
5.	16	Holding capacity exercise Division-H.	6
6.	17	Industrial policy - case studies	7
7.	18	Any other item with the permission of the Chair.	7

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<u>Item No.</u> 13 A.C.28.9.81	Subject:- Action arising out of the minutes of the Advisory Council meeting held on 15th July, 1981.
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- (i) A comprehensive note on the NCR including dry port implications to be prepared for taking up the matter with the Govt. of India.

A note on the NCR including dry port implications has been prepared by T&CPO and the same is enclosed as Annexure-I.

RESOLUTION

The V.C., DDA introduced the subject of National Capital Region for the benefit of Members and he pointed out that the First Seminar 'Regional Context' conducted by the D.D.A. on 5th September, 1981 was attended by a large number of experts who offered their valuable suggestions which are being looked into by the Perspective Planning Wing of the D.D.A. Chief Town Planners of the concerned States also participated in the Seminar. Chief Planner, T & C.P.O. explained his paper and he emphasised the need of having a NCR with statutory powers to implement the plan for which adequate funds are also to be provided by concerned State Government as well as by Govt. of India. It is absolutely essential that increasing population pressure of Delhi has to be diffused to the surrounding areas in a planned manner. While explaining the NCR paper, Chief Planner, T & C.P.O. also highlighted the implications of establishing a dry port in Delhi in the form of additional employment pressure, land requirements, traffic & transportation problem etc. One of the Towns suggested by him for locating a dry port in the North-Eastern Region was 'Mathura (U.P.)' due to its location linkages of roads, railways. He firmly advocated that the dry port should be located, beyond the limits of Union Territory of Delhi at an appropriate distance for maintaining a proper balance of development in the region.

The Council agreed to recommend to Govt. of India as well as to be Planning Commission for attaching adequate importance to the N.C.R. Plan preparation and implementation which is to be fully supported administratively as well as financially for diffusing the population pressure of Delhi as capital of India. The Council also decided that the dry port may be located beyond the limits of Union Territory of Delhi.

- (ii) An extract of Industrial Policy of the Present Master Plan to be circulated to all members.

A detailed note on the industrial policy being followed at present has been prepared by the Work Centre Unit of the Perspective Planning Wing and the industrial policy as enunciated in Master Plan is also given as an appendix (Refer Annexure-II).

RESOLUTION

A note was prepared by the Perspective Planning Wing on the subject which was duly explained. Members expressed views on the subject. Chief Planner, T& C.P.O. suggested that 25% of work force in the industries would be appropriate. A member observed that hazardous industries should be speedily removed to conforming areas and he desired that DDA may allot the land in such cases on priority.

V.C., DDA stated that the delay in shifting non-conforming industries by owners is there even when the land was handed over by DDA in large number of cases and there are various other factors for the delay in shifting e.g. power, water etc. Members suggested that Patparganj and Rohtak Road industries could be good locations for further industrial land development. Shri Sood from the Directorate of Industries, Delhi Administration also took part in the discussion and briefly explained the policy followed by his Department and policy notes being worked out by them with the help of the DDA and other departments.

The policy paper was noted by the Advisory Council. It was felt that, the non-conforming definition of industry as in the present plan needs to be reconsidered in the present context keeping in view the experience of 2 decades of Plan Implementation.

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

Refer Annexure-III.

RESOLUTION

Dy. Director, Work Centres Unit, P.P.W. briefly explained the paper on shifting of industries based on the limited survey of 100 cases at Wazirpur, Rewari Line (Mayapuri), G.T. Karnal Road, Naraina and Okhla.

The Chairman and the members of the Council wanted further work on the reasons for not shifting of the non-conforming industries to the conforming sites bringing about its different facets.

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

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

3-A.

RESOLUTION

It was explained that studies on the above mentioned issues are in progress in the Perspective Planning Wing and shall be put up to the Advisory Council in its next meeting.

Item No. Sub:- Progress in the preparation of the
14 Perspective Plan i.e. Development
A.C.28.9.81 Plan for Delhi, 1981-2001.

Development Plan for Delhi; 1981-2001 is being prepared in the following four phases:-

- Phase I : Preliminary studies based on Secondary Information.
- Phase II : Part (a) Field Surveys - primary data.
 Part (b) Studies for alternative patterns for development forecasts, standards and land need.
- Phase III : Perspective Plan alternative strategies, implications, evaluation and selection.
- Phase IV : Perspective Plan final draft.

Phase I i.e. preliminary studies based on secondary information and part (a) of Phase II i.e. Field Surveys - primary data is complete.

42 important studies have already been identified. The progress of these studies is given in the enclosed paper (Refer Annexure-IV).

Cont'd.....~~62~~

RESOLUTION

Additional Director, explained the stages for the preparation of plan as well as the progress made so far by the Perspective Planning Wing under Phase-I, II, III & IV. 42 important studies have been identified and the progress made against each was indicated. The Council noted the progress.

Item No.
15

Sub:- Primary Survey Analysis.

A.C. 28.9.81

Twenty four major surveys which have been identified earlier are complete. The analysis work of some of these surveys was started and these are as under:-

- (i) Land Use analysis of the Union Territory of Delhi.
- (ii) Socio-Economic Survey - First Round.
- (iii) Cycle Users Interview.
- (iv) Enumeration of (i) archeological monuments (ii) religious and historical structures (to be presented in the form of drawings and charts).

The analysis of these surveys shall be presented in the form of drawings & charts. In case of No. (iii) please refer Annexure-V also.

Cont'd.....@/-

RESOLUTION

It was explained that twenty four major surveys which have been identified earlier were complete. The analysis work on some of these surveys given below has started:-

- (i) Land use analysis of the Union Territory of Delhi.
- (ii) Socio-Economic Survey - First round.
- (iii) Cycle Users Interview
- (iv) Enumeration of (i) archeological monuments
(ii) religious and historical structures.

The land use survey of Union Territory of Delhi was explained with the help of drawings which were based on wind-shield survey conducted by the land Use Survey Unit. Chief Planner, T & C.P.O. observed that this is one of the most important aspect of Master Plan preparation and be requested that a separate meeting may be called for this purpose.

The Council approved the request of the Chief Planner T & C.P.O. and requested Commr.(Plg.) to arrange a paper on the land use analysis of the Union Territory of Delhi which could be discussed in one of the meetings of the Council. The same decision was taken with respect to socio-economic surveys; cycle users interview; enumeration of archeological monuments, religious and historical structures etc.

Item No. Sub:- Holding capacity exercise
16 Division-H.
A.C.28.9.81

The population of Delhi as per 1981 census is about 62 lakhs. Out of these, 57 lakhs population is within the existing urbanisable limits. As per population projections, urban population in Delhi would be about 122 lakhs. 65 lakhs of additional urban population by 2001 is proposed to be accommodated with the following two strategies:

- (i) By increasing the holding capacity of the present 1.13^{lakh} acres of urban areas.
- (ii) Extension of the urbanisable limits. Land would be needed for another 35-40 lakh population outside the existing urbanisable limits.

As per the preliminary estimate worked out it was found possible to accommodate about 25-30 lakh population within the present urban limits.

Now division by division detailed exercise is being worked out by the Shelter Unit of the Perspective Planning Wing to assess:

- (i) Holding capacity of the residential areas at area (zonal) level and division level.
- (ii) Assessment of work areas, infrastructure & transportation network to cater to the holding capacity.

The present exercise has been done for 'H' Planning Division and is presented in Annexure-VI.

Cont'd.....~~4~~-

RESOLUTION

The paper on the subject brought out that the population projection of Urban population of Delhi would be about 122 lakhs which would mean an additional population of 65 lakhs to be accommodated within Union Territory of Delhi by 2001 and for which two strategies were suggested :-

- (i) By increasing the holding capacity of the present 1.13 lakh acres of urban area.
- (ii) Extension of urbanisable limits. Land needed for another 35-40 lakh population outside the existing urbanisable limits.

The study for Division-H was presented through which it was possible to accommodate around 9 lakh population in the Study area of Division-H as against 4 lakh proposed in the Master Plan and about 6 lakh in the redensification exercise of 1973. Including Rohini the holding capacity of this division would be 17.5 lakhs. It was pointed out that similar studies would also be done for other planning divisions. The Council approved the approach broadly.

Item No. Sub: Industrial Policy - case studies.
17

A.C.28.9.81. In the last meeting of the Advisory Council held on 15th July, 1981 the preliminary results of the industrial survey were discussed with an objective to formulate policy for industrial growth for the Union Territory of Delhi.

Now survey for 5 areas have been analysed as case studies to provide indicatives to the industrial policy (Refer Annexure-VII).

RESOLUTION

Work Centre Unit of P.P.W. have conducted surveys in the following centres:-

1. Badli
2. Libaspur
3. Samyepur
4. Anand Parbat
5. Tri Nagar, Onkar Nagar and Shastri Nagar.

In these major concentrations, there are about 2,700 industrial units. The results of the Survey were put up in the paper with regard to employment, size, type of industries, plot area, covered area, raw material used, finished products etc. Council noted the results and suggested further work on the industrial sector with view to formulate policy for development in the next two decades.

Item No. Sub: Any other item with the permission
18 of the Chair.

The meeting ended with thanks to the Chair.

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ANNEXURE - I

For DISTRICT

TOWN & COUNTRY PLANNING ORGANISATION

NCR - 2001

NCR

A COMPREHENSIVE NOTE ON THE INCLUDING DRY PORT.

HISTORIC BACKGROUND:

1. The National Capital Region Plan was prepared based on the recommendations of the Delhi Master Plan which came into force in August 1962. The Master Plan had made specific recommendation regarding decentralisation of economic activities from the core of Delhi. More specially, 18 regional towns located in U.P. Haryana and Rajasthan districts of the National Capital Region. It was an interstate regional plan for an area of about 30,292 sq.kms. with an estimated population of 14 million as per 1971 census. The plan covers Union Territory of Delhi, two districts of Uttar Pradesh, 3 districts and 2 tehsils of Haryana and 5 tehsils of Rajasthan. It was envisaged that Delhi would have a population of 5.3 million by the year 1981 and the spill-over population was to be diverted to 18 regional towns located along with corridors and on the basis of their potential. These towns were to be developed as self-contained units in terms of employment and residence and were estimated to take care of an ultimate population of 3.1 million by the year 1981. The Plan also outlined decentralisation of economic activities from Delhi into a different centres within this region so that the prosperity and the benefits of urbanisation could be shared by the larger population in the region and also promoted an orderly growth, both in the metropolis as well as in the region. Therefore, the plan had envisaged diversification of growth into different urban settlements to achieve this objective. The plan stipulated curbs on the concentration of jobs in Delhi exclusion of large industries from Delhi and decentralisation of selected govt. offices as well as trade activities from Delhi. The Plan also called for integrated development of different services and facilities like drinking water, flood control, transport, power, housing and social amenities.

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2. The National Capital Regional Plan was approved by the High Power Board in September, 1973. This has been phased and dovetailed with the National Five Year Plan. The development programmes were prepared into three phases commencing from the year 1971 and lasting upto 1981 for being part of the Sixth Plan period. The Regional Plan had emphasised the need for coordinated development programmes within the region to achieve an overall and balanced development. For this purpose, it was necessary to fit the envisaged programme into an overall frame of priorities in different phases.

3. The basic aim and objective of the plan was to keep within manageable limits the population and area of urban Delhi. It was, therefore, recommended that the population concentration should be purposefully diverted to these regional towns/ring towns based on their growth potential. The intention of the plan was to develop these ring towns on more or less self-contained units in matters of work places and residence and were estimated to contain an ultimate population of 3.1 million by the year 1981.

II

IMPLEMENTATION OF THE PLAN.

1. Implementation of plan was phased with an outlay of Rs. 101.00 crores in the first phase and Rs. 90.00 crores in the second phase. These investments were framed on 1970-71 prices. In spite of these phasing and programming, the required investments did not flow in to the region as envisaged. A seed capital of Rs.20.00 crores was earmarked by the Ministry of Works & Housing but never materialised. Further, the Fifth Plan envisaged the development of urban areas of national importance and NCR had a financial allocation of Rs.250.00 crores. Initially, only three towns from NCR were taken-up and two more added a little later. The towns taken-up for development are Meerut and Hapur in U.P., Alwar in Rajasthan and Panipat and Gurgaon in Haryana. Due to financial restraints, the allocation was further reduced to Rs.150.00 crores for the entire plan period with the result that the allocations to these ring towns were also drastically cut.

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2. In the year 1977-78, the Government of India decided to slow down investments in the NCR and more specifically in the ring towns as certain doubts were raised about efficacy, wisdom of the entire plan and its development strategy. However, the continuing schemes which were in various stages of implementation in these ring towns were allowed to continue but the central assistance to new schemes was held in abeyance. It may be noted that whereas State Governments were asked to prepare the Five Year Programmes of development for these ring towns and these schemes, projects were approved before the IUDP was started, the central assistance was not forthcoming regularly and in desired quantities. The result was that the development programmes slowed down very considerably. Also the participating State Governments within NCR did not inform the Government of India about the development works carried out in spite of lack of central assistance during that period.

3. The first phase of NCR envisaged an investment of Rs. 101.00 crores and the second phase of Rs. 90.00 crores for a period of 10 years. However, since 1971 only about Rs. 22.00 crores were invested on different activities in the NCR. The Government of India provided assistance of about Rs. 6.4 crores to the selected ring towns in the NCR for integrated urban development schemes. It has been found that the investments made so far in the NCR have been too small to create any impact either on migration or on reducing/controlling the growth of population in Delhi. The poor progress in the implementation of NCR Plan is both because of inadequate allocation of resources in different sectors and due to the absence of a statutory board to coordinate development and investment decisions of neighbouring States. For the success of NCR Plan, it is essential to ensure full cooperation of the State Governments.

4. Even though the Statutory Board did not come into existence, a High Powered Board was appointed/ set up initially with the Home Minister as its Chairman. But it met sporadically and thus could not create much impact on the development of the National

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Capital Region. In any case, the High Powered Board was advisory in nature and had practically no financial powers. Much later, it was reconstituted with the Minister of Works & Housing as its Chairman and an Implementation Committee was also set up in 1973-74 with State Minister for Works & Housing as its chairman. Same follow up action was taken up. But before development could gain the requisite momentum, the central government changed and the NCR development and the plan itself was undermined, the result being the State Governments went on doing whatever they wanted, irrespective of what was envisaged in the plan. NOIDA established in the immediate vicinity of Delhi is an example of such development. It is now become necessary to incorporate any future development in NOIDA with the development of Delhi and its region.

5. Due to the absence of effective machinery either for investments or for integrated development and also due to lack of planning and monitoring authority, not much development could be attained. The ring towns, therefore, would not assume the rôle envisaged for them. Nor was the communication network or the circulation system augmented as was proposed in the plan. The present situation is that the Union Territory of Delhi can neither be planned nor developed in isolation of its broad hinter-land. Even for such basic things as water supply, drainage, flood control, electric supply etc. the union territory is totally dependent on what happens in the areas outside its administrative and legal jurisdictions. It has to be noted that the union territory has very limited area and has no available land for further urbanisation except the fertile and irrigated agricultural lands all round.

6. Whereas Delhi has received substantial investments both from public and private sources, by comparison the towns and cities around the National Capital have not been able to muster any significant investments. Due to Delhi's Industrial Locations Policy, which precluded large industries from locating in Delhi, towns such as Ghaziabad, Faridabad, Gurgaon etc. has been able to attract large and modern manufacturing firms. Their location in the first tier of ring towns mentioned

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above has, however, not helped in any significant manner to deconcentrate or decongest the urban area of Delhi or even to reduce its burden in matters of housing etc. as very large number of people working in these ring towns prefer to live in Delhi in order to avail its amenities and better facilities. On the other hand, very little development has taken place in the second, third and subsequent tiers of the ring towns (Palwal, Panipat, Hapur etc.).

III

PROPOSALS

1. Comprehensive, synchronised development in accordance with present sequences for the entire NCR is, therefore, absolutely essential even in the interest of the proper development in Delhi in the following decades. While a number of projects can be picked up and selected within the NCR for implementation in the next five years, it is essential to formulate a new planning strategy and to develop a new plan for the NCR Region through year 2001. And this plan must synchronise with the new Perspective Plan being prepared for Delhi by the Delhi Development Authority. It is, therefore, considered imperative that the formulation of appropriate planning strategies should be conceived in an integrated manner both for the central city- Delhi as, also for the metropolitan region. Effective physical planning cannot be taken in two separate bits. None of the big problems concerning Delhi can be dealt with properly, (much less solved) unless the metro-region is simultaneously taken into account in an integrated manner in any future planning. Following is a brief list (illustrative only) of problems and issues which clearly indicate the intimate relationship between Delhi and the surrounding communities:

- (a) Population including migration into Delhi in the next two decades;
- (b) availability of urban-support systems including water, the problem of drainage including flood control, sewage disposal and even of essential facilities along with environmental and ecological problems;

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- (c) location of manufacturing industries particularly large and medium industries;
- (d) location of wholesale trades and other economic activities including the location of at least, the new government offices and public sector undertakings in the selected ring towns: and
- (e) the traffic and transportation system to serve the various functions envisaged for the various metropolis and other cities and towns around the central city.

2. It may be observed that none of these problems can be dealt with separately and in isolation : therefore, the planned development of Delhi is intrinsically related to the proper and planned development (and investments) in the area defined as the National Capital Region. Then the question of developing certain towns as the "counter-magnets" which must, of necessity, be located "outside the commuting distance", acquired a new significance. Many of these to act as effective countermagnets can only be around 100 miles away from Delhi.

3. A big question would be as to how to meaningfully maintain the essential liaison and coordination between the planning of Delhi and the National Capital Region. It will be necessary to work together on various studies and surveys covering the union territory as also the areas outside for being the National Capital Region. Planning has to be conceived as inseparable integral whole and not in a fragmented manner.

TCPO has already submitted proposals indicating as to how the plan preparation for the NCR-2001 can be undertaken by suitable augmentation of the staff that will be required for such an assignment. The TCPO has also submitted a package of programmes which will have to be taken up for implementation in the Sixth Five Year Plan.

2. Also for the preparation and implementation of the NCR Plan- 2001, TCPO has suggested that there should be a three tier institutional arrangement, e.g.

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1. The High Powered Board under the Chairmanship of the Union Minister of Works & Housing with Chief Ministers of the participating states as members. This Board will work as the apex body.
2. An Implementation Committee under the Chairmanship of the Secretary, Min. of Works & Housing with Chief Secretaries of the participating states as members; and
3. A Technical Committee under the Chairmanship of the Chief Planner, TCPO with the Chief Town Planners of the participating states as members.

Of course, various Ministries and Departments of the Government of India and the participating states will be suitably represented on such committees from time to time. For the purposes of coordination and comprehensive formulation of policies and programmes, it has been agreed by the Ministry that the TCPO would be the Technical Organisation to service the High Power Board and the Committees in the formulation of policies. Preparation of plans, identification of programmes and continued monitoring etc. This system has been systematically shown in the diagram attached with this report.

3. To take up such responsibilities, it is necessary to set up a separate NCR wing exclusively responsible for the preparation of the NCR Plan 2001, identification of action programmes, technical coordination between different functional agencies and continuous monitoring and evaluation of the plan, policies and programmes. Man hour requirements for carrying out all the activities have been given separately in this report which will indicate the importance and quantum of work involved and the necessity to structure this wing adequately so that the desired level of man power input goes into the preparation of the plan and the coordination at various levels is also properly maintained. It is also to be appreciated that the planning and implementation will be a continuous job and not one time effort.

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IV

DRY PORT.

1. The question of locating a Dry Port in North India but somewhere around Delhi has been under the consideration of the Govt. of India for more than 10 years. As early as in 1965, the Expert Conference held at Kanpur passed a Resolution declaring Delhi as a Dry Port. The Northern India Regional Export Promotion Advisory Committee constituted by the Ministry of Commerce, Govt. of India also adopted a similar resolution in it's meeting held at Srinagar. A number of other committees were also set up later on to examine and formulate a project report on the establishment of a Dry Port in Delhi. The Delhi Development Authority in it's meeting held on 4.5.1970 resolved that dry port may be established in the vicinity of Okhla Industrial Estate. But such a proposal was opposed and for very valid reasons by the Town & Country Planning Organisations. This subject matter was considered by the TCPO and a detailed paper was also prepared in June-July, 1972 which was submitted to the Lt. Governor of Delhi. The points raised in a note relate to the magnitude of such an economic activity by way of:-

- (1) The quantity of goods handled.
- (2) The employment created by such an activity which is essentially a labour intensive activity. This would not only generate direct employment of the port activity, But it will have a significant multiplier effect and indirect employment in such areas as customs, warehousing, booking and transport agencies, insurance and banking etc. etc;
- (3) The service population that would be increased to serve the employees and their families- generated by such an activity will also be very considerable, for example this would include teachers, health personnel, municipal personnel, shop keepers, domestic workers etc. etc;

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- (4) Land requirement for the port activity, the road transport activity and other ancillary activities generated by such a trade.
- (5) Land required for housing this additional population and provision of community and other facilities for this population;
- (6) Augmentation of utility services, such as water supply, sewage disposal, intra-urban and inter-city transport facilities etc.

2. At present no specific studies have been carried out to assess the quantum of goods that the proposed dry port will have to handle. It was seen by TCPO that Bombay and Kandla ports were handling more than 2.1 million tonnes of goods and commodities originating from the northern region. Allowing further increases during the last few years, it could safely be said that the traffic generated by northern region could anything be between 6.00 to 7.00 million tonnes in 1980-81. It is felt that the export potential of northern region has not yet been fully exploited. In case, the porthead is established within the region, it will serve as a catalytic agent and will further, enhance the export potential of the northern region. It is, therefore, clear that the dry port, if set up nearabout Delhi, will have to handle a very large quantity of tonnage for which Delhi is not at all prepared. There is, however, no doubt that need for establishing a dry port in the northern region is paramount both in the interest of the traders and in the economic development of the region.

3. The first basic implication of a dry port is in its land requirement. The land requirement has to be worked out not only for the direct requirement of a dry port but for other ancillary facilities like railyard, marshallingyards, warehousing, institutional facilities, road-transport etc. This requires detailed analysis of all such aspects. At present, no definite analysis has been carried out. To give an indication, the master

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plan for Paradeep port, which is supposed to handle about 10 million tonnes may require anything up to 1000.00 acres for the port itself, apart from other facilities. One of the important arguments advanced for locating the dry port at Delhi is that Delhi is on the transport corridors and is well-linked with other areas. While this is true, it must be pointed out that the capacities of these corridors have already reached saturation and it will just not be possible to cater to such new activities, like the dry port. In fact, even to meet the existing traffic intensities and to cater to the increasing commuter loads, the railway have envisaged doubling of lines and large scale expansion programmes of line capacities are being planned. It may be noted that in matters of employment, the variation in the employment size, per unit quantity of commodity handled in other port cities, shows that the employment strength depends very much on the port condition itself. It was assessed for preliminary estimate purposes an employment strength of 200 persons per lakh tonnes of traffic to be handled. It is possible to imagine the probable direct employment potential of the dry port itself if located in Delhi. Over and above the indirect employment, potential will also have to be taken into consideration.

4. It is also a fact that the locational preference of export and import oriented industries is to cluster around or near the port. This is a universal phenomenon and has to be taken into consideration while deciding the location of a dry port. While increase in employment potential of any area is welcome, its effect on the increase in total population size essentially in the present context of the size of Delhi, is a matter which calls for serious thinking before deciding on the location of a dry port. The 1981 census has shown very significant growth of Delhi during the last decade. The deficiencies in housing, transport and other infrastructure facilities are well-known, and they are likely to become worse, deteriorating the urban environment and creating social conflicts. It is, therefore, recommended that the dry port under no circumstances should be located within the Delhi Urban Area or for that matter within the union territory of Delhi.

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5. However, the hinterland which forms a part of National Capital Region is eminently suitable for such a dry port activity. It is possible to consider one of the locating/ring towns in the National Capital Region for taking up the dry port activity on the following two grounds:

- (1) That it would be outside Delhi but not far off thus avoiding all ill effects of being within Delhi but enjoying all advantage of being near to Delhi;
- (2) That it will provide an opportunity to establish a counter-magnet to Delhi to decelerate the rate of Delhi's population and divert to this area.

One probable location that could be suggested is Palwal- Hodal Complex which is on Delhi- Agra rail and road corridors. The NCR Plan has proposed restructuring of transportation network system within the region and the outer road grid and a Relief Rail Link may help in bye-passing goods traffic from Delhi urban area towards Palwal. As such, once the links are developed, Palwal Hodal Complex would be strategically located in matters of transportation systems.

Mathura is also another important town which is growing rather fast. Also with the establishment of Mathura refinery and later on with the location of other allied and supporting industries nearby, Mathura is likely to become a major industrial centre in time to come. It is to be noted that Mathura is also located on the major road and rail networks, carrying traffic from north India to other parts of the country i.e. both on the eastern corridor as well as on the southern corridors. Mathura is also well connected by meter-gauge line to other areas. The National Highways are also passing through Mathura and beyond towards the east as well as to the south. These traffic networks make Mathura a very suitable location for the establishment of a dry port. In the NCR Plan 2001, there is a possibility of considering and declaring Mathura as a counter-magnet to Delhi. It is at a distance of about

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140 kilometers or so from Delhi and is sufficiently away to grow, develop and act independently. Also it is located on the corridors of migration. In view of the factors mentioned above, Mathura can very beneficially be considered for the location of a dry port. No doubt, Mathura is likely to be outside the NCR limits. But its importance as a probable counter-magnet can make Mathura suitable for such dry port activities.

It is the considered view of this Organisation that, whereas the dry port should not under any circumstances be located in Delhi urban area or for that matter in the union territory of Delhi, it can very suitably be located at one of the alternative locations mentioned above and preferably, Mathura, as the first priority location.

Sd/-
(P.G. Valsangkar)
Town & Country Planner
14.9.81

CONFIDENTIAL

For RESTRICTED CIRCULATION

ANNEXURE-II

INDUSTRIAL POLICY IN THE PRESENT MASTER PLAN

1. Objectives of the Master Plan for Delhi
1961-1981

The frame of reference for preparation of the first Master Plan for Delhi constituted primarily of checking the haphazard and unplanned growth of Delhi following the partition of the country, and guiding future growth through planned development using the instrument of the Land Use Planning.

The Land Use Plan was aimed at balanced and integrated development of the prevalent as well as the future growth up to 1981. The Master Plan had legal sanction for regulating all future land uses and thus carried a certain amount of rigidity. It requires translation in the form of zonal and sub-division plan.

2. Basis of the Plan-Planning Policies and Principles:

- Functioning of the Master Plan of Delhi within the Regional framework as envisaged in the National Capital Region Plan (NCR Plan) wherein Delhi remained at the core, maintaining a balance in the worker population in the major sectors of economy (Industries, Trade & Commerce & Govt. Offices)- residual growth being regulated in the ring towns.
- Continuance of Delhi as a major Govt. Centre with requisite housing facility at close distance.

...2/-

- Complete ban on large and heavy industries, for maintaining the city's character as be fitting the National Capital.
- Continuance of Delhi as a major financial business, commercial and distribution centre.
- Setting up sufficient number of employment centres like flatted factories for housing small non-nuisance industries.
- An ambitious programme of housing construction of all types and for all income groups.
- Socialisation and Public ownership of land with leasing out to individuals/co-operative societies for effectuating planning principles in determined way.
- Self-containment within the planning divisions and decentralisation of employment centres within an integrated circulation plan.
- Maintaining an invioable green belt of agriculture land around the urbanisable area.

3. Main Provisions of the Plan for Industrial Development in Delhi:(1961-1981)(Refer Appendix-I an extract from the 'Master Plan for Delhi' Policy note on Industries.

(a) Master Plan Proposals:

The Delhi Master Plan made the following recommendations:-

- i) Zoning of industries on the basis of their suitability for different land uses in urban area(example Service, Flatted, Light, Extensive Heavy, ~~Hazardous~~ etc.)
- ii) Total exclusion of large scale and heavy industries from Delhi and zoning of adequate

industrial land in outlying areas served with infrastructure facilities.

iii) Phased shifting of non-conforming industries.

iv) Other considerations of the specific policy note on industries.

a) Existing non objectionable . industries should not be discouraged or expelled

b) Assigning priority for relocation from congested locations and mixed land uses in the Old City.

c) Preference to be given to industries essential for feeding/servicing/ maintaining Delhi's population.

d) Encouraging consumer -goods oriented industries on account of the high per capita level of income in Delhi.

e) Limited encouragement of industries associated with administrative/educational cultural activities.

f) Preserving and encouraging traditionally skillful occupation such as metal work, wood work, jewellery printing etc.

g) Encouraging traditional arts and crafts run on co-operative lines.

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- h) Assigning priority in allocating space for congested locations and mixed land use in the old city.
- i) Water intensive and power intensive industries to be discouraged.
- j) No industry employing more than 500 workers to be considered favourable for location in Delhi (Ring towns in N.C.R. to cater to this requirement).
- k) Industrial tenements and community facilities to be provided by the industrial o houses.
- l) Advocating the N.C.R. plan with a view to maintaining the character of Delhi as a National Capital and promoting balanced development throughout the region.

(b) Other Plan Proposals:

It was proposed that the population of Urban Delhi would be 33.10 lakhs in 1971 and 46.00 lakhs by 1981 (subsequently for 1981 this was revised to 53.00 lakhs; the provisional census figures of urban Delhi's population, however, today stand at 57.00 lakhs).

The corresponding Work Force was anticipated at 12.50 lakhs and 17.40 lakhs, assuming a participation rate of 37.8% and 37.9% respectively. Since

Delhi was to have functional characteristics of an Administrative-cum-Trade & Commercial Centre, provision in the plan were kept for an Industrial Work Force to 25%

MAIN PROVISION OF THE PLAN FOR REGULATION OF INDUSTRIES:

(a) Use Zones:

A six-fold classification system of Industrial Zones was adopted for urban Delhi based on suitability of Industries for different land uses. The table below shows the type of Industrial Zones, their characteristics, the sites earmarked in urban Delhi and the land allocations:

Table No.1

Type of Industrial Zone.	Characteristics of the zone	Areas earmarked and land allocations.
1. Flatted Factories.	Proximity to residential area	i) Ajmeri Gate 10 ac.
		ii) Thompson Road 16 ac
	Multi-storeyed building allowing sub-division of manufacturing spaces	iii) Motia Khan 43 ac
		iv) D.C.M. 27 ac
		v) Roshanara Road 15 ac
		vi) Birla Mill 40 ac.
		vii) G.B.Road 10 ac
	Light & small Scale Industries permitting 20 workers with power (10 HP) or 40 workers without power	viii) Mori Gate 2 ac
		ix) Connaught Place. 10 ac
		x) Sarai Rohilla 11 ac
	High density of employment.	xi) Gulabi Bagh 10 ac
		Total 194 ac
Repair workshops/metal works permitted on Ground Floor only.		
Possibility for controlling nuisance factor, suitable for shifting industries from Residential and Mixed Land Uses Areas, having easy accessibility to Residence and marketing areas.		

Type of Industrial Zone	Characteristics of the Zone	Areas earmarked and land allocations.
2. Work-cum-Industrial Centres.	Location in community & District Centres having accessible to bulk of urban population	i) Rama Krishna Puram D.C. 15 ac
		ii) Kalkaji District Centres 10 ac
	Use intensity less than in Flatted Factores.	iii) West Delhi Dist. Centre 5 ac
		iv) Khyber Pass Dist. Centre 10 ac
	Non-permission for nuisance industries, suitable for re-locating household manufacturing unit.	v) Ranjit Nagar Scheme 10 ac
		vi) Ring Road Mathura Road 16 ac
		vii) Kotla Mubarak Pur 4 ac
		viii) Shahdara between G.T. Road Rly. Line 18 ac
		ix) Shahdara C.B.D. 15 ac
		x) Okhla 45 ac
		xi) Jhilmila Tahirpur 5 ac
		xii) North of Tihar Jail 15 ac.
		Total 168 ac
3. Service Industiral areas.	Proposed in inner areas but outside the urban core, close of to Residential & commercial areas.	i) West of Pusa Institute Naraina Phase I&II 27
		ii) Roshanara Road 1.
	Cater to immediate community needs.	iii) North of Wazirpur 5
		iv) Moti Nagar v) Tilak Nagar
	Maximum plot size 2 ac. Minimum plot size 400 sq.yds.	Total

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Type of Industrial Zone.	Characteristics of the zone	Areas earmarked and land allocations.
3.(ii) Light Industries	Maximum permissible plot - 2 acres. Suitable for small-scale non-nuisance industries operating near built up areas. Rigid enforcement of factory regulations.	i) Hindustan Housing Factory 54 ac ii) Okhla Industrial area 164 ac iii) Kalkaji Phase III 8 ac iv) Between Mathura Road-Rly line 169 ac v) Delhi Milk Scheme 20 ac vi) Anand Parbat 60 ac vii) Sarai Rohilla 32 ac viii) Lawrance Road. 269 ac ix) Wazirpur 333 ac x) Shahdara 113 ac xi) Najafgarh Road 16 ac. <u>Total = 1138 ac.</u>
4. Extensive Industrial Areas.	Away from Residential areas, in close proximity to Road & rail facilities suitable for relocation of non-noxious industries. Plot area range of 2 - 7 ac. and avg. empl. 100 persons per unit.	i) South of Okhla 908 ac ii) Najafgarh Road Area 369 ac iii) Rewari Line Area 331 ac iv) North of Railway line to Rohtak 469 ac v) Azadpur 410 ac vi) Shahdara 919 ac vii) Rohtak Rd. 197 ac. <u>Total = 3603 ac.</u>
5. Special Industries.	Suitable for non- nuisance assembly unit	i) South of I.I.T. College 103 ac
6. Pottery Industries	Suitable on account of Rich Clayey Soil	i) Near Mehpalpur 106 ac.

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b) Self containment of Planning Division
Land allocations for Industrial Zones.

To achieve the objective of self-containment of the Planning Division, Industrial Zones were earmarked in each Planning Divisions.

Table No.2 shows Division-wise land allocations in acres and in p.c.

Table No.2

Division-wise land allocation for Industrial Use for urban Delhi.

Planning Divisions & Land Allocations in acres.

Use Zones	A	B	C	D	E	F	G	H	Total (in acres)
1) Flatted Factories.	79	40	53	10	-	-	-	10	192
2) Work-cum- Ind.Centres.	-	20	5	20	38	70	15	-	168
3) Special Industries.	-	-	-	-	-	103	-	-	103
4) Light & Service Industries.	-	391	11	54	113	341	34	639	1583
5) Extensive Industries.	-	-	410	-	919	908	894	469	3600
6) Extractive Industries.	-	-	-	-	-	106	-	-	106
Total Area =	79	451	479	84	1070	1528	943	1118	5752
p.c. =	1.4	7.8	8.3	1.5	18.5	26.5	16.5	19.5	100.0

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c) Zoning Regulations:-

Regulations had the intended purpose of protection to residential areas and promotion to business and industries, through planned and orderly development, by the provision of Density, Coverage, Floor Area Ratio, Setbacks and other requirements for use Zones.

Table 3, below gives the zoning regulations for different Industrial Zones.

Table No.3

Zoning regulations for different Ind.Zones
(relating to size, coverage, F.A.R. etc.)

Use Zone	Plot Area		Maximum plot cover- age(in p.c.)	F.A.R.	Average Emplo- ment Density (Workers/acres)
	Minimum	Maximum			
1. Flatted Factories.	1 acre	-	40%	150	200
2. Industrial cum-work Centres.	2 acre	-	33 1/3%	120	200
3. Special Industries.	2 acres	-	15%	25	25
4. Service & Light Industries.	400 sq.yds.	2 acres	50-40%	60-50%	30-50
5. Extensive	-	7 acres	50-30%	50-30%	²⁵⁻³⁰ (100 persons/ unit.)
6. Extractive Industries.					20

d) Discontinuance of Industrial Non-Conforming Uses.

Definition of Non-Conforming.

For regulation of the Land Use Plan, 24 nos. Use Zones were designated. If the use was contrary to the regulation in a particular use-zone, the use would be designated as non-conforming use - and provision made for gradual elimination of that use.

Mechanism for shifting of Industries from non-conforming use areas.

d.1 Identification of non-conforming units for the purpose of shifting.

Based on the performance characteristics, industries were classified as:

- (i) *1
 - (i) Noxious/Hazardous;
 - (ii) Nuisance *2
 - (iii) Non-nuisance industries.
- and contemplated to be shifted in that order.

d.2 Time-Schedule for shifting

- For noxious/hazardous industries- the schedule envisaged a period of 3-5 years.
- 6-20 year for non-nuisance, depending on number of workers and capital investment.

(For Time-Schedule of shifting Industries fo refer appendix-II).

Note:

- *1 That industry which is or may be dangerous to life or injurious to health or property (caused by fumes effluent or smoke or by producing or storing inflammable material).
- *2 That which causes or is likely to cause injury, danger, annoyance, or offence to the sense of sight, smell or hearing or disturbance to rest or sleep.
- * As defined by D.M.C. Act, 1957.

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- d.3 Restrictive regulations on non-conforming units.
- Prohibition on additions to either building or machinery at the non-conforming sight.
 - Levy of non-conforming tax.
- d.4 Incentives for shifting of non-conforming units.
- Priority for allotment of industrial plots to obnoxious and such of the nuisance industries as were situated in highly unsuitable locations.
 - Allotment of land at pre-determined rates.
 - Allotment of land for non-conforming units upto a maximum of twice the occupied area.
- d.5 Industrial licencing policy (by the M.C.D.)
- Issue of industrial licence on annual basis to non-hazardous/non-noxious units (before April 1958) or licence holders (before Sept, 1962) with the condition that unit will shift to conforming areas without claiming compensation.
 - No issue of licence to nuisance unit in non-conforming area even if it fulfills the above conditions.
 - Provisions under Sec.17 of D.M.C. Act 1957 to shut down unlicensed units.

POLICY NOTE ON INDUSTRIES

For RESTRICTED CIRCULATION

This note presents the general back-ground and some factors which have a significant bearing on formulating a policy on the provision and location of industries in Delhi Region.

1. Existing Situation

According to 1951 Census approximately one-sixth of the economically active population of Delhi was engaged in manufacturing as a principal occupation. Since that time manufacturing employment in medium and large scale industries has increased by about 40 per cent and on the basis of the National Sample Survey of the small-scale industries in 1954, it may tentatively be concluded that there has been a similar increase in small scale and handicraft employment.

Due to an abnormal influx of population immediately after the partition of the country, and subsequent increase in Central Government activities, there is a considerable number (estimated to be nearly one lakh) of people engaged in building construction. The latest reports from the Bureau of Economics and Statistics, Delhi State, show that there are in all 783 factories: of these only 6 factories employ more than 1,000 workers and there are only 67 firms which employ more than 100 workers.

Compared with other metropolitan centres, Delhi's organized industry is relatively small. The major sources of employment are government, trade and services, and to a considerable extent, manufacturing employment is in trades which serve the local population. There is, however, a large unorganized employment in small industries and handicrafts. The

organized industrial sector which serves a market larger than Delhi has also been ^{growing} steadily in recent years.

There is every likelihood that considerable further growth may be expected in the governmental, professional and service industries sector in Delhi. As a national capital, the city is certain to attract more cultural and professional activities, and as the major commercial centre in North-West India, Delhi is likely to expand and improve its trading sector. Many of these activities will bring relatively high income people to Delhi and this, in turn, will stimulate retail trade and a multitude of personal services.

It is, however, desirable to prevent too rapid a growth of Delhi since this would increasingly tax public utilities, water supply and sewage system, electric power supply, and other community facilities such as schools, parks, playgrounds which are already in short supply.

During the next two decades, however, the increase in population is bound to generate the need for certain essential services, additional consumer goods, and industries required to maintain a big metropolitan centre like Delhi. Considering the relatively low proportion of 17.3 per cent* people engaged in occupations related to industries at present, a certain amount of industrialization is, however, desirable.

* A study of 77 largest Indian cities reveals that a city tends to show predominantly industrial character when more than 30% of its working population becomes engaged in industrial production

At present there is considerable unemployment, and with the easing up of the unusual building activity in the next ten or fifteen years, it is likely that unemployment may further increase unless other avenues of employment for the building workers are opened.

Delhi is now the third largest urban centre in India, and since it is the National Capital, and a centre for many specialized business, cultural and educational activities, the level of average income in Delhi probably somewhat higher than in most other Indian cities. This consequently means that there is a relatively greater demand for a variety of consumer goods in Delhi. Since, in many consumer goods industries, the cost of shipping of finished products is considerably higher than the cost of shipping the raw materials, it may be economical to establish certain industries, the products of which are mainly consumed in Delhi.

On the basis of these considerations it may be said that a certain degree of industrialization would be desirable both economically and socially. Even if the percentage of people engaged in industry would increase to 25 per cent, it would not change the basic character of the city. It would not be desirable to plan Delhi as a major industrial centre, but it can be said that 25 per cent of working population in industries properly planned and located would not spoil the pleasantness and dignity of a National Capital. Quite aside from any increase in the percentage of industrial workers, it may be expected that the manufacturing employment in Delhi will increase very

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substantially as a result of the increase in population.

It should further be noted that in the past only a small portion of the industrial working force has been employed in large scale industry. Probably not more than 20 per cent of all persons in livelihood class V are in relatively large plants, the rest being accommodated in small and even minute enterprises. Policies with respect to the provision of industrial land may, therefore, be based on the expectation that small and medium sized industries will grow, and that in time the bulk of manufacturing employment will be shifted out of handicraft and very small shops into the organised sector of manufacturing. In this case there need not be any growth of very large manufacturing plants employing over 500 employees in the immediate urban area.

II. Considerations for Future Industrialization:

Having decided that a certain amount of industries would be feasible in Delhi, the second question is to examine the considerations which should govern the policy of industrial establishment and location. Following are some of the major points.

1(a) Existing industries should not be discouraged or expelled; attempts should be made for their better and more efficient operation.

(b) In case of objectionable industries or those located in residential or congested areas, special attempt should be made to induce them to move out from congested areas into specified industrial areas.

2. In allowing new industries, preference should be given to industries which are essential for either feeding, servicing or maintaining Delhi's population.

3. The relatively high level of income in Delhi would make it economical that certain types of consumer goods that are mainly consumed in Delhi may be produced in or around the city.

4. Industries associated with administrative, educational and cultural activities of Delhi may also be encouraged to a point (for example printing and publishing firms).

5. A good proportion of Delhi's industrial population possesses some highly developed skills, and in some cases, they have already established small scale plants which require highly skilled workers in such fields as metal working machinery, building, jewellery, wood-work, printing etc. Some of these plants also provide training for apprentices, and there seems to be a growing tradition of skilled occupations. There is every reason to preserve this, and expand this valuable resource of the country; such industries should be encouraged which demand special skills which are available in Delhi and produce commodities of high unit value.

6. Delhi is known for some of its traditional arts and crafts; many of them now unfortunately are still being done on cottage and domestic scale in miserable conditions. There should be no objection to their increase for they provide an additional income to the families. Such industries should be encouraged on co-operative lines

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7. Especially since Partition Delhi has become a centre of industrial development based largely on industries employing under 500 people and on very vigorous individual initiative. This growing industry makes a strong contribution to national economic development. In allocating space for industries, preference should be given to those firms which are now inadequately housed in congested locations and which need room for adequate growth. Provision should also be made for rehousing very small industries presently in mixed land uses in the old City.

8. Present plans for water supply and electricity supply by the Delhi Municipal Corporation indicate a probable continued shortage of these two basic services. It follows, therefore, that unless the water and power situation improves, industries using large amounts of power and water should be discouraged from locating in Delhi.

9. In general, Delhi is not a suitable location for heavy industries and for large self-contained industries employing thousands of people. It is also undesirable to locate within the city industries creating problem of waste disposal, smoke fumes, water pollution etc.

10. The location in Delhi of new industries employing more than 500 workers should be carefully considered and it may be advisable to limit them to the Ring Towns and the National Capital Region. The availability of industrial land in Delhi being limited, industries requiring large areas should also be excluded.

11. It is desirable that industries should provide adequate housing to its employees and the related community

III. Creation of Employment Opportunities Around Delhi

At present Delhi is the largest population centre in North-West India, and therefore, is a powerful magnet for attracting people from various parts of the country and particularly from the adjoining States. There is a natural tendency of migration from rural areas and mostly it is unskilled labour. Some studies done by the Delhi School of Economics and others show that migration to Delhi is relatively greater from Rajasthan and Southern Punjab than from West U.P. or Northern Punjab. A feasible way to discourage excessive migration to Delhi is to establish employment opportunities around Delhi in the Ring Towns especially in the directions where most of the people come from.

The Master Plan of Delhi gives
IV. ~~The following are~~ illustrative lists of industries that may be allowed in the various zones of urban Delhi. It also has lists of large scale and obnoxious industries that need to be kept out of urban Delhi. It may be pointed out that conditions indicated in each case are for general guidance.

APPENDIX-II (Annexure-II)

Time-Schedule

1) Noxious industries must be the first to go from their present location. A three year period may be stipulated within which they have to be shifted with additional time if the capital value exceeds one lakh rupees.

2) Industries which are not noxious but are causing nuisance should be given up to four years for shifting.

However, additional time limits, as per table, upto a maximum of 10 years may be given to nuisance industries on a sliding scale on the following criteria:-

- a) The capital value of land, structure and machinery allowing for depreciation: more time as given to industry with higher capital value.
- b) The registered employment of industry. More time given to industries employing more workers.
- c) The production floor space per worker. More time if the industry has more floor space per worker which is computed by dividing the total productive floor space in square feet by the total registered industrial employment.

3) Non-nuisance industries will get more time on each of the counts upto a maximum of 20 years.

4) A non-conforming use tax will be levied if the industry wants to stay after the moratorium wants to period lapsed and if it is considered by the Competent Authority that such permission should be given. In such cases, the extension, should not exceed ten years.

For RESTRICTED CIRCULATION

ANNEXURE - IIISHIFTING OF INDUSTRIES

As per the present Master Plan, such industrial uses that do not conform to the land use shown in the Master Plan were to be shifted in gradual stages to industrial areas earmarked in the Plan. In allocating new industrial sites, the demands of the non-conforming uses were to be given priority by the authorities and if possible other inducements were to be given for expediting the shifting.

Accordingly, the Delhi Development Authority at different times i.e. in 1966, 1969, 1970 and 1976 called applications from the non-conforming industries for allotment of land for shifting. Approximate number of applications received in these years are as under:-

1966	-	5,000
1970	-	1,400
1976	-	15,000 (only about 400 paid 30% about. for allotment of plot).

DDA have so far allotted 5,200 plots in response to these applications. But as per the latest estimates, the industries in non-conforming areas have increased in fact from 9,000 at the time of enforcement of Master Plan to about 22 to 23 thousand. Thus the POLICY OF SHIFTING OF INDUSTRIES AS ENVISAGED IN THE FIRST MASTER PLAN NEEDS TO BE THOROUGHLY REVIEWED CONSIDERING ITS VARIOUS FACETS.

In the first instance, the Work Centre Unit of the Perspective Planning Wing has conducted a quick survey of about 100 re-located non-conforming units in their new sites. The survey attempts to make a representation of most of the planned industrial area by interviewing the entrepreneurs in the following schemes.

1. Wazirpur
2. Rewari Line (Mayapuri)
3. G.T. Karnal Road.
4. Naraina
5. Okhla.

Cont'd.....

Detailed out below is an analysis of the data received from the 5 industrial areas thus sampled which gives us a limited first view of the shifting aspect at the relocated site. This study is being further extended to find out the position at the previous site.

SURVEY OF RELOCATED INDUSTRIAL UNITS

Table No.

INDICATORS	Wazirpur			Bewari Lane			G.T. Karnal Road			Naraina			Okhla		
	Old Loca- tion	New Loca- tion	Old Loca- tion	Old Loca- tion	New Loca- tion	Old Loca- tion	Old Loca- tion	New Loca- tion	Old Loca- tion	Old Loca- tion	New Loca- tion	Old Loca- tion	Old Loca- tion	New Loca- tion	New Loca- tion
1. No. of Units Surveyed		55			45			15			38			55	
2. No. of operating Units		30			37			9			33			4	
3. No. of vacant Plots/ No response		6 / 19			84 / 4						1 / 4			51	
4. Shifting favoured by owner		93%			82.7%			100%			100%			50%	
5. Shifting not favoured		7%			17.3%			0%			0%			50%	
6. Avg. period reqd. for shifting (for majority) units		a) 2 yrs. & more b) 2 yrs. & more			a) 2 yrs. & more b) 2 yrs. & more			a) 2 yrs. & more b) 2 yrs. & more			a) 10-12 months b) 2 yrs. & more			a) 2 yrs. & more b) 2 yrs. & more	
7. Distance over which shifted. (in kms.)		4.0			7.44			3.5			6.03			—	
8. Cost of land per sq. yard (majority Ut.)		Rs. 26-50			Rs. 26-50/ sq.yds.			Rs. 26-50/ sq.yds.			Rs. 26-50			Rs. 50-50/ sq.yds.	
9. Plot sizes Max. Min. sq.yds.	700 20	2,200 400	5,000 25	600 100	2,450 125	400 35	1,213 400	2,400 400	500 200	2,420 900	Cont'd.....2/-				

	1	2	3	4	5	6	7	8	9	10	11
Avg. worker/sq.ft.		343	502	664	546	266	129	154	34.2	25.67	38.13
Max. range/sq.yds.		201-500	501-1000	201-500	201-500	101-500	201-1000	201-500	501-1000	201-500	1001+
Avg. Unit/sq.yds.		293.4	674	691	775	326	779	222.5	814.28	316	1716
10. Floor Area Max. (sq.yds.) Min.		700	800	1200	2450	690	1000	400	1200	500	2000
		20	200	50	100	100	200	100	50	200	456
Avg. worker/sq.ft.		43.62	36.74	42.2	42.5	37.7	44.1	21	28	24.32	23.2
Avg. Unit/sq.yds.		397	410	315	799	275	564	211.31	522	300	1044
Max. Range/sq.yds.		101-200	201-500	101-200	201-500	201-500	501-1000	51-100	201-500	201-500	1001+
11. Turn Over(hs) Max. Min.		32 lacs	36.5 lacs	20 lacs	95 lacs	10 lacs	28 lacs	20 lacs	100 lacs	100 lacs	600 lacs
		18,000	15,000	4,000	6,000	20,000	44,000	25,000	39,000	3 lacs	3 lacs
Average worker		66,000	90,000	50,211.4	69,032.4	31,860	1.2 lacs	42,000	57,000	3.2 lacs	168 lacs
Average Unit		5.8 lacs	10 lacs	3.78 lacs	13.5 lacs	4 lacs	19 lacs	5 lacs	12 lacs	39.33 lacs	340 lacs
Max. range.		2.5-5 lac	5-10 lacs	5-10 lacs	10-25 lacs	2.5-5 lac	10-25 lacs	1-2.5 lacs	1-2.5lac	10-75 lac	1.0 c&ab.
12. Employment Max. Min.		50	30	—	—	20	60	40	200	20	90
		2	4	—	—	2	4	2	2	7	3
Avg. Unit		9.08	11.16	9.6	15.8	9.5	19.8	10	18.95	12.33	45
Max. range		6-9	10-19	6-10	16-20	6-10	21-30	6-10	10-19	6-10	50+
13. Avg. No. of machines/unit		7.70	12.91	9.4	13.8	6.8	14.8	5.15	11.5	26	23
Max. range		6-10	11-15	0-5	6-10	6-10	11-15	0-5	6-10	20-35	20-35
14. Avg. E.F./Unit		17.85	46.66	1.8	9.6	10.5	4.7	8.84	27.0	7	67.5
Max. range		0-5	41-50	0-5	21-30	6-10	41-50	0-5	6-10	6-10	50-

Cont'd.....3/-

1	2	3	4	5	6	7	8	9	10	11
15. Major reasons for shifting	(1) Non-conforming allotment by D.D.A.	(1) Non-conforming allotment by D.D.A.	(1) Non-conforming allotment by D.D.A.	(1) Non-Conforming allotment by D.D.A.	(1) Non-Conforming allotment by D.D.A.	(1) Non-conforming allotment by D.D.A.	(1) Non-conforming allotment by D.D.A.	(1) Non conforming allotment by D.D.A.	(1) Non conforming allotment by D.D.A.	(1) Non conforming allotment by D.D.A.
16. Major problems.	Parking	Banks	Parking	Eating places	Drainage	Accessibility to customers	Access Roads	Water Supply	Parking	Water Supply
	Drainage	Power	Drainage	Power	Power Supply	Water supply	Parking	Power Supply	Power Supply	Power Supply.
	Power supply	Post Office	Metalled Access Roads	Drainage	Water Supply	Drainage	Power Supply	Eating Places		
	Loading/Unloading	Eating Places			Drainage					

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For RESTRICTED CIRCULATION
ANNEXURE IV

DEVELOPMENT PLAN FOR DELHI 1981-2001

STUDIES (PRIMARY) :

S.No.	Details	Unit to Undertake	Status
1.	Housing Affordability	Shelter	80% complete
2.	Housing Density	-do-	40% complete
3.	Unauthorised and Resettlement Colonies	-do-	80% complete
4.	Appropriate Housing Technology	-do-	30% complete
5.	Housing Finance	-do-	50% complete
6.	Building Regulations & Legal Aspects of Housing Management	-do-	10% complete
7.	Housing Standards	-do-	40% complete
8.	Housing Requirements 1986-1991-2001	-do-	20% complete.
9.	Identification of Areas ineffectively served by public Transport	Traffic & Transportation Unit	60% complete
10.	Cost Benefit Analysis of Cycle Vs Public Transport	-do-	30% complete
11.	Land Use Transportation Model	-do-	Yet to be started
12.	Mass Transportation System	-do-	Yet to be started
13.	Transportation network extension	-do-	10% complete
14.	Standard formulation	-do-	10% complete
15.	Regional Transportation studies, intercity and intracity Terminals.	-do-	Yet to be started.

S.No.	Details	Unit to Undertake.	Status
16.	Locational Aspects of Work Centres.	Work Centre	Yet to be started.
17.	Studies for Industrial policy formulation	-do-	40% complete
18.	Performance Standards	-do-	Yet to be started.
19.	Study of commercial areas-space standards, development intensity, commercial area development.	-do-	Yet to be started.
20.	Informal Sector	-do-	80% complete
21.	Infrastructure standards for commercial complexes	-do-	Yet to be started.
22.	Identification of all existing public utilities systems and social infrastructure.	Infrastructure	70% complete
23.	Standards formulation	-do-	30% complete
24.	Future Forecasts	-do-	40% complete
25.	Evaluation of alternative utility network	-do-	Yet to be started.
26.	Land Suitability Study	Ecology & Lung Spaces.	20% complete
27.	Identification of recreation areas.	-do-	30% complete
28.	Formulation of Standards	-do-	20% complete
29.	Multiple use of open spaces	-do-	Yet to be started.
30.	Landscaping(Flora & Fauna)	-do-	20% complete
31.	Conservation & preservation of historical monuments	-do-	20% complete.

S.No.	Details	Unit to Undertake	Status.
32.	Determination of locational criteria for principal uses.	Physical Aspects	Yet to be started.
33.	Co-ordination of land needs and infrastructure needs	-do-	Yet to be started.
34.	Co-ordination of standards	-do-	Yet to be started.
35.	Urban Land Policy	-do-	50% complete
36.	Land Commitments	-do-	Continuing
37.	Study of Walled City	-do-	Yet to be started.
38.	Mixed Land Use Study	-do-	10% complete.
39.	Project Cost	Socio-Economic	Yet to be started.
40.	Budget Framework for plan Implementation	-do-	-do-
41.	Review of legislative & institutional framework	Legal & Institutional Framework	20% complete
42.			
42.	Identification of revenue sources, budget and expenditure levels	-do-	Yet to be started.

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For RESTRICTED CIRCULATION

ANNEXURE : V

C Y C L E V O L U M E S U R V E Y
A N D

C Y C L E U S E R S C H A R A C T E R I S T I C S

TRAFFIC & TRANSPORTATION UNIT
PERSPECTIVE PLANNING WING
DELHI DEVELOPMENT AUTHORITY

C Y C L E V O L U M E S U R V E Y
A N D
C Y C L E U S E R S C H A R A C T E R I S T I C S

OBJECTIVE OF THE STUDY

The main objectives of the Transportation study, as already identified in one of the Monographs " Traffic & Transportation Surveys" are as under:

- (i) To provide the transport system within the affordability of the Urban poor.
- (ii) To increase the efficiency and capacity of the public transport facilities.
- (iii) To minimise the requirement of road space by increasing the efficiency of the existing network.
- (iv) To co-ordinate the long term and short term transport measures.
- (v) To minimise the road user's losses by reducing congestion.
- (vi) To find out the resources for the development and maintenance of the transportation facilities.

It is evident from the above mentioned objectives that the main aim is to provide a transport system within the affordability of the public specially for urban poor.

The Traffic & Transportation studies conducted in 1957 and in 1968 have clearly identified the important role played by the cycles in meeting the travel demand of urban poor in Delhi Urban Area.

Modal split (the distribution of trips performed by various transport modes) of 1975 indicates that 22% of total trips are performed by cycles. This is highest in four major Indian Metropolises i.e. Bombay, Calcutta, Madras and Delhi.

The present crises of the petroleum products and also the continuous subsidies required for public Transport facilities, have dictated us to identify other modes of transport. With this objective and also keeping in mind the existing role of cycles a comprehensive study of the cycle movement and of cycle users in Urban Delhi was designed.

METHODOLOGY

The study was divided in two parts.

- (i) The Cycle Volume Survey.
- (ii) The Cycle Users Characteristics.

The Cycle Volume Survey

The objective of this study was to identify the major corridors or the routes having the high intensity of cycle movement on urban roads and this identifying the routes for cycle tracks and also for the provision of facilities required by cyclists.

A list of all the major intersections of urban Delhi was prepared. The four teams each consisting of 8 field surveyors were formed and posted on intersections. The morning peak was selected on the presumption that morning peak is higher than the evening peak. However, this presumption was also tested by conducting surveys for the evening shift at few important intersections. The timings for the morning shift were 8.30 A.M. to 2.00 P.M. and for the evening shift were from 3 P.M. to 8.30 P.M. This survey with the assistance of 20 to 25 field surveyors was completed in 5 months.

The Cycle Users Characteristics

Before assigning any role to a mode, it is necessary to find the characteristics, of its users. Keeping this in view, a survey was designed to assess the following characteristics of the cycle users.

- (a) Economic characteristics of the Household.
- (b) Family size.
- (c) Type of employment.
- (d) Purpose of journey.
- (e) Reasons for using the cycles.

The proforma so designed was tested by conducting a pilot survey and was accordingly modified. Keeping the results of the previous surveys in view, most of the important governments, private office complexes, major hospitals, shopping areas, terminals, district centers and community centers etc. were listed. An attempt was made to ensure that all the major destinations for cycle trips are covered. The survey timings were from 9 A.M. to 6 P.M. The survey was conducting from Monday to Friday only. Surveyors were instructed to select the sample on hourly basis to cover all the persons using the respective cycles stands. In all 3600 performas constituting about 1% of total trips were filled.

ANALYSIS AND RESULTS

The Cycle Volume Survey

The analysis was done in two parts;

(i) Checking of the survey data:

This was done by way of making the summery sheets and finding out the total in and out on an intersections. However, where the discrpancy were more than 10%, the intersection was re-surveyed.

(ii) The peak hours Volume:

The graphs for about 20 major intersections are drawn and it was concluded that the peak for cycles falls between 9 A.M. to 11.00 A.M. On the basis of this observation the summery sheets indicating the peak hour volume on all the roads of each Planning Division were prepared. A drawing indicating peak cycle volume has also been prepared. On the basis of this drawing the following major corridors have been identified;

- i) Shahdra, I.P.Bridge, Sikandra Road, Raisina Road, Central Secretariate.
- ii) Shahdra, Yamuna Bridge, Ring Road, Asaf Ali Road.

iii) Lodi Road, Cornawales Road, Tees January Marg, Vijay Chowk, Central Secretariata.

iv) Patel Road, Pusa Road, Panchkuian Road, Connaught Place.

v) Hanuman Temple, Netaji Subash Marg, Bhadurshah Zafar Marg, Tilak Marg, India Gate.

The few of the major intersections handling very high cycle movement are as under;

i) Ring Road-Old Jamuna Bridge intersection.

ii) Delhi Gate.

iii) Ring Road-I.T.O. Bridge crossing

iv) Bahadur Shah Road & I.P. Marg intersection.

v) Raj Ghat crossing at Ring Road.

The Cycle Users Characteristics:

The analysis for this survey was also done manually. The analysis with the help of four surveyors was completed in a period of about one month. The survey was completed in 15 days with the help of 10 field surveyors. The tables covering following major aspects were prepared.

House hold Characterstics.

i) Income of the household.

ii) Family size.

iii) No. of earners & students per household.

Expenditure.

- i) Maintenance.
- ii) Parking.

Type of Employment.

Users Income.

Starting Time.

Purpose of the Trip.

Distance traveled.

On the basis of these tables following conclusions have been identified.

(i) Economic characteristics of the house hold:

Income of 63% of house holds using cycles is upto Rs. 600/- per month. It was also observed that negligible number of households with income upto Rs. 200/- per month are using the cycles.

(ii) Number of Earners:

About 75% of the household of cycle users have only one earner and 20% have the 2 earners. It is further added that most of the families (95%) having the income upto Rs. 600/- have one earner.

(iii) Expenditure:

(a) Cycle Maintenance:

About 87% of the persons using cycles, spend upto Rs. 20 per month in cycle maintenance.

(b) Cycle Parking:

About 60% of the cycle users are not expending any amount on parking and about 20% are expending upto Rs. 2/- per month on the parking.

(iv) Trip Purpose:

All the cycle users are atleast performing two trips, one work trip (from home to work) & one home trip (from work to home)

(v) Trip Length:

The 65% of the cycle trips are performed upto 6 K.M. However, a comparision between the trip length indicated by the 1969 Home Interview studies indicates that the average trip length of the trip has gone up from 4.5 Kms. to 6.5 Kms.

Table 1. Percentage distribution of trips according to trip length.

Distance in Kms.	1969*		1981**	
	% of total trips	Cumulative percentage	% of total cycle trip	Cumulative percentage
0-1.5	20.16	20.16	14.10	14.10
1.5-3.0	17.50	37.66	21.31	35.41
3.0-4.5	16.73	54.39	15.33	50.74
4.5-6.0	15.16	69.55	13.40	64.14
6.0-7.5	10.25	79.80	6.25	70.39
7.5-9.0	7.93	87.73	10.82	81.21
9.0-10.5	3.91	91.64	6.12	87.33
10.5-12.0	4.60	96.24	5.00	92.33
12.0-15.0	2.59	98.83	3.93	96.26
over 15	1.17	100.00	3.74	100.00
	100.00%		100.00%	

(vi) Distribution of Trips During The Day:

Morning peak is between 9.00 A.M. to 11.00 A.M. and the evening peak is from 4.00 P.M. to 6.00 P.M. It is also indicates that almost equal number of trips (25%) are performed in the morning as well as in the evening peaks.

* Home Interview Survey 1969 - CRRI

** Cycle Users Characteristics Survey 1981, PPW, DDA.

(vii) Reasons For Using The Cycles:

The table placed below indicates the ranking of various identified reasons for using cycles in comparison to public transport facilities.

Percentage of persons interviewed	Reasons	Ranking
50.6%	Over crowding in Buses	1
33.3%	Waiting for Buses	2
32.8%	Higher cost of travel by buses	3
31.6%	Travel time	4
17.0%	Non-existence of suitable public transport route	5
14.7%	Walking for Public Transport	6
11.25%	Flexibility of the cycle trip	7
6.5%	Unreliability of Public Transport	8
3.9%	Others	9

The table also indicates that most of the users have more than one reason for using the cycles as a mode of transport. It also indicates that the ranking of reasons for not using the public transport changes with the income group. However, the most common factor remains 'over crowding'

(viii) Readyness to Shift:

About 50% persons are not at all intersted in shifting to public transport facilities. Out of the rest 50% about 25% cycle users have indicated the preference for the combination of bus and cycle, provided public transport facilities are improved. About 10% have not responded to this question.

RECOMMENDATIONS

The survey conclusions mentioned above have clearly identified the important role of the cycles in the Delhi Urban Area transport system. A pparently it would not be possible to provide a public transport system at a lower cost then existing. It can further be added here that in view of the recent energy crises, the developing countries like ours may not be able to afford more : investment on the petroleum products. The heigher prices of the petroleum products will also influnce the mode choice of users because the trip performed by the public transport facilities will cost more even if the level of losses of public transport are mentained on

the same level. The cycle movement does not need any external energy and is also pollutionless. It can be further added here that the studies in various developing countries like Shingapur and Netherlands have shown that cycling upto 5 to 6 K.M. for the persons involved in white colored jobs is good for health.

Keeping all the above points in view, it is felt that in near future the demand for the use of cycles in Delhi Urban Area will not reduce. Even otherwise the various researches conducted in other developed countries have shown that " THE USERS CAN BE SHIFT FROM PUBLIC TRANSPORT TO PERSONALISED TRANSPORT COMPARATIVELY MORE EASILY THAN OTHERWISE".

Study has also clearly indicated that the cycle is a mode of the urban poor basically for performing the journey for work and back and as it is personalised mode it has many other advantages over public transport. It takes the users from place to residence directly to the place of work without involving any walking or waiting and thus most of the times the total journey time is lesser then the public transport.

Once we accept that cycle has an important role to play in urban Delhi Transport System. The necessary provisions for cycle tracks, parking and special treatment at intersection etc., will have to be planned and provided to meet the present demand of cycle movement for safe movement. However, in the Development Plan under consideration we may also have to make an judicious effort for reducing the trip lengths. This may need the adjustment in various landuses and may also call for the adjustments in the provision of various type of housing near the work centers.

It may be worthwhile to clarify here that it does not mean that we are arguing against the public transport facilities and advocating only for cycle as a mode of transport in Delhi Urban Area. The public transport facilities have their own important role to play in the urban area. The study of the characteristics of the public transport facility users is in progress. However, the preliminary analysis have shown that income of the households of the public transport users is between Rs. 500 to Rs. 1000. Thus it can clearly be seen that there is no clash between the provisions of public transport facilities and the provisions of facilities for cyclists.

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FOR RESTRICTED CIRCULATION

ANNEXURE VI

HOLDING CAPACITY STUDY - DIVISION H

METHODOLOGY:

The following methodology is adopted for undertaking the study:

1) Comparative analysis of the population as under:-

- (i) As per Master Plan
- (ii) As per Redensification proposal.
- (iii) Existing as per 1981 provisional census figures.

2) Computation of the population in various types of developments indicating the holding capacity.

2. MASTER PLAN PROPOSALS:

As per the Master Plan the total area of this division works out to be 4772 hect.(11787 acres). But the present study is confined to H1 to H6 and H8(part) i.e. excluding H-7 and H-8 part which are now being developed as per Rohini Project. Thus the study area is 3282 hect(8106.5 acres) the gross residential area out of this is 1558 hect (3848 acres). As per Master Plan total population proposed in this area was 4,32,745. As a part of redensification studies conducted by DDA in 1979 the densities of certain residential areas were revised and as a result of this, the proposed population to be accommodated was increased to 6,17,210.

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3. ZONE WISE COMPUTATION OF HOLDING CAPACITY:
(Refer Table in the appendix).

i) Planning Zone H-1: The total area of this zone as per Master Plan is 216.9 hect.(534 acres) and the gross residential area is 49.8 hect(123 acres). A major area of this zone was proposed in the Master Plan as 'recreational' which now houses an unauthorised settlement known as Shastri Nagar, accommodating a population of about 48,000. The holding capacity for this zone is 59,400 persons while the proposed population in Master Plan was 18450. As per the provisional census the population of the zone is 56430(computed).

ii) Planning Zone H-2: The total area of this zone as per Master Plan is 335.35 hect(828 acres) and out of this 167.2 hect(413 acres) is the gross residential area. This zone accommodates an unauthorised settlement, Trinagar (population 51569) and a major area is developed for light manufacturing industries. Apart from these a major area is developed by DDA for residential use as Lawrence Road Housing Scheme. The computed holding capacity of this zone works out to be 92975, while the Master Plan proposed a population of 70,000 to be accommodated in this area. As per census, the population of this zone is 86175.

iii) Planning Zone H-3: The area of this zone as per Master Plan is 558.47 hect (1380 acres) the gross residential area is 295.5 hect(730 acres). In this zone also a major area is developed for light manufacturing industries. Apart from residential development by the DDA known as Ashok Vihar, alongwith

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the J.J. Resettlement Scheme, there is also one colony developed by Delhi Municipal Corporation for staff housing. The holding capacity of this zone is 132577 including 15800 by considering barasati as dwelling unit. Master Plan proposal for this zone is 84,000. As per the census the population of this zone at present is 96,181.

iv) Planning Zone H-4: This planning zone covers an area of 459.1 hect(1134 acres) and gross residential area is 128 hect(316.2 acres). Most of the land as allotted to the Co-operative Housing Schemes by DDA in this zone.

The population proposed for the zone as per Master Plan is 50,100 and after redensification the population was proposed to be 62,200. The existing population of this zone as per the 1981 Census is 30,683. This zone has about 60 hect(148 acres) of land which was industrial but now suitable to be used as residential. The holding capacity of the Zone H-4 shall be 104131 which includes about 10,000 population addition by considering barasati as dwelling unit.

v) Planning Zone H-5: The area of this zone as per Master Plan is 818.5 hect.(2020 acres) and the gross residential area is 437 hect(1080 acres). This zone is mainly developed for residential use and accommodates the group housing and plotted development by DDA and the Co-operative Societies. The population proposed to be accommodated by the Master Plan was 92070 and by redensification was to be 189000. The holding capacity of this zone works out to be 2,38,740 including 49,740 by considering barsati as dwelling unit and by providing facilities for extra population in part of the vacant

available portion and developing the remaining at higher density to compensate for the same.

vi) Planning Division H-6: As per the Master Plan the total area of the zone is 512.36 hect(1266 acres) and the gross residential area allocated is 210.66 hect(520 acres). This area is also being developed by the DDA for residential purposes and some area is also earmarked for government offices. The population proposed as per the Master Plan was 77,625 and as per redensification was 1,26,000. The holding capacity of this zone works out to be 1,52,860 including 26,860 by considering barsati as dwelling and by providing facilities for extra population in part of the vacant available portion and developing the remaining at higher density. The estimated population as per the 1981 Census for Zone H-5 & H-6 is 62,749.

vii) Part H-8 Zone: As per the Master Plan the area of this part works out to be 382 hect(943.5 acres) as the gross residential area 270 hect(667 acres). This accommodates one of the major resettlement colony namely Mangolpuri. As per Master Plan the proposed population was 40,500 and as per redensification 67,560. The holding capacity of this area is 1,58,290 considering Mangolpuri resettlement scheme at 625 persons per hectare and the adjoining villages at 375 persons per hectare.

The Study Area:-

The Master Plan population for this area was 4,32,745 and redensification population was 6,17,210. Including Rohini Area, Master Plan population was 606200 and redensification population was 920485. The holding capacity of the study area is 938973 and including Rohini 1788973.

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Further exercise is being worked out regarding Works Areas, Infrastructure and transportation net work to cater to the holding capacity.

Appendix:

Compa-rative population in the Study Area of Division H

Zone	Area in Hect.	Proposed Master Plan Population	Population proposed by redensification	Holding capacity	Existing population as per 1981 Census
H-1	216.19	18,450	18,450	59,400	56,430
H-2	335.2	70,000	70,000	92,975	86,175
H-3	558.47	84,000	84,000	1,32,577 (15,976)	96,181
H-4	459.1	50,100	62,200	1,04,131 (9072)	30,683
H-5	818.5	92,070	1,89,000	2,38,740 (40742)	62,749
H-6	512.36	77,625	1,26,000	1,52,860 (26860)	
H-8 (part)	382.0	40,500	67,560	1,58,290	89,481
Total	3281.82	4,32,745	6,17,210	9,38,973	4,21,699

Figures in the baracket indicate population added by considering basasati as dwelling unit on plots of 100 sq.yds. and above.

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ANNEXURE - VII

INDUSTRIAL POLICY - CASE STUDIES

It is estimated that presently, 46,000 industrial units are within the urbanisable limits of the Master Plan¹. About 8,000 out of this are operating in the organised industrial areas, most of which are developed in the last 2 decades. Industrial units located outside the organised industrial areas are about 38,000 (83%). As per the 1981 census provisional figures, 16,000 of these are estimated as house-hold industries, thus about 22,000 industries are functioning in areas which would be considered to be non-conforming as per the present Master Plan definition.

The very magnitude of the problem indicates that a re-thinking of the conforming/non-conforming concept as envisaged in the first Master Plan is required. The 22,000 units as above are (i) in the form of mixed land use spotted almost all over the city; and (ii) in five major concentrations as below:-

1. Badli
2. Libaspur
3. Sameypur
4. Anand Parbat
5. Tri Nagar, Onkar Nagar & Shastri Ngr.

In these major concentrations there are about 2,700 industrial units. The Work Centre Unit of the Perspective Planning Wing have conducted detailed surveys for these areas and analyse the same to ultimately result in the formulation of Industrial Policy. Most of these industrial units in these concentrations are small, light industries. For the purpose of comparison a survey has also been conducted for an organised light industrial area of Wazir Pur. The results of the survey are given on the following pages:-

¹ Policy formulation for industrial growth in the U.T. of Delhi preliminary results of industrial survey.

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B A D L I

1.	Area	Nearly 15 acres
2.	No. of Units.	90
3.	Year of Estt.	1976-80 - 55.3% 1971-75 - 17.1% Major development is after 1971.
4.	Employment size.	6-9 - 27.6% 10-19 - 25.0% 4 - 14.5%
5.	Type of ind-ustries	i) Rubber & Petroleum - 15.8% ii) Electrical Machinery- 15.8% iii) Chemical Products - 14.4%
6.	Plot Area (Sq.Yrds)	501-1000 - 36.8% 301-500 - 19.7% 201-300 - 13.2%
7.	Covered(Sq. Area feet)	2501-5000 - 26.3 1001-2500 - 23.7 251-500 - 14.5
8.	Ownership of Premises.	55.3% rented
9.	Procurmental raw materials.	Within Delhi - 67.1%
10.	Supply of finished goods	Within Delhi - 55.2%

11.	Turnover 1979-80.	5 to 10 lakhs	-	14.4%
		20 to 50,000	-	9.2%
		10 to 20 lakhs	-	7.9%
		2.5 to 5 lakhs	-	7.9%
12.	H.P.	20	-	23.7%
		0.5	-	18.5%
		6-10	-	17.1%
		16-20	-	17.1%
13.	Plot area/ worker (sq.yd.)	77.29		
14.	Floor area/ worker(sq. ft.)	233		
15.	Average Employment	9.67		
16.	Workers Density workers/acre (gross)	52 (80%)		
17.	Problems indicated	Health facilities Postal service Railway Booking Market linkages.		

L I B A S P U R

1.	Area	8 - 10 acres
2.	No. of Units	50
3.	Year of Estt.	1976-80 - 56.8% 1971-75 - 13.6% 1981 - 9.1%
4.	Employment size	6-9 - 36.4% 10-19 - 15.9%
5.	Type of industries	Electricals Chemicals Rubber, Plastic
6.	Plot Area (sq. yds.)	301-500 - 27.3% 101-200 - 20.5% 501-1000 - 13.6%
7.	Covered Area (sq. ft.)	1001-2500 - 38.6% 500-1000 - 18.1% 2501-5000 - 15.9%
8.	Ownership of Premises	52.3% rented
9.	Procuremental raw materials	65.9% within Delhi
10.	Supply of finished goods	Within Delhi - 43.2%

Cont'd.....5/-

11.	Turn Over 1979-80	1 to 2.5 lakhs	-	15.9
		2.5 to 5 lakhs	-	11.3
		10 to 20 lakhs	-	9.0
		10,000 to 20,000	-	6.8
12.	H.P.	6-10	-	27.2
		16-20	-	11.4
		20	-	11.4
13.	Plot area/ Worker(Sq. Yds.)	70		
14.	Floor area/ Worker(Sq. ft.)	305		
15.	Average Employment	8.64		
16.	Workers Density (Gross). Workers/acre	-57 (80%)		
17.	Problems indicated	Fire service Health Service Market linkages Railway Booking		

S A M E Y P U R

1.	Area	28 - 30 acres apprx.
2.	No. of Units.	230
3.	Year of Estt.	1976-80 - 54.3% 1971-75 - 20.7%
4.	Employment Size	6 - 9 - 42.0% 1 - 5 - 31.0% 10 - 19 - 23.0%
5.	Type of industries	i) Rubber, P-lastic & Petroleum - 24.3% - ii) Basic Metal- 23.4% - iii) Electrical - 9.6%
6.	Plot Area (Sq. Yds)	301-500 - 24.6% 201-300 - 16.7% 501-1000 - 15.6%
7.	Covered Area (Sq. ft.)	1000-2500 - 31.1% 2500-5000 - 21.1% 501-1000 - 13.7%
8.	Ownership of Premises.	66.0% rented
9.	Precuremental raw material	81.6% in Delhi.

Cont'd....7/-

10.	Supply of finished goods	Within Delhi - 45.9%
11.	Turn Over 1979-80	2.5 to 5 lakhs - 16.7% 1 to 2.5 lakhs - 8.7% 0.5 to 1 lakhs - 6.6%
12.	H.P.	
13.	Plot area/ Worker(sq.yds.)	56.87
14.	Floor area/ Worker (Sq. ft.)	285
15.	Average Employment	8.83
16.	Workers Density (Gross) Workers/ acre	71 (80%)
17.	Problems indicated	Railway Booking Power Health Facilities Postal Service

Cont'd.....8/-

A N A N D P A R B A T

1.	Area	60 acres apprx.
2.	No. of Units.	1625
3.	Year of Estt.	1974-76 - 22.0 1977-79 - 18.8 1971-73 - 13.5
4.	Employment size	0-5 - 48.5 6-10 - 38.7
5.	Type of industries	Metal products - 33.1% Basic Metal - 14.2% Transport - 11.9%
6.	Plot area (sq. yds.)	0-100 - 46.7 101-200 - 15.8 201-300 - 9.3
7.	Covered area (sq. ft.)	1000 - 5000 Sq.ft. - 36.43% 200 - 500 " " - 25.32% 500 - 1000 " " - 19.38%
8.	Ownership of P-remises	87.3% rented.
9.	Procurement of raw material	80.6% within Delhi.
10.	Supply of finished goods	64.3% within Delhi.

Cont'd.....9/-

11.	Turn Over 1979-80	1 to 5 lakhs - 27.4 50,000 to 1 lakh - 10.0% 5 to 10 lakhs - 10%
12.	H.P.	
13.	Plot area/ worker (sq. yds.)	37.0
14.	Floor area/ worker (sq. ft.)	246.0
15.	Average Employment	7.0
16.	Workers Density (Gross) Workers/acre	114 (85%)
17.	Problems indicated	Floor Area Water Supply Power Drainage

Cont'd....10/-

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of Delhi Development Authority held on 5.4.1982 at 3.30 PM at Raj Niwas, Delhi.

I N D E X

S.No.	Item No.	Subject	Page No.
1.	18	Confirmation of minutes.	2
2.	19	Consideration of recommendations of the Seminars on Regional Context Employment Infrastructure- Physical & Social and Shelters.	3
3.	20	Any other item.	7

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Advisory Council of
Delhi Development Authority held on 5.4.1982 at 3.30 P.M.
at Raj Niwas, Delhi.

PRESENT:

President

1. Sh. S.L. Khurana,
Lt. Governor, Delhi.

Members (Non-official)

2. Sh. Ram Vilas Paswan,
Member of Parliament (Lok Sabha).
3. Sh. Daljit Singh.

Members (Official)

4. Sh. V.S. Ailawadi,
Vice-Chairman, DDA.
5. Sh. H.R. Laroya,
Chief Architect, C.P.W.D., New Delhi.
6. Col. L.R. Sharma,
Medical Health Officer,
M.C.D., New Delhi.
7. Sh. R.K. Chaturvedi,
Director General,
Defence Land & Cantonment, New Delhi.
8. Sh. M.A. Ramaswamy,
Addl. General Manager(Telephones).

Secretary

9. Sh. Nathu Ram

Special Invitees

10. Sh. S.D. Srivastava,
Chief Secretary,
Delhi Administration.
11. Sh. P.P. Srivastava,
General Manager, D.E.S.U.
12. Sh. Kawaljit Singh,
Finance Member, D.D.A.
13. Sh. R.S. Gupta,
Engineer Member, D.D.A.
14. Sh. S. K. Basu,
Chief Engineer(Planning), D.E.S.U.
15. Sh. B.S. Mathur,
Chief Engineer (Roads),
Ministry of Transport.


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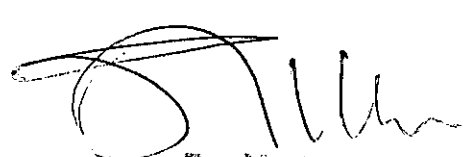
W A Z I R P U R

1.	Area	248.68 Acres
2.	No. of Units	670
3.	Year of Estt.	Max.No. of Estt. in 1979 to 1980 - 23.14% Major development is 1969 onwards.
4.	Employment size	6 - 10 employees - 36.89%
5.	Type of Industries	i) Textile Prods. - 16.11% ii) Rubber/Plastic - 16.11% iii) Basic metal of alloys - 12.17% iv) Electrical Machi- 11.38% nery
6.	Plot Area	301 to 400 sq.yds. - 39.08 600 to 700 sq.yds. - 10.92 1301 sq.yds. - 10.06
7.	Covered Area	1001-2000 sq.ft. - 19.5 2001-3000 sq.ft. - 17.7 3001-4000 sq.ft. - 9.4
8.	Ownership of Premises	77.50% are owner
9.	Procurement of raw material	79.5% within Delhi

Cont'd....11/-

10.	Supply of finished goods	52.9% within Delhi.
11.	Turnover/ production value	1 lakh to 5 lakh - 20.4% 10 lakhs - 15.36% 5 to 10 lakhs - 13.97%
12.	H.P.	
13.	Plot area/ worker(sq. yds)	29.73 Sq.yds./worker
14.	Floor area/ worker(sq. ft.)	310 Sq.ft./worker
15.	Average Employment	14.5
16.	Workers Density (Gross) Workers/acres	90 p ersons per acre
17.	Problems indicated	- In Sanitary conditions - Inadequate work spaces - Power shortage


Secretary
Adv. No. 701.
Delhi Development Authority


President
Adv. No. 701.
Delhi Development Authority

16. Sh. J.D. Cruz,
Chief Engineer(Works), M.C.D.
17. Sh. Nagarajan,
Dy. General Manager,
Delhi Telephones.
18. Sh. S.R. Venkatachari,
Addl. General Manager,
Delhi Telephones.
19. Sh. E.F.N. Rebeiro,
Commissioner(Planning), D.D.A.
20. Sh. Satish Chandra,
Commissioner (Housing), D.D.A.
21. Sh. D.D. Mathur,
Town Planner (M.C.D.).
22. Sh. J.C. Gambhir,
Director (CP), D.D.A.
23. Sh. V.V. Bodas,
Director (P.P.W.), D.D.A.
24. Sh. R.G. Gupta,
Director (T.T.), D.D.A.
25. Sh. S.C. Gupta,
Additional Director(D.C.), D.D.A.
26. Sh. C.P. Rastogi,
Dy. Director(P.P.), D.D.A.
27. Sh. V.P. Gupta,
Dy. Secretary-I, D.D.A.

Item No. Subject: Confirmation of Minutes.
18 Minutes of the meeting of the
5.4.82 Advisory Council of the Delhi Development
 Authority held on 28th September, 81 were
 confirmed.

<u>Item No.</u> 19 5.4.82	Subject:- Consideration of recommendations of the Seminars on Regional Context Employment Infrastructure - Physical & Social and Shelters.
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At the outset, Vice-Chairman, DDA, observed that with a view to elicit expert views on appropriate policies and programmes for Delhi-2001, the DDA had organised four seminars on crucial planning aspects on:-

1. Regional Context on 5th Sept., 1981.
2. Employment on 24th October, 1981.
3. Infrastructure-Physical & Social on 28th December, 1981.
4. Shelters on 27th February, 1982.

Each of these seminars were attended by 200-300 participants consisting of planners Architects, Economists, Sociologists, Engineers and Experts from Central, State and Local Govt. Department and other public men representing various voluntary and other organisations. Besides, discussion on the main subject in all these seminars, workshops were held on pertinent issues of the concerned subject.

Recommendations of seminars on the above mentioned subjects had been compiled and alongwith the summary recommendations were considered by the Advisory Council.

Seminar on "Regional Context":-

Commissioner (Planning), DDA, briefly explained the recommendations made by various workshops with regard to development of entire NCR and suggestions, like counter magnets, development of small and medium towns etc. were high lighted. Population of Delhi is increasing at an alarming rate and it is estimated that the present population of about 58 lakh would be over 140 lakhs by 2001. Considering the size of the Union Territory of Delhi as well as the constraints of availability of water, power and transportation etc. the development of NCR may have to be taken on war footing basis and the population of Delhi is restricted to around 122 lakhs for Urban Delhi in 2001 through various disincentives in Employment.

Chairman, DDA, stated that serious efforts are being undertaken at the level of Govt. of India with regard to working out appropriate arrangements for implementing the NCR proposals. Perhaps a meeting of all concerned Chief Ministers would be held this month. All members expressed their concern to the undue delay for non-implementation of the NCR.

Seminar on "Employment":-

The Chairman observed that Delhi was no longer

5.

just a service city but a capital with a multi functional economic base and metropolitan level facilities for growth. Therefore, disincentives in employment would help in restricting the population of Urban Delhi to 122 lakhs by 2001.

The industrial working force was about 18% in 1951 and estimated to be 24.8% in 1981 and is projected to be around 25% by 2001. Therefore, the industrial policy of Delhi should give due weightage to this aspect. The large scale and extensive industries need to be discouraged from Delhi and small and medium size industries could be encouraged which essentially serve the population of Delhi. There is also a need to restrict employment in Govt. and specially in Public Sector Undertakings through the dispersal process.

Seminar on: Infrastructure-Physical & Social:

The supply position of water, power, transport and other infrastructures required to support the present and future population was discussed and it was felt that even now it is not adequate. Members showed concern with regard to the availability of these services by the year 2001 and recommended that urgent steps are needed to augment these services in a phased manner. Delhi should get its need of water from river Yamuna at increased levels and in this

connection, Mr.D'Curz, Chief Engineer, MCD, stated that the issue of increased water supply from river Yamuna could be taken up at the level of Lt.Governor in interstate sharing of water. A standard of 80 gallon per capita per day for water supply was accepted for the estimates. Urgent steps should be taken to arrange for more power to copy up with the demand by 2001.

Seminar on Shelters:-

Commissioner (Planning), DDA, explained the concept of shelters for various income categories and one of the important suggestions made by him was of "High density and low rise development pattern". Vice-Chairman, DDA, observed that the Rohini Scheme is basically meant for LIG and EWS categories where the shortage of housing is maximum. More land is being provided to co-operative societies for increasing the housing stock.

While summing up the discussion, Chairman, desired that all of the recommendations made in each seminar may have to be critically analysed by the Perspective Planning Wing of the DDA and thereafter, they should be placed before the Advisory Council for discussion.

Item No.
20

Subject:- Any other item:-

5.4.1982

Under this item the paper on "Holiday Capacity" was explained by Addl. Director(PP). He stated that to the existing 55 lakhs population in the existing urban limits and around its immediate extensions another about 30 lakhs could be accommodated through redensification. The exercise has been worked out in great depth through zone by zone analysis, considering the existing housing developments and potential for further absorption. Thus further land would be needed for another about 40 lakhs population by extending the limits. The exercise of increasing in the holding capacity was accepted to test the same for infrastructure, employment and transportation net work.

Papers on Mixed Land Use, Planning for cycles movement and amendments to present Master Plan were placed but could not be discussed.

The meeting ended with thanks to the Chair.

POLICIES FOR THE PERSPECTIVE
PLAN FOR DELHI-2001

SUMMARY RECOMMENDATIONS/MAJOR CONCLUSIONS
OF THE SEMINAR WORKSHOPS - SUBMITTED FOR THE
CONSIDERATION OF THE ADVISORY COUNCIL MEETING
TO BE HELD ON ~~8th~~ **APRIL**, 1982.

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II. EMPLOYMENT	5 - 8
III. INFRASTRUCTURE (Physical and Social)	9 - 13
IV. SHELTERS	14 - 17

BY PERSPECTIVE PLANNING WING
DELHI DEVELOPMENT AUTHORITY

SUMMARY RECOMMENDATIONS/MAJOR CONCLUSION
OF THE SEMINAR WORKSHOPS :

I. REGIONAL CONTEXT

II. EMPLOYMENT

III. INFRASTRUCTURE
(Physical & Social)

IV. SHELTERS

I. REGIONAL CONTEXT :

The first in the series of seminars on the Regional context was held on the 5th Sept. 1981. The reports of the workshop at the seminar are at Annexure 'a'. On the basis of the presentations, deliberations and workshop reports, some major conclusions of this seminar are highlighted below :-

- (i) Delhi has gradually changed from a government city and a business-cum commerce city to a multi-functional city wherein government employment, wholesale trade and business and small scale industries are the major employment generators vying to add to Delhi's growth. If current trends are maintained the urban population of Delhi by the turn of the century would increase from about 58 lakhs today to over 140 lakhs. It is necessary, therefore, to indicate disincentives in employment to enable a more manageable population. A projection of 122 lakhs for urban Delhi in 2001 by the DDA in consultation with the Registrar General of India is on the basis of constraints particularly in terms of water supply, electricity and transportation and also current national urbanisation policies geared to slowing the growth of metropolitan areas in the country. After, divergent views expressed by environmentalists and those concerned with the image of the city on the one hand that Delhi should be restricted to a population of not more than 80 to 90 lakhs by the turn of the century and by industrialists

contd..2.

and economists on the other, who felt that there should be no restriction to growth, the seminar adopted 122 lakhs for urban Delhi by 2001 as an acceptable working population for purposes of Planning particularly in terms of land use and services. The seminar also took note that the Planning Commission is sanctioning the electrified surface ring railway system asked the Ministry of works and Housing to ensure that Delhi Administration worked on the basis of disincentives to major employment generators so as to ensure that urban Delhi did not grow at its present rate.

- (2) In order to ensure the proper development of Delhi, the National Capital Region needs to be accorded a minimum legal sanctity which could be either by Central Government enacting legislation under Schedule 'VII', of the Constitution or alternatively obtaining the concurrence of the concerned States to empower Parliament to enact the necessary legislation. In the event of difficulties being encountered for statutory arrangements, a High Powered Coordination Board should have powers to give proper effectuation to implementable programmes for regional priorities.
- (3) As incentives for integrated regional strategies, additional resources in the form of special funds be provided for the development of the National Capital Region.
- (4) In planning for this core region with urban Delhi as the hub, the seminar endorsed proposals for :-
 - (i) The growth of Delhi in harmony with the adjoining urban centres of Ballabhgarh, Faridabad, Gurgaon, NOIDA, Ghaziabad, Loni and Rohtak - all of which are growing as fast as Delhi but are in neighbouring States. An implementable plan would have to be prepared for the entire area to be termed as the metropolitan area.

contd...3.

- (ii) Planning for Delhi and its metropolitan area within the framework of the National Capital Region as identified by the Town & Country Planning Organ, covering a total area of over 30,000 sq.km. within the neighbouring States of Western UP, Haryana and Northern Rajasthan.
- (iii) Establishment of counter-magnets in growth centres with city infrastructure like, Ludhiana, Jullundur, Ambala, Mathura, Alwar and even possibly Jhansi and Gwalior so that Urban Delhi, Metropolitan Delhi and NCR developed in harmony.
- (5) The seminar noted with concern that the main reason why developments in the national capital region were not being undertaken as per plan, were differential rates in local and states taxes, differences in legislation for micro and macro planning between participating states; and variations in land policies and land use control measures between the participating states. These were major areas where some uniformity was necessary in planning for this core region.
- (6) Transportation activities for intra and inter urban movement be development to cater to the existing needs and for further growth of population; land use should be rationalised in such a way that the transit time from residence to work place and back be reduced to save cost of transportation and time; also bye-passes for goods and other traffic should be developed.
- (7) The availability of water and power being vital factors for development for the projected population, coordinated augmentation needs to be undertaken and the present geographical imbalances in the provision of these services should be removed. Also the drainage system is to be worked out on a regional basis.

contd..4.

- (8) To supplement the perspective plan being undertaken by DDA it was very necessary that proposals for the metropolitan area and the NCR as formulated by the TCPO in 1974 be quickly updated through the Ministry of Works and Housing and the participating States so as to enable planning and development of the region in harmony with Delhi. Aspects like determining the economic base and endorsing the broad goals, aims and objective for planning within the region be clearly spelled out by the Ministry Works & Housing and Planning Commission for purposes of integrated planned growth and appropriate funding.

Note: Please refer annexure-A

II. EMPLOYMENT

The second in the series of seminars on "Employment" was held on the 24th October, 1981. The reports of the workshops of the seminar are at Annexure 'B'. On the basis of the presentations, deliberations and workshops reports, some major conclusions of this seminar are highlighted below :

- (1) The seminar accepted that Delhi was no longer just a service city but a capital with a multi-functional economic base and metropolitan level facilities for growth. Therefore, directives in employment would help in restricting the population of urban Delhi to 122 lakhs by 2001 - a population which the capital would just about be able to cope with over the next 20 years in terms of water, power and transportation of modest standards in an environment increasingly geared to energy conservation.
- (2) In this context it was noted with concern that efforts in distributing the economic base of Delhi over the counter magnets, the National Capital Region and the Metropolitan area with its ring towns, lacked official level coordination. Therefore, in addition to legislative arrangements to the extent feasible, adequate resources and implementable and orchestrated policies were necessary for the equitable growth of this area. In particular, small and medium towns in the region need full encouragement in keeping with 6th Plan policies addressed to slow down the growth of metropolitan cities and correspondingly increase the rate of growth of small and medium towns as integrated growth and service centres for the rural hinterland. Also, due to the lack of implementation of the Delhi Master Plan proposals in respect of its metropolitan area and National Capital Region, the counter-magnet concept merits full consideration where cities with adequate physical and social infrastructure can serve as reception centre for major employment generators not suited to the capital and with limited potential for location/relocation with the region.

contd..6.

- (3) The role of the Planning Commission and the Ministry of Works & Housing in determining the appropriate employment policy for Delhi and its region was stressed and in this context the submission of the Town & Country Planning Organisation on the need to cater to Delhi's economic base within a regional context was significant.
- (4) The seminar noted that Delhi's industrial work force increased from about 18% in 1951 to about 25% in 1981 due to facilities conducive to the growth of service and small-scale units. With improving infrastructure the rate of growth could increase further, changing thereby the multi-functional balance of the capital. Efforts are therefore, required to level off the rate of this growth with stress on units that subserve Delhi's economy. The forthcoming industrial policy of Delhi ought to give weightage to this aspect. Within this framework, existing and new units which are not noxious or hazardous be offered the right operational climate in terms of land use and zoning with fresh thinking on mixed land use that does not embrace spot zoning. Interaction with the ring towns on location and or relocation and a proper work-home relationship are overdue on this important employment generator in terms of small-scale and service industries. For heavy and for extensive units, such interactions are necessary with the national capital region and the counter magnets.
- (5) The seminar also noted that wholesale trade and commerce continues being an important employment component of the capital and wherein facilities exists for accelerating growth in this sector. It was however, necessary to discourage new major uses also to reorganise some existing uses and/or their expansion at intermediate and peripheral locations as earmarked in the Master Plan so as to ensure a better organised.

contd..7.

city structure. New centres for wholesale and distributive trade within the national capital region and in counter-L which have adequate L magnets physical and social infrastructure, have to be developed with all incentives for growth. In this respect telecommunication facilities at the same level as in metropolitan areas was mentioned as a major incentive.

- (6) The seminar noted with concern the runaway growth of public sector undertakings in the capital which showed annual growth rate of over 8% over 20 years. The existing facilities in Delhi was cited as a main reason apart from operations of these undertakings on commercial lines in terms of acquisition and rentals. It was necessary that units which do not serve Delhi's economy be located outside the capital and even beyond in the counter-magnets to other metropolitan area and large cities of the country where adequate social infrastructure was available. Further location of such units or the expansion of existing units be strictly done by the Ministry of Works & Housing.
- (7) The seminar noted that local and city level government employment was on the increase. This was also necessary to service a growing metropolis. However, Central Government employment has also correspondingly increased though not as fast as Public Sector Undertakings. It was felt that such employment should be more strictly controlled and only those units essential to service the Ministries and protocol arms of the government from Delhi be kept in the Capital and the rest be discouraged from extending their operations or setting up new offices in the capital. The seminar also noted the tendency of Central Government offices to seek location in only prime areas in New Delhi and South Delhi zones even through change of land use. Thus several intermediate

contd..8.

and peripheral areas for offices and government housing as per the Master Plan are not yet developed. New Central Government offices in the ring towns of the Metropolitan area and the NCR have also not come up in the absence of facilities in these areas in terms housing and house rent allowances, central health scheme and city compensatory allowances at scales applicable in Delhi. Such incentives are immediately required.

- (7) The employment potential of Delhi today is conducive to growth in all its major sectors; however with national policies addressed to slowing metropolitan growth on the one hand and services unable to cater to unrestricted growth on the other, there is no alternative to employment disincentives. Also, the informal sector constitutes a sizeable city level productive sector not fully considered in the Plan in terms of their special requirements for physical and social infrastructure, shelters, employment, transport and recreation. The seminar recommended due attention to this sector through integrated programmes without sacrificing the image of the city and the quality of the environment.

Note: Please refer annexure-B

III. INFRASTRUCTURE (Physical and Social)

The third in the series of Seminar on "Infrastructure-Physical and Social" was held on 8th December, 1981. The report of the workshop of the seminar are at Annexure - "C". On the basis of the presentations, deliberations and workshop reports, some major conclusions have been made and these are highlighted below :

- (1) The Seminar noted that the over-riding objective in case of infrastructure would be to make it available to all those who need it at a monetary or social cost which they can afford, within the existing financial constraints. Social justice in case of infrastructure depends on its distribution and accessibility to the population. The need for infrastructure-physical as well as social, since changes with the time and mostly is always greater than the capacity of the authorities to provide, the establishment of standards of quantity, quality and location and the allocation of resources should reflect this basic fact.
- (2) The Seminar noted that the provision of infrastructure causes technological issues in terms of the choice between alternative combination of inputs to obtain a required output. Their implications are far reaching in terms of future uses, employment generation, income distribution, import dependence, social environmental and cultural impact. Choice concerning technology need to consider the requirements over the whole expected life of the assets formed and not only the monetary cost of its initial production.
- (3) Water is needed for most of the urban activities and for a healthy community we need to provide good quality of drinking water accessible to all. Delhi being a city with diverse population like foreign embassies, a large amount of floating population in the form of tourists as well as visitors on business etc. the per capita requirement of water per day would be much higher than other cities, and while accepting the norm of 70 gpcd as recommended by the expert working group, a minimum of 40 gallons per capita per day should be ensured in each area of Delhi.

contd..10.

- (4) The Seminar noted the fact that the availability of raw water in Delhi is not even sufficient to meet the present demand. Therefore it was recommended that the decision regarding Delhi's share of water in the river Yamuna which is estimated to be about 1.153 MAf for domestic use and 1.111 MAf use for irrigation by 2001, be taken up on a priority basis by the Government of India as the availability of water will be a vital factor in determining the future growth of the city. It was further decided that while negotiating the share of Yamuna water, the issue of exchange of waste water with raw material should also be discussed with neighbouring states.
- (5) The seminar considered that sewage treatment is essential to check environmental decay. It is noted that the existing capacity of sewage treatment plants in Urban Delhi is highly inadequate as about 70% of present population does not have access to sewerage; and to cater to 100% of the population Delhi would require a sewerage system of about 700 mgd capacity (about 6 times the present capacity) by the year 2001. In this context it was therefore recommended that a scheme/legislation be prepared enabling the laying down of sewerage system in all the areas, and handling of the industrial waste in the city. This was considered important to prevent further pollution of river Yamuna.
- (6) In view of the fact that the estimated population of Delhi will be about 12.8 millions by the year 2001 and the total power requirements would be about 3500 MW (considering 30% outages), the seminar recommended for encouraging captive generation, and power generation by private sector. Further the present deficiencies in the power distribution system were noted and suggestions for an underground system for power distribution, and planning for energy conservation systems were made

contd...11.

- (7) The seminar noted that in the twenty years perspective the total generation of solid waste including building rubbis (mulba) may be 8000 to 10,000 tons, which may not possibly be disposed of by sanitary land filling. Therefore sanitary land fill may progressively be revised by composting as well as by other methods of recycling waste. Further, for the proper management of solid waste in Delhi, establishment of treatment sites, and collection centres needs to be adequately provided for.
- (8) In view of the fact that the floods and storm water disposal problems are not local but are regional including areas of Haryana, Rajasthan and U.P. and further since drains in Urban Delhi suffer due to continuous loads of sewage and sludge, the seminar recommended that the drainage problem of Delhi be studied in greater depth. Further steps like assuming higher run off coefficients for the design of drains, and the possibilities of providing supplementary drains be examined.
- (9) The seminar noted that health facilities should not mean hospital care only, but should aim at preventive, promotive, curative and rehabilitation aspects. It was emphasised that special efforts be made to remove geographical imbalances in the distribution of health facilities within the city by way of creating a single effective agency responsible for approving plans, deciding locations, coordinate and regulate functions of all the agencies engaged in the provision of health care facilities as well as by opening new 100-200 bedded hospitals. Further it was recommended to prompt voluntary efforts in the areas where these facilities are lacking. Also, appropriate emphasis be given to the natural and child health care, family planning, health education, and preventive services like immunization, dietary provision of safe drinking water, etc.
- (10) The seminar noted that the provision of adequate educational facilities at various levels is one of the most pressing and immediate needs of the community for their overall developments. On the basis of population projections for

2001 AD adequate additional sites for preprimary, primary, secondary and senior secondary and college level be provided at the night time. Further, the needs of stadia, gymnasia, Bal Bhawans, and places for social functions was also duly emphasised and it was recommended that these facilities be provided at least for a cluster of schools.

(11) The seminar noted that telecommunications play an important role in the city's development process. Since the issue of providing efficient telecommunication system needs the coordination of the P & T Deptt., DESU, DDA & allied organisations - the seminar recommended for 'Utility Coordination Meetings' to resolve problems and to take timely decisions in terms of land, built space and other requirements.

(12) The seminar noted that the Urban Communities in Delhi are comparatively anonymous and they more and more depend on police for security; hence adequate floor space needs to be reserved for different security and allied facilities i.e. police stations, police posts, police training schools, jails, etc., in appropriate locations and acceptable standards and at the night time, keeping in mind that land is a constraint.

(13) The seminar also noted that the Delhi Fire Service to attend to calls of fire fighting, house collapse, accidents and other emergencies needs proper arrangements and for this their programmes need to be coordinated with the programmes of water supply department and the developing Plan.. The seminar emphasised the need for a special code for fire fighting in multi-storeyed buildings and congested built-up areas.. It was also necessary to realise the limitation of profile fire tenders in reaching heights above 80'-0" and this could be a reason to recommend only a limited number of tall structures in Delhi.

(14) The seminar noted that the total milk supply in Delhi through public agencies is limited to as 7.30 lakh litres; whereas the requirement in 2001 would be at least 15.0 lakhs litres per day. This aspect has regional implications and thus adequate development of areas for dairy farming needs to be identified properly connected for quick moment.

(15) The seminar noted that Delhi has only about 3.22 lakhs L.P. Gas connections against the need of 11.45 lakh connections. The demand would increase and efforts at meeting the supply are to be made at national and regional levels. The feasibility of piped supply of gas from Sewage treatment plants and low temperature carbonisation requires being explored at an early date.

(16) The seminar noted the growing air, water & land pollution in Delhi caused by way of increasing industrial activities, vehicular usages, urbanisation as well as shortcomings in sanitation. In view of this it was recommended to make detailed and intensive investigations along with creation of a specific agency responsible for the pollution control programmes in Delhi.

The fourth in the series of seminars is in Shelters. Some aspects on Shelters are highlighted in para 7(g) above. These and other issues on shelters are highlighted in background paper-2 for the consideration of the Seminar.

Note: Please refer annexure-C

IV SHELTERS

The fourth in the series of Seminar on "SHELTERS" was held on 27th February, 1982. The report of the workshops of the Seminar are at Annexure -"D" on the basis of presentation, deliberation and workshop reports, some major conclusion have been made and these are highlighted below:

- 1) The Seminar was of the view that they were dealing with a situation wherein at least half the population of urban Delhi would constitute the urban poor who were understood to be people who could not afford to rent or own a house in the present market system. Therefore, housing to them must be at very cheap rates and reasonable terms of payment. Developed sites and serviced plots with a sanitary core and progressive housing on safe tenures was considered a sound strategy so as to maximise shelters. However, the quality of services should not be below acceptable standards and efforts at reducing costs through innovation in design of the environment, building and materials should be a continuing exercise.
- 2) As a prime aim of shelters in Delhi was to ensure that the urban poor are not priced out, it was necessary for employers to provide housing to its employees. This can even act as a deterrant in expanding business and other enterprises in a metropolitan situation.
- 3) The Seminar felt that there were more advantages in a mix of different income groups in neighbourhoods rather than segregating the various groups but it was important that the urban poor were near their place of work. As longer trip lengths were economical to this target group, efforts at redensification to the extent possible should be a priority though new serviced lands for urban use are required to be brought in the market.

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4)

It was noted that there were two lakhs families in 612 unauthorised colonies in Delhi at present and that the official machinery was not adequate to restrict the growth of such colonies. The population of these colonies did not comprise of only the urban poor and migrants from rural areas but a sizable section from within the city. It was therefore necessary to have better coordination and political will so as to prevent facilities like water and power connections, transfer of property etc. by way of discouraging to such growth. For existing colonies the seminar felt that a distinction between government and non-government land was not necessary, though facilities for upgrading such colonies should be mainly on government land.

5)

Efforts to encourage group housing and regular plotted development in such colonies be encouraged and if this involves re-habilitation of some plots, this should be as near the site of original settlement as possible. Recovery should be fully from the beneficiaries for all internal and peripheral services but not for trunk and city level facilities. Standards could be at lower levels but it should take into consideration building by-laws and environmental requirements, social and economic infrastructure.

6)

The Seminar were of the view that existing legislation regarding land acquisition and tenures be reviewed including the 1961 policy of large scale acquisition development and disposal of land so as to confirm to new social objectives increasingly geared to safeguard the interests of the urban poor and who are the major sufferers in land speculation and high land values. In this context, it was felt that private development had a definite role and should be fostered as a means of increasing the tempo. Among the proposals that merited further consideration were the setting up of development co-operative societies, private sector agencies and individual developers for the built environment within

the given land use, zoning and bye laws framework. It was even suggested that their role in the servicing of land suitable for development be explored though land in public ownership is an official policy.

7) The seminar felt that in the process of getting the housing stock moving efforts should be made to adapt new construction technologies and also possibly turn key project involvements. Self-contained neighbourhood offered the best prospects to ensure economies and innovations in solar energy, experiments, bio-gas, pollution control etc. in an effective manner.

8) The seminar noted that the built environment of Delhi comprised generally of DDA housing and co-operative plotted developed. Co-operative Group Housing is now taking shape and large portions of South Delhi have Central Government housing. Developments by the Slum and JJ department are another set of experiences. By and large the designs required innovations in lay-outs, construction systems and in keeping with Delhi's life styles. The seminar did not favour high rise as a solution though for high income groups this may prove useful. For the EWS & LIG categories, 2-3 storeys were considered a maximum height and for middle income group four storeyed terraced housing as suitable at high density.

9) The seminar noted that in a historic city like Delhi, the image of the city was a prime consideration. In this context, they noted that there are a number of areas in Delhi like Shahjahanabad, Nizamuddin, Chirag-Delhi, and Mehrauli which are ancient cities and are traditional areas which required to be preserved. For this a special legal framework may be required inclusive of special bye-laws so that the architectural and historical heritage is conserved. As an immediate measure insightly advertisements and hordings in these areas should be removed.

contd...17

- 10) Shahjahanabad, the largest and most important of the historic cities is losing population and is correspondingly having a higher commercial input. It is necessary to remove incompatible wholesale functions in co-operation with the railways and also to enhance the character of pedestrian dominated streets. Traffic free precincts and intermediate modes of transport situated to the needs of this area should be encouraged. Also the concept of districts centres need to be revised as the seminar felt that Shahjahanabad as a Master Plan central business district has precipitated commercial use with loss of traditional character.

Note: Please refer annexure -D

REPORTS OF WORKSHOPS ON THE REGIONAL CONTEXT SEMINAR
HELD ON 5TH SEPTEMBER 1981.

Work Shop -I

Employment & Migration

Chairman:

Shri Gurpreet Singh, Chairman, Delhi
Committee, PHD Chamber.

Co-Chairman:

Shri B. Kambo, Chief Planner, Rajasthan.

Rep.:

Shri Rakesh Mohan, Consultant (Urban
Development), Planning Commission.

Shri P.S.A. Sundaram, Director (Urban
Development), Ministry of Works &
Housing.

The objective of the Group was to discuss employment and migration. Due to lack of any other data, the figures given in the Background papers were relied upon and accepted for the discussion as a base. The authenticity of these figures may be verified as a separate exercise and the group did not go into this question.

Similarly, the ratio pattern of jobs projected was not taken up for lack of data as well as lack of time. The figures given in the background papers were accepted for the purpose of these limited discussions.

Fundamental issues relating to the land pricing, pollution, general policy, the housing policy and the desirability of involvement of economists to consider the social costs were not discussed in this Group though these were considered relevant and important. It is hoped that an opportunity will be available later for discussions on these important aspects. The major issues discussed related specifically to the employment and some aspects of migration and are enumerated below:

contd...2

1. To provide jobs to an additional work force of 26 lakhs by 2001 the employment projections needed to be refined further and disaggregated. Derivative employment from different primary employment sectors could be determined better if a more extensive pattern of the primary employment pattern is available.
2. The industrial policy of Delhi should form an integral part of the overall development Plan. Industries should not be discouraged ab-initio. Industries which are capable of providing large employment in relatively conducive atmosphere must be encouraged as they will provide employment. In this connection the thought on mixed land use is welcome and the group suggests that a fresh look be taken at the rigid conforming, non-conforming regulations to make them more flexible so as to provide for normal operational facilities and ease employment pressures.
3. Whatever industrial areas exists or are planned adjacent land for industrial housing must be provided for so as to reduce the pressures on transportation. In future developmental programmes the industry should be involved with the development of these industrial housing enclaves.
4. The group noted that the informal sector provided a substantial amount of employment. The informal sector therefore must be integrated and provided normal operational facilities including relaxations in land use.
5. Relocation costs must be taken into account whenever industries are required to move and adequate financial assistance and incentives given for such relocation, so that the industry does not die.
6. Natural growth to industry must be permitted to prevent industries becoming sick and consequently death of the industry which would deprive job opportunities.
7. To reduce pressure on land more intensive use on existing area by way of higher FAR's should be permitted.

contd....3

8. Migration must be considered in the light of the overall demographic movement which suggest that a certain amount of migration will be inevitable. The pattern of migration suggests that migrants come from as distant as Eastern UP areas as well as from more prosperous areas. There is therefore no definite pattern of migration. This prevented the group from arriving at inclusive recommendation in regard to migratory character of the population. However, the following suggestions are made:

- (i) Moreover temporary construction workers who come for certain specific assignments such as ASIAD, trade exhibitions tend to reside on and ultimately become permanent settlers in jhuggi-jhommoris. This aspect needs to be looked at.
- (ii) A dialogue at the State Government level was suggested and provision of better infrastructural facilities in the nodal towns since it was felt is necessary to relieve pressure of migration into Delhi.

Work Shop-II

Transportation

Chairman:

Sh. Prakash Narayan, Advisor,
Planning Commission.

Co-Chairman:

Shri J.S. Ghuman, Chief Planner,
Punjab.

Rep.:

Shri Bawa, Addl. Commissioner,
Police, Delhi.

Prof. M.S.V. Rao, Prof. of Traffic
& Transportation, S.P.A., Delhi.

Discussions led to broad agreement on the following aspects :-

- (i) In the context of metropolitan transport planning, as in the case of other metropolitan planning maximum measures must be taken to slow down the population growth of the metropolis, through various measures including development of counter magnets.
- (ii) Notwithstanding the above, metropolitan transport planning for Delhi must take into account a reliable estimate of the degree of success that these measures might achieve plan for transport accordingly.
- (iii) A number of scenarios for 2001 A.D. should be developed with different parameters of population of land-use, work places and transportation facilities.
- (iv) It was found that there was no improvement in the modal split in favour of public transport to Delhi. Modal split also continues to be much lower than in other metropolitan cities. Planning must be related to an increase in the modal split and different alternative scenarios can be developed.
- (v) Counter magnets should be located beyond the NCR and positive efforts to develop them through various incentives including provision of infrastructures and

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- tax incentives etc. The planning should be on the assumption that these will be independent and no commuter type of transport facilities would be necessary between these magnets and the city.
- (vi) Transportation facilities for intra-urban traffic be developed to cater to the existing needs and reasonable growth of population and in this context it should be examined as to what would be reasonable concept of an urban area.
 - (vii) Counter-magnets should be developed from where the migrants are coming.
 - (viii) Central Metropolitan Transport Authority or a Central Metropolitan Transport Coordinating Committee should be set up.
 - (ix) When new colonies like Rohini are developed space required and transport services should be planned in advance.
 - (x) Space must be provided for services like repairs shops, automobile shops etc.
 - (xi) More stringent laws for traffic control and more effective enforcement measures, should be developed.
 - (xii) Funding the metropolitan transport should be as far as possible made independent through levy of less tax etc.
 - (xiii) Modes of transport. It should be examined as to what modes of transport should be permitted at the metropolitan city level particularly in respect of animal driven vehicles and cycle rickshaws etc.
 - (xiv) Pedestrianization of some of the areas should be examined.

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- xv) Bypasses for the road traffic and goods and traffic terminals as peripheries and bypass for trucks etc. should be developed. The possibility of developing a dry-port should be studied.
- (xvi) Maximum number of buses which the Delhi road can take should be examined.
- (xvii) Possibility of introducing electric tramways and electric trolley buses may be examined.
- (xviii) Efforts should be made to rationalise the land use in such a manner that the transit time from residence to work place and back is reduced so that cost in time may be minimised.
- (xix) Proper planning of terminals both passenger and goods should be given due consideration.

Work Shoo-III

Services

Chairman:

Shri G.S. Chandrashekar,
Ex Chief Planner, T&CPO,
Govt. of India.

Co-Chairman:

Shri D.R. Seth, Adviser,
Department of the Environment.

Rep.:

Shri V. Virmani, PHD, Chamber.

This working group was concerned with utilities and services. In their regional context: Keeping in view the limitations of time the working group dealt with water, power drainage and floods, health education and other social services. The discussions in the working group brought forth the following conclusions:

At the outset working group recognised that problem of providing equitable services and utilities to the urban poor in the entire region have somewhat different dimensions and therefore decided to deal with this topic separately. The conclusions on the utilities and services are listed below:

(i) Water

The working group recognised that the availability of water both of ground water and surface water will be a vital factor in determining the future growth of Delhi. Taking note of the present level of supply, the shortfall of nearly 100 MGD and the high augmentation which would have to be undertaken according to the population projections, the working group came to the conclusion that in the first instance of total water balance sheet should be drawn up indicating the availability of water within the region and from outside the region and the distribution of this water for agrarian as well as non-agrarian uses of different types. In making this water balance sheet the working group recommends that in addition to the

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supply position, the cost factor should also be kept in view, and the manner of paying for supply of water should be fully determined.

(ii) Power :

After taking note that there was a short fall of power in Delhi and the surrounding region, the working group discussed the scope of future expansion and came to the conclusion that availability of power may not be a constraint to the growth of Delhi. However, the power distribution system unless organised to provide equitable distribution in the entire region by areas, sectors and categories of use may lead to imbalances of development and excessive concentration at some locations.

(iii) Communications :

The working group discussed the telephone/telex facilities as part of communication in the region and recognised that the extremely inadequate distribution of communication facilities in the region was primarily the factor causing over concentration in Delhi and in some other centres. By advance Planning of efficient communication system at all points at the region it should be possible to bring about decentralisation of activities and the population.

(iv) Drainage & Flooding :

The working group took note of the flood problem created in the Delhi in the recent years. The peculiar problems of drainage in Delhi on the western side of the ridge and the limited drainage facilities in terms of Najafgarh Nala, the working group also took note of increasing development on both sides of rivers leading to construction of the flood channel and thereby increasing floods hazards.

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The working group come to the conclusion that the problem of drainage of Delhi and the region cannot be solved except at the regional level, and drainage of flood waters of Jamuna river and its tributaries and it can be improved by re-designing Tajawala Head works and other control points so that crisis situations are not reached in the populated areas of Delhi as well as in the region.

In the same context that the working group recognised the pollution and prevention aspects of draining populated areas in the region would have to be organised and effectively maintained at the regional level.

(iv) Services :

The working group was concerned with health, education and other social services in Delhi and in the National Capital Region and took note that there were multiple agencies, official, semi-official and non-official dealing with these services and there was no coordination or integrated working amongst them. The result was of a lot of duplication, inefficiency and poor level of delivery of services. As an instance the working group quotes the health services, child care services, etc.

The working group came to the conclusion that 3 level action has to be initiated to overcome the problem and also to organise the services satisfactorily on a regional basis.

- (a) The present geographical imbalances in the provision and delivery of these services should be removed.
- (b) Each of the services should be regionalised so that the entire service throughout the region is delivered in an equitable manner.
- (c) Agencies for each kind of service should be unified appropriately so that the goals of efficiency and equity are achieved.

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(vi) Utility and Services in respect of Urban Poor :

The working group took note of substantial migrant population in Delhi and in the region which may continue to exist during the next two decades and the need for providing satisfactory services to this population which may not be in the same manner as in the case of settled population. The organisation of services should be done on regional scale and at distributed locations taking advantage of other economic activities to sustain the population of those locations.

The rationalisation and allocation of services will take note that while general services would be available throughout the region socialised services will be available in larger cities and the metropolitan centre.

(vii) Methodology for prospective Planning :

The group also took note that when we plan for the next 20 years, we must take into account the need element in terms of utilities and services today as well as the projected demand of the likely population by the year 2001. In this context, this is necessary that we should have a clear idea of the current developmental trends as well as the accelerated developmental targets which should be spelled out in terms of several alternatives approaches and scenarios. Once these are known to the planners, it will be easier to make physical allocations and also give benefit of equitable and efficient delivery of utilities and services.

Work Shop-IV

Administration

Chairman:

Shri S.S. Shafi, Chief Planner, T&CPO,
Govt. of India.

Co-Chairman:

Shri J.P. Dube, Chief Planner, U.P.

Rep.

Prof. A Datta, Professor of Municipal
Administration, IIPA.

Prof. G.B.K. Rao, Professor of
planning S.P.A., Rebh.

At the very outset the Group felt that unlike the first planning exercise for Delhi which considered the Region as an expansion of Delhi's problems, the new planning exercise should consider the overall Region at the starting point and re-define the development objectives of Delhi in these terms. In this scheme, the preparation of a Plan for the NCR should be the responsibility of a Planning Organisation created with the active participation and collaboration of the concerned States and U.T. of Delhi. This Organisation should specifically be charged with the responsibility of not only having and maintaining the Plan but, also to prepare, well-conceived programmes which should be taken up for effectuation within the extended perspective. Although the plan may have to be made at one point, it must be with the active collaboration and cooperation with the concerned States and the U.T. of Delhi, and their programmes must be brought in the framework of the agreed objectives forming the regional development strategy. Following this scheme, it becomes necessary that this Organisation must be in a position to help in fixing the various priorities of development in relationship to each other.

2. The Group is of the opinion that the responsibility of developing detailed plans and their execution within the overall framework should be the primary responsibility of the each constituent State & UT respectively. The Group is of the opinion that in order to ensure the proper development, the Region (to be designated as NCR with its counter-magnets etc.), it is imperative need to accord a minimum necessary legal sanctity. For this the government felt that there are two options available :-

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- (a) The Central grant to bring forth the necessary legislation, under the Schedule VII of the constitution, the (concurrent entry under Social and Economic Planning) or, alternatively,
- (b) to obtain the concurrence of the concerned States to empower the Parliament to enact the necessary legislation for the creation of an NCR and Planning Organisation.

3. The Group also felt that, for proper effectuation of such a Regional Plan, it would be essential to provide additionality of resources in the form of a special fund for NCR Development. The whole NCR area may be treated as a common economic market. It may require a new set of formulae to be devised within which the Centre may finance for some projects totally (e.g. Railways, Central Govt. offices) for other projects suitably State contribution (1/3rd or 2/3rd) may be explored. This would, of course, be in addition to whatever may be the legitimate programmes of States on their own for the development of their respective areas such as rural development, MNP etc.

4. The Group is of the considered view that, while the overall Plan should have the necessary legal backing, the detailing of development should, however, be left with the constituent States and the UT of course, within the overall perspective and frame-work furnished by the NCR Plan.

5. The Group is of the view that a small task-force should be set up to get the type of skills competence that would have needed for performing from orepage the tasks for the planned formulation programme and management.

6. The Group noted it with concern that whereas already considerable ground has been covered by the DDA in the preparation of a New Perspective Plan for Delhi (2001) so far no corresponding exercise has been initiated for the NCR at the Central level.

ANNEXURE 'B'

REPORTS OF WORKSHOPS ON THE EMPLOYMENT
CONTEXT SEMINAR HELD ON 24TH OCTOBER 1981.

REPORT OF WORKSHOP ON THE INDUSTRIAL SECTOR

Chairman:	Shri S.P. Virmani	Past Chairman, Punjab, Haryana and Delhi Chamber of Commerce and Industry.
Co-Chairman	Shri J.P. Dube	Chief Town Planner, Govt. of Uttar Pradesh.
Rep.	Shri M.K. Bezbaruah	Director of Industries, Delhi Administration.
	Prof. N.S. Saini	Professor of Planning School of Planning and Architecture.

After a good deal of deliberations the workshop broadly accepted the population projections for Delhi as given in the background papers. It was felt that the industrial employment estimated at 25% of the work force is somewhat on the lower side. However, the workshop made the recommendations based on these projections. This would mean creation of additional employment of about 6.67 lakhs by the year 2001. The group recommended that for this purpose various constraints on the existing industries need to be removed and new industrial infrastructure needs to be created. It was suggested that about 25% of the future employment in the industries sector may assigned to the existing industries which would take care of 1.67 lakhs of additional anticipated industrial workers employment. The remaining 75% i.e. 4.91 lakhs additional work force would have to be absorbed by the new industries.

Recommendations:

- i) Liberal norms be prescribed for defining which units are non-conforming and which could be spot zoned, taking into

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consideration a minimum dislocation of resources on one hand and also that the environment is not spoilt. It was also suggested that areas which are predominantly industrial be declared as such and some existing industries in residential areas be considered for spot-zoning depending on special circumstances. These industries be given necessary facilities and additional power and water supply and other assistance for development, but not for expansion. If they are to be shifted for any purpose, alternative land may be provided so that the industry could function and develop on the new site.

- (ii) As per the present policy of Delhi Administration, small scale industries are to be developed. The average employment in this sector is about 10 per unit and about 49,000 new units will have to be set up. The workshop recommended that these units be provided necessary infrastructural facilities in the form of more developed plots or flatted factories or cheap workshops. All this infrastructure be developed with proper power supply, sewerage, water supply and other services. There should also be facilities for post offices transport, canteen, etc.
- (iii) All Industrial areas should have a workers housing colony close by so that the workers have not to travel for long distances to reach their work places.
- (iv) The prices of land in Delhi are going very high. Some measures be taken to reduce the prices so that industrial infrastructure does not become costly and remains within the means of even small and tiny units. High land prices should not disturb the economy of the industry. Many delegates felt that a system of competition could be introduced in the development and distribution of land which may bring down the prices and make the availability easier and faster. It was also suggested that co-operative societies of entrepreneurs could be organized to build flatted factories, which could be allotted land and provided cheaper institutional finance.

- v) As a measure to reduce land prices the auctioning of land in small lots by the DDA may be avoided. As regards rural industrial development the workshop was of the view that future industrial growth in these areas be on planned basis mainly through growth centres and service centres as envisaged in the first Master Plan.
- vi) In spite of the Land Ceiling Act and the industrial policy applicable to the Union Territory of Delhi it would be desirable to have some industrial plots of bigger size so that such of the industries which are essential for Delhi could be accommodated on these plots on merits.
- vii) For better utilisation of land it was suggested that Floor area ratios may be relaxed and this aspect could be examined by concerned authorities.
- viii) It was felt that Delhi Administration should announce its industrial policy for Delhi so as to give a proper direction to industrial growth and achieve the employment targets. One industrial policy for Delhi should also take into consideration industrial development in the National Capital Region.
- ix) To ensure the development of industries and providing targetted employment, proper selection of entrepreneurs and proper incentive/disincentives is important. Also the increasing role of women entrepreneurs to be kept in view.

REPORT OF WORKSHOP ON THE TRADE AND COMMERCE SECTOR

- Chairman Shri T.R. Mehandru : Past President,
Institute of Engineers, India.
- Co-chairman Shri M.M. Agarwal: President,
New Delhi Traders Assn.
- Rapporteur Shri M.B. Bhatia : Planning Consultant & Urban
Economist.

The workshop on trade and commerce after detailed deliberations has come to the conclusion that trade and commerce is a very important sector of economy and shall play a predominant role in future development of economy of Delhi and in its total employment potential. They classified trade and commerce into 3 main categories namely: (a) Wholesale (B(b) Retail and (c) Informal. The informal sector has been recognised to be one which at present has no fixed place to operate.

2. RECOMMENDATIONS

(a) Wholesale Trade

Development of more wholesale markets to meet the increasing regional and other marketing needs.

(b) Retail Trade :

More shops and shopping centres to be provided to cater to local needs and habits.

(c) Informal Sector :

The existence of the informal sector to be recognised. Steps should be taken to provide suitable facilities at appropriate places and also to ensure proper sanitation, traffic and other controls therein.

REPORT OF WORKSHOP ON GOVERNMENT SECTOR

Chairman - Shri C.S. Gupta	Ex-Chief Planner Town & Country Planning organisation
Co-Chairman-Shri S.S. Shafi	Chief Planner Town & Country Planning organisation
1. Shri M.C.K. Swamy	Principal Scientific Officer, Department of the Environment.
2. Rakesh Mohan	Consultant (Housing and Urban Development) -Planning Commission.

The Group considered the projection indicated in the Background document regarding Employment in different sectors and noted that particularly in regard to the Central Government Employment Sector basically there was no specific recommendations. Nothing that the proposal was for 28 lakhs workers in different sectors of which the expected informal sector component is 50 per cent. The group was not clear as to what is the projected component for the Government sector ;in the rest of the 14 lakhs workers. Considering this fact, the group was of the view that there is need to have more feed-back either from available sources or from indepth studies, to ascertain whether any change is required in policy matters concerning Government Employment in Delhi vis-a-vis the previous Delhi Master Plan recommendations. The group also considered that while the projected Urban population for 2001 is 122 lakhs, the basic assumption regarding employment, migration and the economic opportunities in the region have not been into consideration in all their entirety. The group expressed reservation about the population contained of .122 lakhs arrived at and its reconsideration.

2. RECOMMENDATIONS :

- (1) Nothing from the document that the growth rate in public sector undertakings in Delhi is faster than the other components of government employment, the group felt that until the DDA finalises their studies there is need to put a restriction on the growth of public sector undertakings employment in Delhi. This is all the more indicated considering

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the fact that already certain areas are reserved for development of central government offices, and the public sector undertakings are functioning in rented accommodation. At least such restrictions would avoid a fait-accompli situation in the future until the correct perspective in this regard is known.

- (ii) The government as a benevolent employer of growth of employment in that sector in Delhi can thereby give the much needed leadership for the other sectors to follow the lead and locate outside Delhi.

REPORT OF WORKSHOP ON INFORMAL SECTOR

Shri C.S. Chandrasekhava

Chairman,
Ex-Chief Planner
Town & Country Planning
organisation

Rep: Shri S.S. Suryanarayana

Deputy Director,
Employment,
Ministry of Labour

The Group took note that employment in the informal sector formed a substantial part of the metropolitan economy and provided living for a large section of the population who would otherwise be unemployed. Further, taking note of future growth of population, and the general experience that informal sector employment continues to increase in the metropolitan cities both on account of migrant population as well as educated unemployed, in any development plan it is very necessary that the development of the informal sector be viewed in a positive manner and sufficient provisions be made in the plan for promoting the development of informal sector on healthy lines, safeguarding at the same time, environmental pollution that may occur because of informal sector activities.

2. Keeping the above objectives in view, the working group first attempted the identification of the informal sector as evident from the report, experience and observations of its members and the following characteristics of the informal sector were identified : (i) Unorganised (ii) Small enterprises, petty traders, casual labours (iii) not space bound (iv) weak bargaining position (v) Generally exploited (vi) outside the purview of any labour laws (viii) No permanency or assured continuation.

3. The informal sector, thus, consists of small industrial enterprises, petty trades and casual labour. The type of industrial enterprises may be domestic industries, employing under four people, dhobis, textile printing, boutiques, cycle workshops, envelope making, running of transport vehicle,

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such as cycle rickshaws, tongas, handicrafts and petty trading such as vending of food, fruits, newspapers, etc.

4. Recommendations :

a) Promotional Policies :

- (i) Informal sector activity should be permitted freely in domestic units subject to simple restrictions regarding environmental pollution and safety.
- (ii) For carrying out informal sector activities in the areas of trade and services, the plan should earmark specific spaces for these activities in different parts of the city, based upon a survey of felt demands.
- (iii) These spaces should be integrated as far as possible to the adjacent neighbourhoods.
- (iv) Specific areas should be earmarked for holding weekly bazaars in each residential areas and provided with basic amenities.
- (v) Arrangements for extending credit facilities to meet the needs of this specific population should be made.
- (vi) Where a substantial population is engaged in informal sector industrial activity, planned industrial sheds should be provided to them and separate byelaws and regulations to which they can easily conform to, should be framed to enable them to carry on their activities on a cooperative basis.
- (vii) For providing for informal sector activity multiple use of space such as parking areas should be explored.

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- (viii) Facilities for improving special skills or new skills should be provided close to the areas where the informal sector population lives or works. In providing such facilities improvements and advances in technology should be kept in view.
- (ix) Assistance centres should be provided close to informal sector activity areas with impact from the workers so that there is a sense of participation.
- (x) "Udyog Bandhu" or Udyog Sahayak" centres should be set up close to the informal sector establishments.
- (xi) In order that this programme of promotion of the informal sector is not hindered, the present byelaws and regulations should be reviewed.
- (xii) While promoting informal sector activity priority should be given to the disabled, widows and women.

b) Environmental safeguards :

- (i) In the case of domestic activity, activities should be confined within the dwelling unit or the space attached to it for the use of the dwelling unit.
- (ii) Noxious or hazardous activities should not be permitted so as to ensure a safe, hazard free and pollution free life to the household and the neighbours.
- (iii) In the case of outdoor activity, such activities should not be permitted to

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(4)

misuse or spoil normal public amenities like school playgrounds, parks, footpath etc.

(iv)

Some shelters, better than the existing night shelters, should be provided to the houseless informal sector population at appropriate locations on nominal charges.

(v)

In nominal new commercial (retail and wholesale) and industrial areas, adequate provision should be made for carrying out informal sector activities.

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ANNEXURE 'C'

REPORTS OF WORKSHOPS ON INFRASTRUCTURE-PHYSICAL
AND SOCIAL SEMINAR HELD ON 8TH DECEMBER, 1981

RECOMMENDATIONS OF THE WORKSHOP
ON WATER SUPPLY & SEWERAGE

Chairman : Shri G. M. Vaidya, Member CWC
Rep. : Shri J. D. Cruz, C.E./DWSDU
Shri A. Sen Gupta, Asstt. Adviser/
CPHEEO

1. Delhi being a city with diverse population like foreign embassies, a large amount of floating population in the form of tourists as well as visitors on business, the per capita requirement of water per day would be much higher than other cities or towns. The working group therefore felt that it would be proper in assessing the requirement of water at a higher norm of 80 gallons per capita per day instead of 70 gallons per capita per day as recommended by the Committee on Delhi's water supply and sewerage.

The Working Group also recommend that while accepting the norm minimum of 40 gallons per capita per day should also be ensured in each area of Delhi.

2. The Working Group also took note of the fact that the availability of water at present is not sufficient to even meet the demands of 1985. The availability of additional water will therefore depend on Delhi's share of Yamuna water.

The Working Group therefore recommend that the decision regarding Delhi's share of Water in the River Yamuna should be taken immediately by the Government of India because the availability of water will be a vital factor in determining the future growth of the City.

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3. The Working Group recommended that in view of the non-availability of the required supply of water, complete purification of the waste water for re-use must be carried out on priority. That is also necessary from the environmental point of view as well as from the requirements of the Central Board for the Prevention and Control of Water Pollution.

The Working Group recommends that in deciding the share of water supply to Delhi, the exchange of the treated waste water, for raw water may be negotiated with the neighbouring states. If this is not possible, then, the re-use of water in Delhi itself for flushing and gardening purposes will have to be considered.

4. If Delhi is to get a share from the Storage Reservoirs on rivers to be constructed, then the development of Delhi will have to be linked up with the programme of creation of these storage and the conveyance of water to Delhi.

The Working Group also took note of the fact that the Central Ground Water Board has carried out a survey and had found that the ground water in Delhi is not available in adequate quantity and of required quality.

The Group was also informed that the experience of the existing tube wells shows that the quality and quantity of water is deteriorating with time.

5. The Working Group also noted that there is a great lag between the requirement and actual treatment of waste water. It is possible to treat all this water but this could require a greater pace of activity in this sphere not only to wipe up the back log but also to keep abreast with the progressive demand of water.

6. The Working Group also recommends that in order to prevent the pollution of the Yamuna, it is necessary that all areas are sewered. The large number of unauthorised and regularised colonies have to be provided with a sewerage system. A Scheme/legislation should be prepared so as to enable the Authorities to lay down the sewerage system in these colonies and recover the cost from the beneficiâries.

RECOMMENDATIONS OF THE WORKSHOP
ON POWER DISTRIBUTION

Chairman: Shri J.R. Jirdal, Past President of DFOA

Rep. Shri Basu, CE/DESU

Shri M.G.K. Swamy, Department of
Environment.

1. In view of the fact that the estimated population of Delhi will be nearly double in 2001 i.e. 12 millions, the total power requirement is estimated at 2500 MW net. It will be, therefore, advisable to plan for gross power requirement of 3500 MW which would also take care of 30% out ages.
2. The group noted that all the above power requirement cannot be met by local generation alone and to tide over the requirements, captive generation be encouraged by Industrial Units and any disincentive in this regard be removed.
3. While considering the augmentation of generation capacity for the needed requirements by 2001, the possibilities of generation by private sector may be considered in line with the national policy in the matter.
4. The group also noted the present deficiencies in the distribution system and recommended that the city-wise distribution system be designed for an underground system to provide more space for tree-planting and good aesthetics and also to cut transmission and distribution losses involved.
5. The group noted that for the projected development of the Metropolis the minimum requirement of electric power is of the order of 2500 MW and local generation capacity being limited the Govt. has to ensure the

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availability of this requirement. The group strongly felt that this issue need to be resolved first before the planned development of the city is taken up on the scale envisaged.

6. The transmission and distribution system should be properly designed and laid to avoid voltage fluctuations beyond specified limits, so that consumers are not required to install voltage regulators, boosters etc..
7. The group noted that the capital and maintenance cost for such a magnitude of power requirement at the city level is of colossal order, future planning and development of the city should on energy conservation system and not of energy intensive system.
8. The group is also of the view that to the extent possible, use of alternative sources of energy for specific requirements at all levels industrial, residential and commercial be encouraged to minimise the dependancy on conventional energy system. To that extent, the planning for the city be innovative.

RECOMMENDATIONS OF WORK SHOP ON
DRAINAGE & SOLID WASTE MANAGEMENT

Chairman: Shri C.S. Chandrasekhara,
Ex-Chief Planner, TCPO.

Co-Chairman: Shri Virendra Aggarwala, Chairman
Delhi Study Group.

Rep: Shri Khurana, CE/MCD

Shri S.K. Jain, SE/UP Jal Nigam

(A) SOLID WASTE MANAGEMENT

The Working Group took note that presently about 2000 tonnes of garbage was being collected by M.C.D.. NDMC Contonment Board and D.D.A. and disposed of in 4 or 5 places. The manner of disposal was mainly sanitary fill. The garbage was first filled in and later on mulba was put on top and consolidated with bulldozers. Trees were then planted so that the area of the sanitary landfill became a garden.

Much of the mulba (Building waste) is being disposed of privately.

The working Group noted that in the twenty year perspective, the total generation of consolidated waste including the building waste may reach a figure of 8,000 to 10,000 tonnes and it would not be possible for the Sanitary Land Fill method to be followed for disposing of mulba, as land would not be available.

The Working Group also noted that the garbage produced valuable manure if properly composted and for which already the Local Bodies had established already two plants of 150 to 200 tonnes capacity.

The Working Group after reviewing the problem recommends as follows:-

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- 1) In the future perspective, the sanitary landfill may be progressively revised by composting and utilising the separated inorganic waste into useful products.
- 2) For this purpose, a number of treatment sites may be established both on the periphery as well as within urban areas taking into consideration the economy of transporting the waste.
- 3) In these treatment plants, the garbage may be separated from the building rubbish and the garbage may be composted and made available to farmers.
- 4) The Building rubbish may be pulverised and made into suitable bricks and blocks for use in construction works, if necessary by adding a cementing material.
- 5) The composting process should be subsidized by the Government, so that the farmers may obtain the composted manure at reasonable remunerative prices.
- 6) Possibilities may be explored of using the organic material for energy/gas generation through suitably designed plants.
- 7) In the view Development Plan for Delhi, in each area, garbage collection centres should be provided and facilities for garbage collectors and their equipments should be provided.

(B) DRAINAGE:

The Working Group noted the various dimensions of the drainage problems of Delhi and came to the following conclusions:

- 1) The increasing urban spread of Delhi, the narrowing of the river regime and the increase in the floods created by modernised farming practices in the region, would create in the future great flood hazards for the city.

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- 2) In order to meet the situation created by such hazards, the following steps are recommended.
- i) The design of the drainage system of Delhi should assume a much higher run off coefficient than what was earlier assumed so that adequate safety factor is built into the system.
 - ii) Portions of the river may be allotted to be dredged by extracting sand so that the storage capacity of the river increases. Further wherever feasible, in low lying areas ponds or tanks may be created for storing rain water and to function as balancing of the drainage system.
 - iii) The drainage problem of Delhi should be studied in great depth in collaboration with the flood Organisations of Delhi and adjacent states in its regional dimensions and appropriate steps should be taken in the region in order to minimise the intensity of the flood problems of the city .
 - iv) The possibilities of building a siphon aqueduct at the mouth of the Najafgarh Drain so that the Najafgarh drain water is carried out across the river and drained into the river downstream at a feasible point.

RECOMMENDATIONS OF THE WORKSHOP ON
HEALTH & EDUCATION

Chairman: Prof. Mahale, Acting V.C. J.N. University.
Co-Chairman: Prof. Howart Hirt, Visiting Prof. of Geography.
Rep: Dr. O.P. Sharma, Director (Health)
Delhi Administration.
Mrs. Kamla Menon, N.C.E.R.T.

HEALTH CARE FACILITIES:

Health should not mean hospital care only but total health care as defined by World Health Organisation i.e. preventive, promotive, curative and Rehabilitation aspects with special emphasis on maternal and child health care. Family planning should occupy an important place in the total health programme.

There should be an equitable distribution of health care units for all citizens in the Union Territory within easy reach of their residence. Special efforts should be made to remove geographical imbalance. No facility additional beds should be added to existing health care units like large hospitals.

To achieve this objective it is essential that a single effective agency is created which will approve plans of all agencies engaged in health, care, decide locations of health care unit including hospitals, co-ordinate and regulate functioning of existing health care units. The agency will also device a mechanism with appropriate feed-back including private and Voluntary efforts which at present is not reflected in the health care planning for Delhi. Such an agency is absolutely essential if we have to achieve proper referral system and regionalisation of health care. This agency will also take up with the neighbouring states creation of identical health facilities having similar standards so that inflow of population for seeking health care in the Union Territory is minimised.

With appropriate emphasis on material and child health care, family planning, health education, preventive services e.g. immunization

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Couple with supply of safe drinking water requirements of hospital beds in Delhi is not likely to exceed 2.5, beds per thousands of population, norms approved by Delhi Administration, Health Ministry and Planning Commission. Additional 18,000 beds thus needed by the year 2001 A.D. should be created through 100 bedded hospitals capable of being raised to 200 beds. Hospitals of less than 100 beds and more than 200 beds are less economical and create management problems. Voluntary efforts should be encouraged to come forward and establish health care units including hospitals in such areas where these facilities are lacking. No beds should be created in sector where facilities already exist in excess of prescribed norms. These 100-bed hospitals should provide community health cover in true sense i.e. primary health cover to crèches, ICDS blocks etc. through chain of health care units; primary health care units, polyclinics. DDA through special appeals should provide land for health units where there is a felt need but land is not available due to variety of factors e.g. high density of population, construction etc.

In development of proper referral system it is essential that beside primary health units secondary and tertiary units are provided. At present secondary units i.e. diagnostic unit maternal and child health care centres and maternity homes are lacking specially in areas populated by low socio-economic groups. DDA should earmark land for these facilities. Yard sticks for such units exists as per norms of health Ministry which can be suitably modified for the needs of Delhi.

Norms should be identified for provision of gymnasium and other physical health and training activities in all the neighbourhood of the Union Territory. These facilities will be instrumental in maintaining high standard of physical fitness and this reduce need for units providing creative cover.

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EDUCATION

1. Educational facilities should be linked up with the size of population demand that; is to say every 15,000 population there shall be:

10 pre-primary schools in area of 0.5 - 0.75 ac.
4 primary schools in an area of 1.5-2.00 ac.
2 secondary schools in an area of 4.0-6.00 ac.

These standard although lower than these provided for in the first Master Plan, nothing should be done reduced them.

2. The unevenness in the availability of schools in each zone at each of the three stages and the college level should be removed in such a way that allocated space is utilised and additional space is provided for in terms of the present deficit; and provision of space for the increase in the next ten years, must be kept in mind.

3. Given that on the basis of the population projection for 2001 A.D. there should be a need for approx. 3,000 sites at the pre-primary level and same number of additional sites for the primary level and nearly 800 more sites at the secondary level. The provision for this need should be made in the Perspective Plan.

4. Given that the DDA now plans dwelling units and reserve sites for schools it should also consider handing over constructed school buildings rather than sites to those who are responsible for running schools. This will ensure the adherence to building norms and elimination of tented and semi-pucca and even badly structured buildings.

5. For a cluster of schools there should be provision for stadily gymnasia and Bal Bhawan because all co-curricular and extra-curricular activities cannot be managed in the school premises and within the usual timings of the school.

Contd...4

6. Under this special appeal it must be possible to provide social facilities particularly schools in areas where demand exists.
7. Uniform spread of college and work-cum-training facilities should be ensured in areas where the facilities are inadequate.
8. To increase the educational facilities in urban Delhi available to EWS, Government and Local body controlled schools should be increased from the present 50% at the middle and secondary stage to 100%. These schools should be provided with space for work-cum-training centres and child care facilities and play-ground space.

RECOMMENDATIONS OF THE WORK SHOP ON
TELE-COMMUNICATION, POLICE, FIRE, GAS
& MILK DISTRIBUTION

Chairman:

Shri R. Nagrajan, Dy. Gen. Manager,
Delhi Telephones

Co-Chairman:

Shri Amarjeet Singh, Post Chairman
PHD Chambers of Commerce.

Rep:

Shri Tondon, Addl. Commissioner(Police) Delhi
Prof. Ashish Bose, Delhi University.

(A) TELE-COMMUNICATION

1. The DDA should make available to the P & T Department new sites for building telephone exchanges, telephone offices, quarters for their staff etc. on a priority basis and not wait till the integrated development of the District Centres as visualised under the Master Plan is taken up. This will cut the delays in providing the telephone services.
2. The DDA may consider earmarking land in the District Centre plans for telephone, postal, police and other services together and allow these organisations to undertake plotted development. Very often security requirements for safe-guarding the telephone installations are of prime consideration, in the location of telephone exchanges. This should be kept in view.
3. The DDA should relax FAR and ground coverage rules to enable the P&T Department to meet their demands in crowded areas, because human occupancy is negligible in these cases.
4. There should be Utility Co-ordination meetings where representatives of P&T Department, DESU, DDA and allied organisations meet regularly in order to co-ordinate the future development plans more efficiently. For

contd...2

example, in view of the development of new technology in the field of electronic telephone exchanges, cable ducts etc., there is need to lay the path way well in advance, right from the planning stage.

- 5) There was a general demand on the part of the consumers for the quality of telephone service to improve in the foreseeable future. The Department should take into consideration the new demands of the national capital region. In particular, it was pointed out that one of the reasons for industrialists and others not giving to the ring towns in the NCR region was lack of instant communication. The telephone department could consider in their perspective plan the linking up of the ring towns within this region on a priority basis. It was further pointed out that as the NCR region has not quite crystallised, the P&T Department would await for concrete proposals from DDA in this regard.

(B)

POLICE & FIRE

1. The DDA was requested to allot land in new colonies to the police stations and police posts right at the initial stage. In this context, the need for earmarking suitable residential accommodation for the police personnel within the police station premises should be considered.
2. While planning for the fire stations, it should be advisable to locate them near the police stations as far as practicable.
3. An emphasis was laid by the Police Authorities on the need for improving telephone communication which could greatly contribute to the efficiency of the Police. In particular, a request was made to the P&T Department to look into the working and also give priority to the Police in the matter of telephone connections, maintenance etc. There was agreement that the police lines should be checked everyday.
4. In regard to the special requirements of high rise buildings for protection against fire, it was necessary to match the new demands of plots with the existing infra-structure in the fire stations.

contd...3

5. The question of traffic accidents etc. was discussed but recommendations were deferred to the next Seminar which will be specifically held on Traffic and Transportation.
6. It was pointed out because of the lack of playgrounds and other recreational facilities for the younger people, there was considerable crime which could be avoided through better planning by the DDA. Similarly, in regard to location of milk booths, the DDA could do more detailed planning which would avoid congestion in the narrow lanes of crowded areas and also encroachments on the foot-paths and streets.
7. The question of students indiscipline and the need for improving the quality of DTC also came for discussion but specific recommendations were deferred to the next Seminar.
8. In regard to the distribution of milk, it was recommended that new technology should be explored which preserves milk for a long time and the present network of distribution of milk could be minimised.
9. In regard to the supply of gas, the possibility of piped supply of gas and bio-gas should be explored in the context of development of new technology keeping in mind the requirements of pollution control.

REPORT OF GROUP 'A' STRATEGIES FOR DEALING WITH THE URBAN POOR

Chairman Dr. E. Sileazar

Programme Officer, North India,
UNICEF.

Co-Chairman Shri Vajpai, Secretary, Land,
Delhi Administration.

Representatives Shri Shekhar Singh, Reader, IIPA

Shri Ashok Lal Consulting Architect.

The Group 1st spent some time in defining what was meant by the urban poor. Definitions of quantitative nature based on income, and descriptive nature based on the sort of housing available were offered. It was decided to adopt a working definition where the urban poor were understood to be people who could not afford to rent or own houses in the present market system.

The suggestions for shelter solutions that came from the Group could be broadly classified under the following headings:

1. Considerations of finance

2. Considerations of location

1. Considerations of finance :

It was stressed that if housing was to be made available to the urban poor it must be at very cheap rates, and reasonable terms of payment. An example was given where it was possible to provide developed sites and serviced plots, with a built in sanitary core and developed plinth for one room: all for Rs. 2,700/-.

It was generally felt that, barring problems of location, such pricing would be acceptable for the urban poor. However, the quality of the services should not be below acceptable standards which otherwise imposes future liabilities on the maintaining agencies.

However, this did not mean that efforts should not be made in further reducing this cost especially through innovations in design and materials.

This price, the group was told, was without specific subsidy and any subsidy that existed was the result of cross subsidy in a larger housing programme. Cross subsidy could also be made in development programmes in general, not restricted only to housing programmes.

In so far as the availability of funds, with these urban poor, for going into such schemes, it was felt that if they were provided with security of tenure, perhaps in the form of ownership, this would be enough incentive and would develop in them the capacity to mobilize the required resources.

It was further felt that one way in which some of the pressures for housing the urban poor could be removed was by making it mandatory for every employer to provide housing to its employees. This would not only ensure that all workers in the organised sector got housing but would also be a deterrent to people from further setting up for expanding their business and other enterprises in metropolitan cities like Delhi. The suggestion for charging tax, for a similar purpose, was also considered but it was felt that it might not be as practical as the earlier suggestion.

2.

Location Policy :

- a. The group felt that efforts must be made to locate people as far as possible, near their places of work.

contd...3

- b. It was also felt that people should not be segregated into different economic classes but colonies should be developed where all the different economic classes live near each other. Many advantages of such a system were enunciated.
- c. It was pointed out that, while considering the question of location one must consider the question in terms of areas already developed separately from areas yet to be developed.
- d. The Group also felt that first priority should be given to the densification of Delhi, as it exists, and only there should new colonies on the periphery be developed.
- e. It was pointed out that, given the prevailing market forces, it was becoming more and more difficult to acquire land for the purpose of housing and urban poor. Even where the DDA managed to acquire the land, the market value of the land shot up so drastically that the gap between the real value and the official value became too much to sustain.
- f. It was also suggested that the earmarking of land for service personnel be enhanced, in keeping with the general thrust of employers providing land to employees. In fact, it was pointed out that even the existing allocation of land for this purpose had not been fully utilised. The group also felt that it must be ensured that this land is developed in a way such that it benefits the Group that it is intended for and not some one else.

GROUP B. REPORT OF THE WORKSHOP ON UNAUTHORISED COLONIES

Ch. Sh. B. Kambo Chief Planner;
Government of Rajasthan

Co. Sh. H.D. Shouria Chairman, Common Cause

Sh. D.D. Mathur Town Planner, MCD

Prof. N.S. Saini Prof. of Planning SPA, Delhi.

A. Statement of the Problem:

1. According to available statistics, there are presently nearly 2 lakh families in 612 unauthorised colonies in Delhi. According to the projections made in the DDA's working paper, the population in the unauthorised colonies may increase to about 4 lakhs by the year 2001 AD.
2. The reasons that brought about the development of unauthorised colonies range over a wide field which are well known. Primarily the causes have been hunger for housing and house plots developed over the years, non-availability of developed residential plots in adequate number for lower income group, political patronage to unauthorised construction etc. etc.
3. The group observed this nearly 20-25 percent of these unauthorised colonies had been built on government land. Thus the majority of these had came up on private land.
4. Surveys conducted of unauthorised colonies on government land have shown that nearly 80 percent of these could be regularised if slightly lower standards of planning and development were adopted.

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5. The group recognised that the population in these unauthorised colonies did not consist of the urban poor only or of the migrants from the rural areas. There were sizeable sections of the population who came from within the city and those who had promoted these unauthorised colonies.

B. Recommendations relating to existing unauthorised colonies

6. The group felt that certain positive criteria shall have to be laid down for accepting these colonies as permanent urban settlements. Such a criteria should be developed after conducting detailed surveys of these colonies as the problems may vary from colony to colony. This criteria should include building by laws, planning standards, environmental requirements, social and economic infrastructure etc.

7. Considering the magnitude of the problem and the number of people involved, the group felt that all unauthorised colonies up to certain date be regularised provided those satisfied the criteria laid down for the purpose.

8. There should be no discrimination between unauthorised colonies on government land and those on private land. All colonies should be examined and evaluated on similar norms.

9. Detailed surveys shall have to be conducted and plans prepared for each colony indicating structures on plot by plot basis and each colony plan judiciously examined.

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10. The group recognised that the criteria for regularisation of these colonies shall have to lower standard that prescribed by the Master Plan and the Building by laws.
11. In case of private colonies care shall have to be taken that the present residents benefit by the regularisation procedure and not the developer or the speculator.
12. Where areas meant for city level facilities have been built upon and alternatives for providing the same are not feasible, such part of the areas should necessarily have to be demolished and persons/families affected should be rehabilitated as near as possible.

C.

Financing development works - unauthorised colonies

13. The group felt that city level facilities and services should be provided one of the funds of central government/Delhi Administration/DDA/MCD/NDMC.
14. Expenditure required for all internal development within the colony area should be borne by the beneficiaries themselves. There need not be any subsidy in this regard.

D.

Future line of Action

15. The group strongly felt that it would be very inappropriate to consider that there would be inevitable expansion of the unauthorised colonies in the future also. There must be very strong political will not to prevent any more unauthorised construction otherwise this problem will be unending.

contd..4

16. There should always be available adequate developed land to meet the needs of all income groups more especially the lower income group at reasonable cost and in different parts of the city.
17. All vacant government land near these unauthorised colonies should be taken up for development on priority basis so that these areas are also not lost for all time to come.
18. Unauthorised construction and sale of unauthorised land should be made cognizable offence. The existing legislation should be immediately suitably amended.
19. Redevelopment of unauthorised colonies on a planned basis in the form of group housing or plotted development should be encouraged. Incentives should be provided for such an effort in the form of building material supply, services etc. This will improve environmental standards and provided better services.
20. Effective Administrative framework should be set up this may forestall development of any potential unauthorised colony.
21. Institutional framework should be established of all development agencies concerned that urban development programmes are regulated in a co-ordinated manner. This should especially include check on regulation of unauthorised sale deeds, water connection or power connection or construction of approach road to unauthorised building or colony.
22. There should be continues efforts through mass media to deducate the people against the proliferation of unauthorised construction against the sale/purchase of unauthorised plots for construction.

GROUP - C HOUSING IN TRADITIONAL AREAS

Chairman Prof. B. Ghosh, Director, S.P.A.

Co-Chairman: Shri B.S. Shafi, Chief Planner, TCPO

Rap. Shri G.D. Mathur, Architect Planner, TCPO

Prof. A. Moitra, Professor of Housing,
SPA, Delhi

Prof. Mrs. Narayani Gupta, Reader in History,
I.P. College, Delhi.

The historic evolution of Delhi is manifested in a number of cities which have transcended through age. Traditional areas are the ancient cities. There are number of sites in Delhi, like Shahjahanabad, Nizamuddin, Chirag-Delhi and Mehrauli which are, in fact, the sites of ancient cities. All these sites should be considered as a part of our urban heritage and should be conserved. Although the discussion focussed on Shahjahanabad, the recommendations apply equally to all other sites in Delhi.

In the Master Plan for Delhi 1961-81, parts of Shahjahanabad was designated to function as the Central Business District of Metropolitan Delhi, which resulted in intensive commercial development, traffic congestion and steady deterioration of the living environment. Unfortunately, the District Centre planned at Khyber Pass, which could have provided relief, was not built. The pedestrian-oriented network of the old city was not capable of meeting the traffic demand which resulted in congestion. The commercial use expanded beyond the main street frontage and traditional living areas were encroached upon.

The present trend indicated a fall in population, with rise in employment level. However, the decision by the Northern

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Railway to remove the goods yard from Delhi main station may act as an inducement to shift some of the wholesale functions from the old city, which can provide considerable relief. The Delhi Development Authority should seize this opportunity to remove incompatible wholesale functions and thus improve the present situation.

The character of pedestrian-dominated streets and lanes need to be restricted and maintained to retain the spatial coherence. This can be achieved by restraining traffic within the area. Traffic should be areally separated to create distinct traffic free precincts, streets which will allow a mixture of pedestrians and vehicles, and vehicular traffic only. ; In order to achieve this objective, traffic should be restricted to major peripheral roads of the city. For access to individual areas some form of intermediate transport system should be adopted. Within the areas no vehicular traffic should be allowed. The incompatible economic activities should be relocated outside these areas. The concept of District Centres need to be revised as Town Centres to accommodate activities which are incompatible in the traditional area.

The traditional areas grew in response to the climatic demand and material adaptation resulted in the form. The spatial character evolved is a part of the cultural heritage. It is necessary to conserve the spatial structure and the fabric of the structure not as museum pieces but as living habitat.

Therefore, it is necessary that the social services are delivered to these areas at the desirable level of standard. The areas of dilapidated buildings should be cleared and the space available should be used for community purposes.

In order to be able to preserve the traditional areas, they should be declared as conservation areas and separate legal frame-work should be formulated for them, which would

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allow flexibility. Special bye-laws are required to deal with each individual area so that their architectural and cultural heritage is conserved.

Redevelopment within these areas should conform to the architectural style, the building materials, proportions etc. so that they do not appear incongruous or incompatible to the urban scape of the area.

As an immediate measure, the unsightly advertisement hoardings should be removed and strict advertisement control imposed.

GROUP 'D' ROLE OF PRIVATE DEVELOPERS IN HOUSING

Chairman Dr. Robert Shaw, Secretary, Commonwealth Association of Planners.

Co-Chairman Shri V.P. Singh, P.H.D. Chamber of Commerce.

Rap. Shri V.V. Sara Nathan, President, Apex Association of D.D.A. Colonies.

 Shri J.C. Rao, Consultant-Housing Finance.

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The following points were agreed for discussion:

1. Scope for private development.
2. What form should it take ?
3. How should land be allocated for private development ?
4. What controls would be needed for satisfactory developments ?
5. Land Values and speculation.
6. Various forms of land tenure.
7. Is new legislation needed or any changes required in existing legislation ?

1. Scope for private development

It was felt that there is certainly scope for private development which has a specific role and which should be fostered as a means of increasing development provision and reducing public expenditure.

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2. What form should it take

In order to promote private development every facility should be provided to :

- (a) Set-up development co-operative societies, private sector agencies and individual developers.
- (b) assist the development of ; individual and group plots.
- (c) service land suitable for development, properly programmed in relation to resources.

3. How should the land be allocated to private development?

Land cannot be allocated unless it has been acquired. Excessive land values are seriously inhibiting development, placing house ownership beyond the resource of many people and consequently placing increasing burdens on local government. There is an urgent need for Government to develop equitable policies to enable land to be acquired and purchased as and when required by local authorities and private agencies.

The group did not come to any conclusion on arrangements for allocation of land and recommended that this subject is so important that it needs more discussion.

4. What controls would be needed for satisfactory development

Private development should conform in all respects to land use policies and all forms of development requirements as laid down by the local authorities.

5. Land values and speculation

Land speculation and the resultant high values are a form of inflation and are socially detrimental. To avoid excessive profiteering, a percentage of house/plot unit should be handed over to local authorities for their allocation and the remainder disposed of commercially by private developer. Which would ensure the achievement of social objectives.

6. Various forms of land tenure.

Sufficient time was not available to discuss this topic.

7. Legislation

Existing legislation regarding land acquisition and tenure should be reviewed. Land acquisition in Delhi was formulated by Government as long as 1961, regarding large scale acquisition, development and disposal of land. The group was of the opinion that government should now review these policies urgently in the light of experience.

GROUP 'E' - RECOMMENDATIONS OF THE GROUP ON HOUSING DESIGN AND STANDARDS :

Chairman Sh. J.P. Dube Chief Planner, Govt. of U.P.

Co-Chairman Sh. A. Bhardawaj Consulting Archt.

Rep. Prof. H. Bahri Professor of Housing SPA, Delhi

Prof. R.M. Verma Sociologist, Institute of Social Work.

Design and Planning :

i) The group noted the standards and concepts of housing as built by the DDA so far and was of the view that there was a need for more varied approach in terms of design, environment and construction system etc. to be used for future construction particularly; in view of the very large housing to be built by 2001.

ii) There was a need for new design concepts being evolved for evaluating existing housing which would be more in keeping with Indian Life Style and climatic conditions. It was also felt that there should be more flexibility in the houses to be built in future so as to cater to growing aspirations of the people, higher standards of living, with possibility of physical growth of the houses themselves by providing incremental housing.

iii) The group felt that the large sector of future housing may have to be in the form of high density, low rise pattern. In the case of EWS it should not exceed 2.1/2 to 3 storeyed, while in the case of LIG & MIG it should be in the form of four storeyed terraced houses. In the case of HIG housing, high rise buildings can be considered.

iv) In view of the growing need to conserve energy and service's infrastructure, new housing should be patterned as far

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as possible in self contained neighbourhoods. This would make it possible to use solar energy, bio-gas etc. in a more fruitful and effective manner. Such steps would also lead to a more pollution free environment for which there should be a major stress.

v) An evaluation of the DDA colonies gave an impression that mostly it tended to become monotonous, were repetitive and leading to the creation of an identical environment. The group felt that there is need for variety and improvement of aesthetic standards as far as possible.

vi) Since densification would be required in time to come to cater for the influx to immigrants, it is vital that the densification to be carried out in a balanced way vis-a-vis Walled City, Government land, DDA colonies and private lands, keeping in mind the infrastructure facilities.

Material and Technology :-

i) The group felt that massive housing programme which has been undertaken by the DDA was one of the rare cases, where new construction technologies and component pre-fabrication could have been undertaken. It is felt that now with higher labour cost, much larger construction in scale and the need for speedier construction for revolving funds, DDA must seriously consider inducting higher and progressive construction technologies for future constructions. This view was based on the fact that the major constraints envisaged for this building activity would be scarcity of conventional building materials, to the extent which would be required for such a programme. The group observed that in view of increasing prices, there was a need for adopting every conceivable measure to contain cost, while improving standards and qualities of construction.

ii) Taking such factors into consideration other countries have successfully introduced the concept of turn-key projects, whereby a more competitive situation is brought in by organisations offering to build housing on their own design, construction systems based on equipments available with them, higher efficiency and better project management, yielding

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cheaper cost of the end products. It would be worthwhile for the DDA to adopt such a turn key for a part of its construction and if found successful to enlarge it further.

Socio-economic :

- i) The group recommends that the existing rigid economic stratification of the city should be reduced and in the new projects, particularly those of large size a mixed housing system be used.
- ii) The group felt that the problem of section of the society which cannot even afford to buy a plot but who requires a house has been approached from different angles like providing a site on higher purchase basis and providing materials only at a subsidised cost for the houses to be built by the allottee through his own personal efforts or plots and some built houses being offered with skelton frame to be completed and finished by the allottee himself. It would be worthwhile for the DDA to explore housing by such means.
- iii) The group felt the strong need for creating an independent infrastructure of community personnel who would assist in creating better living standards, community life and management of the civic improvements.

Standards & Bye-laws :-

The group felt there is a need for reviewing all norms, standards and bye-laws to provide higher efficiency designing, construction technology and space utilisation.

C O N T E N T S

1. Introduction
2. Holding Capacity
3. The Exercise
 - a) Residential Development
 - b) Infrastructure
 - c) Employment & Transportation
4. Immediate Action
5. Annexures

POPULATION HOLDING CAPACITY OF THE EXISTING
URBANISED AREAS- (URBANISABLE LIMITS +
IMMEDIATE EXTENSIONS.)

I. INTRODUCTION

The population of Delhi as per 1981 census is 62 lakhs - 57.5 lakhs in urban areas and 4.5 lakhs in rural areas. The urban population of 57.5 lakhs is divided as under:-

- i) Urban population within the urbanisable limits fixed as per Master Plan, 1962-82 and immediate extensions - 55 lakhs.
- ii) 20 settlements (refer appendix-I) declared as towns as per 1981 census outside the urbanisable limits - 2.5 lakhs.
- iii) Population of Narela and Najafgarh - 42,400

Population projections for Delhi upto 2001 A.D. have been worked out by the Perspective Planning Wing with the help of Registrar General, Census of India and are as given below:-

- i) Urban population - 122 lakhs
- ii) Rural population - 6 lakhs.

To accommodate the urban population of 122 lakhs, two prong strategy as already discussed and accepted is (i) to increase the holding capacity of the areas within the existing urbanisable limits and its immediate extensions; and (ii) extension of the urbanisable limits.

II. HOLDING CAPACITY EXERCISE

Holding capacity of the areas within the existing urbanisable limits would depend on:-

- i) Residential developments and their potential for higher absorption.
- ii) Availability/possibility of infrastructure- physical and social.
- iii) Employment areas/centres capacity/potential.
- iv) Transportation net work

LEVELS OF STUDY

The holding capacity exercise in case of the above 4 factors is conducted at suitable levels as given below:-

1. Residential developments potential- sub-zonal level.
2. a. Infrastructure- Social-Zonal as well as division level.
b. Infrastructure - Physical- at division level.
3. Work Centres- Division level and city level.
4. Transportation- City level.

III. THE EXERCISE

RESIDENTIAL DEVELOPMENT

The population holding capacity in the context of residential developments has been worked out in the following manner zone by zone:

Step 1: Identification of different types of housing developments

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: - 3 - :

i.e. (i) regular plotted
(ii) re-settlement (iii) unau-
thosed (iv) villages (v) trad-
itional (vi) group housing.

Step 2: Comparision with existing census
population 1981

Step 3: Working out housing potential
at sub-zonal level. This has
been worked out based on the
following criteria:

1. In case of regular plotted
development as per Master Plan
standards and considering
additional unit at Barsati
levels.
2. In case of re-settlement colonies
@ 250 persons per acre as
planned.
3. In case of unauthorised colonies
150 to 250 persons per acre
depending on the types of
development where the existing
population is higher the
same has been adopted.
4. In case of urban villages @
150 persons per acre.
5. Group housing as planned.
6. Infill areas @ 200 persons
per acre gross.

Step 4: Integration of the population
at zonal and division level.

Based on the above criteria, holding
capacity has been worked out zone by
zone integrated into division as given

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in the appendix-II. Division-wise abstract is given as under:-

Division	Population in Existing urbanised areas.		
	Census 1981	Holding Capacity 2001.	Proposed 2001
Saturated			
A	622207	514700	514700
Marginal Potential			
B	567804	630000	6175600
C	530847	685500	659800
Higher Potential			
D	561861	861269	801800
E	1010880	1823700	1647700
F	822200	1324675	1226900
G	868277	1489600	1369100
H	517687	1865270	1597900
Total	5501763	9191305	8435400

INFRASTRUCTURE

In the most of the zones potential population and as proposed is higher compared to the population as per Master Plan 1962-82. This would need corresponding increase in the physical and social infrastructure of lower order like schools, parks

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etc. to cater at the zonal level while higher order like hospitals, colleges and bigger parks at the division level. Also the physical infrastructure like water supply, sewerage, drainage, electricity, etc. would need to be worked out at the division level for catering at zonal and sub-zonal level. Zone by zone exercise integrated at division level is being conducted for all the divisions. (The exercise for Division 'F' which has been completed are given in the appendix-III).

To accommodate the population proposed in 2001 in Division 'F', the extension of infrastructure would be required as given below:-

1. Social Infrastructure - Education & Health.

Lower Level:

Social Infras- tructure	Exist- ing No.	Present Defici- ency.	Additional require- ment for 2001.
Primary Schools	163	Nil	102
Middle/ S.S. Schools	82	28	67
Dispen- saries	42	Nil	26
		7/-

2. Physical Infrastructure:

Physical Infrastr- ucture.	Existing	Present Defici- ency.	Additional requirement for 2001.
Water Supply	46 MGD	20 MGD	60 MGD
Power	210.0 Million Unit/ Year	-	170 Million Unit/year.
Solid Waste.	About 420 T/d produced.	-	About 270 T/d.

Besides the above, there are other distributive infrastructure needed would be milk, gas etc.

Infrastructure proposed is based on the modified standards discussed with the various departments and under finalisation.

It is extremely important that at this stage sites, land reservations for this infrastructure is immediately done otherwise it may create a complete imbalance.

EMPLOYMENT AND
TRANSPORTATION

On 35% participation rate and considering the floating working force the total employment for the year 2001 works out to 48 lakhs. The new employment centres as well as the development of existing

....8/-

employment centres has been considered to provide for this working force and structure plan on that basis is being prepared separately. To cater to the work on the basis of the employment centres thus proposed and holding capacity of 84 lakhs within the urbanisable limit with its extensions and about 40 lakhs in new extension a transportation system is also being worked out.

IV. IMMEDIATE ACTIONS

The above frame work has been prepared for:

(1) testing this plan for the infrastructure i.e. water supply, sewerage, drainage, electricity and transportation net work. It may be pointed out that the M.C.D. immediately needs such exercise for (i) the distribution of water supply in trans yamuna through the new water treatment plant and (ii) expansion of the sewerage treatment plant at Okhla.

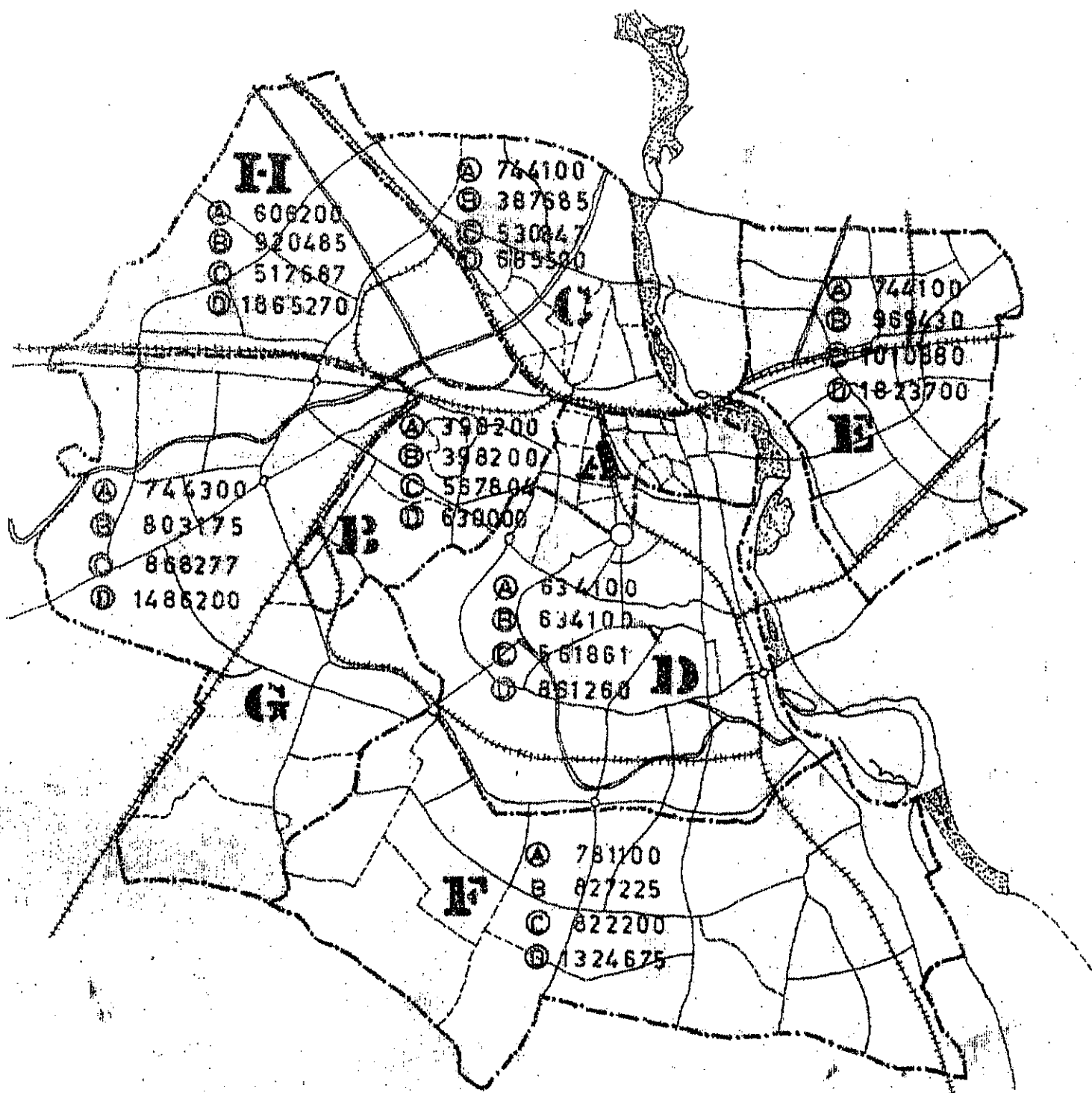
(2) Reservation of land for social infrastructure of lower and higher order to cater to the housing potential identified to avoid likely serious imbalance.

Annexures

C O N T E N T S

1. List of towns given as per census.
2. Proposed population - 2001 z
Zone by zone integrated into division.
3. A. Existing infrastructure physical &
social in F- Planning Division.

B. Requirement of infrastructure -
physical & social in F- Planning
Division.



DIVISION	A	POPULATION
(A)	322600	— MASTER PLAN
(B)	322600	— REDENSIFICATION
(C)	622207	— CENSUS 1981
(D)	514700	— HOLDING CAPACITY 2001

POPULATION — 1981 CENSUS

PRESENT LIMITS — 55 LAKHS

EXTENDED LIMITS — 2.5 LAKHS

NAJAFGARH AND — 42401

NARELA

DPD 1981-2001	HOLDING CAPACITY	UNIT - SHELTER PERSPECTIVE PLANNING WING DELHI DEVELOPMENT AUTHORITY
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APPENDIX - I

LIST OF TOWNS GIVEN AS PER CENSUS 1981 IN EXTENDED
URBANISABLE LIMITS:-

1. Bhalswa Jhangir Pur
2. Shame Pur
3. Ali Pur
4. Mandoli
5. Babar Pur
6. Gokal Pur
7. Tigri
8. Deoli
9. Rajokri
10. Malar Band
11. Nagloi Jat
12. Palam
13. Nazir Pur
14. Nagloi Sayed
15. Binda Pur
16. Boshan Pura Alias Dichan Kurd
17. Bijwasan
18. Bawana
19. Pooth Khurd
20. Phelad Pur Bengal

List of Towns in present urbanisable limits:

1. Kotla
2. Jafarabad
3. Tigri
4. Mahipal Pur
5. Chhatarpur
6. Lado Sarai
7. Sultan Pur Majra

...

APPENDIX - II

PROPOSED POPULATION - 2001 A.D.

ZONE BY ZONE INTEGRATED INTO PLANNING DIVISIONS

Part - I	Potential Divisions D, E, F, G & H.
Part - II	Marginal Potential Divisions B & C.
Part - III	Saturated Division A.

PART I
POTENTIAL DIVISIONS D, E, F, G & H.

PROPOSED POPULATION:

	Census 1981	Holding Capacity	Population 2001
Division D	5,61,861	8,61,260	8,01,800
Division E	10,10,880	18,23,700	16,47,700
Division F	8,22,200	13,24,675	12,26,900
Division G	8,68,277	14,89,600	13,69,100
Division H	5,17,687	18,65,270	15,97,100
TOTAL	37,81,205	73,64,505	66,43,400

PLANNING DIVISION 'D'

Zone	Census 1981	Holding Capacity	Population 2001
D-1	G E T Y C E N T R E		Marginal
D-2	33,970	57,250	52,594
D-3	19,701	66,500	54,140
D-4	19,411	25,800	24,523
D-5	39,898	47,265	45,792
D-6	Ridge	--	--
D-7	2,000	2,500	2,500
D-8	C E N T R A L	V I I S T A	--
D-9	6,600	11,400	11,400
D-10	3,706	7,300	7,300
D-11	14,130	40,000	34,826
D-12	18,200	56,470	48,816
D-13	29,300	34,600	33,540
D-14	--	--	--
D-15	33,926	40,800	39,425
D-16	--	--	--
D-17	36,307	38,000	38,000
D-18	38,035	40,000	40,000
D-19	45,253	50,000	50,000
D-20	1,55,354	1,65,000	1,63,070
D-21	66,070	1,78,375	1,55,914
Total:	5,61,861	8,61,260	8,01,840

PLANNING DIVISION 'E'

Zone	Census 1981	Holding Capacity	Population 2001
E-1	2,17,453	2,20,000	2,20,000
E-2	56,676	60,000	60,000
E-3	1,28,695	1,35,000	1,33,979
E-4	60,000	71,050	68,840
E-5	19,240	36,200	32,808
E-6	13,000	87,450	72,560
E-7	30,000	43,650	40,920
E-8	80,000	85,000	84,000
E-9	10,000	22,800	20,240
E-10	4,000	65,900	53,520
E-11	6,000	96,000	78,000
E-12	84,492	1,60,200	1,45,058
E-13	47,889	87,050	79,218
E-14	1,33,598	1,52,000	1,48,320
E-15	5,788	82,200	66,920
E-16	48,000	93,800	84,640
Total:	9,46,027	14,98,300	13,89,023
Patparganj Complex	50,239	2,50,000	2,10,050
Gokulpur	14,614	75,400	48,625
Total:	10,10,880	18,23,700	16,47,698

PLANNING DIVISION 'F'

Zone	Census 1981	Holding Capacity	Population 2001
F-1	38,215	54,040	50,875
F-2	1,12,561	1,35,800	1,31,152
F-3	65,529	1,20,690	1,09,658
F-4	57,659	71,805	68,975
F-5	73,678	2,00,000	1,74,736
F-6	21,996	33,350	31,080
F-7	24,663	29,160	29,160
F-8	17,000	20,000	20,000
F-9	97,685	1,88,090	1,70,010
F-10	55,852	1,04,225	94,550
F-11	16,900	20,380	20,380
F-12	42,935	54,820	52,443
F-13	D E F E N C E		
F-14	8,564	11,065	11,065
F-15	22,742	28,240	27,140
F-16	34,955	1,00,160	87,120
F-17	1,02,000	1,08,500	1,07,200
F-18	12,500	19,325	17,960
Total:	8,05,434	12,99,650	12,03,504
Population in extended urbanisable limits.	16,766	25,025	23,376
Grand total:	8,22,200	13,24,675	12,26,880

PLANNING DIVISION 'G'

Zone	Census 1981	Holding Capacity	Population 2001
G-1	34,844	40,000	40,000
G-2	54,377	74,000	70,075
G-3	57,881	60,000	60,000
G-4	16,840	33,200	29,928
G-5	C A N T O N M E N T		
G-6	C A N T O N M E N T		
G-7	C A N T O N M E N T		
G-8	1,40,349	1,90,700	1,80,627
G-9	66,106	1,17,715	1,07,393
G-10	53,426	1,02,780	92,910
G-11	C A N T O N M E N T		
G-12	C A N T O N M E N T		
G-13	1,24,216	2,14,540	1,96,475
G-14	1,42,009	1,67,515	1,62,414
G-15	C A N T O N M E N T		
G-16	13,136	1,06,000	87,427
G-17	36,800	2,42,900	2,01,680
Cantonment	90,663	1,00,000	1,00,000
Total:	8,30,647	14,49,350	13,28,929
Population in extended urbanisable limits	37,630	40,220	40,219
Grand Total:	8,68,277	14,89,570	13,69,148

PLANNING DIVISION 'H'

Zone	Census 1981	Holding Capacity	Population 2001
H-1	66,226	70,000	70,000
H-2	1,02,979	1,09,800	1,09,800
H-3	96,181	1,32,580	1,25,300
H-4	30,683	73,000	64,536
H-5	53,286	2,38,740	2,01,650
H-6	14,899	1,52,860	1,25,267
H-7	--	--	--
H-8 (Part)	87,481	1,58,290	1,44,128
Total:	4,51,735	9,35,270	8,40,681
Rohini	22,000	8,50,000	6,84,400
Sultanpuri	43,952	80,000	72,800
Grand Total:	5,17,687	18,65,270	15,97,881

PART II

MARGINAL POTENTIAL DIVISIONS B & C

PROPOSED POPULATION:

	Census 1981	Holding Capacity	Population 2001
Division B	5,67,804	6,30,000	6,30,000
Division C	5,30,547	6,85,500	6,59,800
TOTAL	10,98,351	13,15,500	12,89,800

PLANNING DIVISION 'A'

Zone	Census 1981	Holding Capacity/ Population 2001
A-1	12,698	13,000
A-2	46,419	40,000
A-3	6,000	20,000
A-4	--	--
A-5	6,861	8,000
A-6	75,556	75,000
A-7	12,627	7,000
A-8	--	--
A-9	19,139	12,000
A-10	49,139	30,000
A-11	9,500	6,000
A-12	22,548	12,000
A-13	40,606	35,000
A-14	30,404	26,000
A-15	20,006	10,000
A-16	51,201	40,000
A-17	40,000	38,000
A-18	18,559	15,000
A-19	11,928	6,000
A-20	39,740	40,000
A-21	9,000	4,000
A-22	49,276	38,000
A-23	40,284	30,200
A-24	--	--
A-25	4,500	5,000
A-26	6,216	4,500
Total:	6,22,207	5,14,700

PART III

SATURATED DIVISION A

PROPOSED POPULATION:

	Census 1981	Holding Capacity/ Population 2001
Division A	6,22,207	5,14,700

PLANNING DIVISION 'B'

Zone	Census 1981	Holding Capacity/ Population 2001
B-1	67,128	71,000
B-2	1,59,887	1,65,000
B-3	33,179	50,000
B-4	58,764	84,000
B-5	Military & Institutional.	
B-6	1,75,377	1,80,000
B-7	73,469	80,000
Total:	5,67,804	6,30,000

PLANNING DIVISION 'C'

Zone	Census 1981	Holding Capacity	Population 2001.
C-1	31,356	32,000	32,000
C-2	4,526	6,000	6,000
C-3	17,900	20,000	20,000
C-4	2,000	3,500	3,500
C-5	24,722	33,000	31,344
C-6	26,247	28,500	28,500
C-7	6,542	7,000	7,000
C-8	7,100	8,000	8,000
C-9	25,844	30,000	30,000
C-10	40,558	45,000	45,000
C-11	Ridge	--	--
C-12	2,500	4,000	4,000
C-13	26,502	30,500	30,500
C-14	25,195	35,000	33,039
C-15	44,263	80,000	72,853
C-16	11,136	12,000	12,000
C-17	53,000	60,000	58,600
C-18	38,067	40,000	40,000
C-19	42,104	50,000	48,421
C-20	1,01,285	1,61,000	1,49,057
Total:	5,30,847	6,85,500	6,59,814

APPENDIX - IIIA

Table - 1

EXISTING INFRASTRUCTURE- PHYSICAL & SOCIAL IN PLANNING DIVISION 'F'

Planning Zone	Population 1981	P.S. 3.	M.S. 4.	S.S. 5.	College 6.	Uni. 7.	Ins 8.	Dis. 9.	Hosp. 10.	NA. 11.	MCW 12.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
1	38214	5	-	2	1	-	-	-	1	5	2
2	112561	16	1	4	1	-	-	3	-	7	2
3	65529	17	2	3	2	-	3	3	2	-	2
4	57659	7	1	7	1	-	1	5	1	5	-
5	73678	19	6	15	-	-	-	9	1	-	1
6	21996	3	-	-	5	-	-	2	-	-	1
7	24663	8	1	2	-	1	1	1	-	-	5
8	17000	3	-	-	1	-	-	1	-	-	-
9	97685	10	3	5	2	-	-	3	1	1	2
10	55852	18	5	4	1	-	2	4	1	-	2
11	16900	7	-	4	2	-	1	1	1	-	-
12	42935	5	1	3	1	1	1	1	-	-	-
13	--	-	-	-	-	-	-	-	-	-	-
14	8564	-	-	2	-	-	-	1	-	-	-
15	22742	5	2	2	-	-	-	2	1	-	-
16	34955	3	1	-	-	-	-	-	-	-	-
17	118766	30	2	4	1	-	2	5	-	-	-
18	12500	7	1	1	-	-	-	1	-	-	-
19	--	-	-	-	-	-	-	-	-	-	-
Total:	822200	163	26	56	19	2	11	42	9	18	17

Total Water Supply in 'F' Planning Division = 46 MGD

Total Power Supply in 'F' Planning Division = 210 million Units/year.

Table - 2

EXISTING INFRASTRUCTURE PHYSICAL & SOCIAL IN PLANNING DIVISION 'F'

Planning Zone	Population 1981	P.P.	P.O.L.P.S.	H.C.	Jais	F.P.	F.S.	Milk M.D.	DMS	G's
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
1	38214	1	-	-	-	-	-	1	1	-
2	112561	2	-	-	-	-	-	13	7	8
3	65529	-	2	-	-	-	-	9	24	2
4	57659	-	-	b-1	-	-	-	2	13	4
5	73678	1	-	a-1	-	-	-	9	38	2
6	21996	1	1	c-1	-	-	-	-	4	2
7	24663	1	-	-	-	-	-	-	-	-
8	17000	1	-	-	-	-	-	1	-	-
9	97685	1	1	-	-	-	-	14	14	-
10	55852	1	-	-	-	-	-	6	4	4
11	16900	-	-	-	-	-	-	-	2	-
12	42935	-	1	-	-	-	-	6	2	1
13	--	-	-	-	-	-	-	-	-	-
14	8564	-	-	-	-	-	-	-	-	-
15	22742	-	1	a-1	-	-	-	2	-	-
16	34955	-	-	b-1	-	-	-	-	-	-
17	118766	-	-	-	-	-	-	2	3	-
18	12500	-	-	-	-	-	-	-	-	-
19	--	-	1	a-1 b-1 c-1	-	-	-	-	-	-
Total:	822200	9	7	8	-	-	-	65	112	25

a = Depot. b = Civil Defence c = Divisional.

Table - 3

EXISTING INFRASTRUCTURE- PHYSICAL & SOCIAL IN PLANNING DIVISION 'F'

Planning Zone	Population 1981	P & T	Telephone Exchange	Dust Bin	Solid Waste Dalao
1.	2.	3.	4.	5.	6.
1	38214	2	-	-	-
2	112561	8	1	23	-
3	65529	-	-	29	-
4	57659	5	1	29	-
5	73678	12	-	63	-
6	21996	1	-	9	-
7	24663	1	1	-	-
8	17000	1	-	8	-
9	97685	2	-	35	-
10	55852	3	-	33	-
11	16900	1	-	-	-
12	42935	2	-	24	-
13	--	-	-	-	-
14	8564	-	-	-	-
15	22742	-	-	1	-
16	34955	-	-	13	-
17	118766	2	-	3	-
18	12500	2	-	-	-
19	--	2	-	-	-
Total:	822200	44	3	270	-

Planning Zone	Population 2001	P.S. M.S. + S.S.	E d u c a t i o n	College	Uni.	Ins	Dis.	Hosp.	Health	IH	GH
1.	54040	12	12	-	-	-	-	3	-	-	2
2.	135800	27	27	-	-	-	-	7	1	-	2
3.	120690	24	24	-	-	-	-	6	1	1	2
4.	71805	15	15	-	-	-	-	3	-	-	2
5.	200000	54	54	-	-	-	-	10	1	-	2
6.	33350	6	6	-	-	-	-	2	-	-	2
7.	29160	6	6	-	-	-	-	1	-	-	2
8.	20000	4	4	-	-	-	-	1	-	-	2
9.	183090	51	51	-	-	-	-	9	2	1	4
10.	104255	21	21	-	-	-	-	5	1	-	2
11.	20380	4	4	-	-	-	-	1	-	-	2
12.	54820	12	12	-	-	-	-	3	-	-	2
13.	-	-	-	-	-	-	-	-	-	-	-
14.	11065	2	2	-	-	-	-	1	-	-	1
15.	28240	6	6	-	-	-	-	1	-	-	2
16.	100160	21	21	-	-	-	-	5	1	1	2
17.	133525	27	27	-	-	-	-	7	1	-	2
18.	19325	4	4	-	-	-	-	1	-	-	2
Total	1324675	296	296	9	1	-	66	8	3	35	

Table-2

REQUIREMENT OF INFRASTRUCTURE- PHYSICAL & SOCIAL IN PLANNING DIVISION 'F'

Planning Zone	Population 2001	Police		Fire		Milk		Gas		
		P.P.	P.S.	H.G.	Jails	F.P.	F.S.	M.D.	DMS	Godown
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
1.	54040	2	1	1	-	1	-	6	-	3
2.	135800	2	1	1	-	-	1	14	-	6
3.	120690	2	1	1	-	-	1	12	-	6
4.	71805	2	1	1	-	1	-	8	-	4
5.	200000	4	2	2	-	1	1	20	-	10
6.	33350	1	-	-	-	-	-	4	-	2
7.	29160	1	-	-	-	-	1	2	-	1
8.	20000	1	-	-	-	-	-	2	-	1
9.	183090	4	2	2	-	-	1	18	-	9
10.	104255	2	1	1	-	-	1	20	-	5
11.	20380	1	-	-	-	-	-	2	-	1
12.	54820	1	1	1	-	1	-	6	-	3
13.	-	-	-	-	-	-	-	-	-	-
14.	11065	1	1	1	-	-	-	10	-	1
15.	28240	1	-	-	-	1	-	3	-	2
16.	100160	2	1	1	-	-	1	10	-	5
17.	133525	2	1	1	-	-	1	13	-	7
18.	19325	1	-	-	-	-	-	2	-	1
Total	1324675	30	13	13	1	5	8	142	-	67

Table No. 3

REQUIREMENT OF THE INFRASTRUCTURE- PHYSICAL & SOCIAL PLANNING DIVISION 'F'

Planning Zone	Population 2001	P & T PO	HPO	Telephone Exchange	Dust Bins	Solid Waste De-lao
1.	2.	3.	4.	5.	6.	7.
1.	54040	2	-	-	24	6
2.	135800	5	1	-	56	14
3.	120690	5	-	-	43	12
4.	71305	3	-	-	28	7
5.	200000	8	1	-	30	20
6.	33350	1	-	-	12	3
7.	29160	1	-	-	12	3
8.	20000	1	1	-	8	2
9.	183090	7	-	-	76	19
10.	104255	4	-	-	44	11
11.	20380	1	-	-	8	2
12.	54320	2	-	-	24	6
13.	-	-	-	-	-	-
14.	11065	1	1	-	4	1
15.	28240	1	-	-	12	3
16.	100160	4	-	-	40	10
17.	133525	4	-	-	52	13
18.	19325	1	-	-	8	2
Total	1324675	51	4	3	536	134

MIXED LAND USE

PERSPECTIVE DEVELOPMENT PLAN
DELHI - 2001.

April, 1982.

PERSPECTIVE PLANNING WING
DELHI DEVELOPMENT AUTHORITY.

MIXED LAND USE

PERSPECTIVE DEVELOPMENT PLAN - 2001

INTRODUCTION The Master Plan for Delhi, 1962-82 divided the Union Territory of Delhi into 24 use zones and within each use zone there is a list of permitted, permissible and prohibited uses. During the Plan implementation period within the prescribed use zone specification and the regulations, the developments have not found to be fully responsive to the socio-economic needs of the community and in fact in large areas mixed uses have come up to cater to these forces specially in low income communities. Thus the idea of the mixed land use has been accepted in principle and mixed use has been identified as one of the sub-objectives of the Perspective Development Plan as re-produced below:-

"To introduce the concept of compatible, incompatible and mixed land use, with a view to provide greater flexibility in enforcing the land use pattern".

ASPECTS Positive and negative aspects of the mixed land use are observed to be --
Positive aspects:

1. Provides felt needs of the communities within the living areas nearer to home.
2. Provides income earning opportunities as well as additional income, specially to the lower income communities which cannot compete in the normal market forces in segregated use zones.

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3. It is conducive to high intensity development and balanced utilisation of land by reducing the wide gap between day and night densities. Imparting conditions and sense of environmental security.
4. To a reasonable extent it creates conditions of balance transportation system and reduction in journey to work place.
5. It creates conditions to bring in stability in land values.

Negative aspects: .

1. It tends to bring in vehicular traffic and create conditions for de-generation of residential environment.
2. With freedom to allow commercial use in residential areas it tends to concentrate in central areas creating serious imbalances; e.g. walled city.
3. Reduce available supply of residential accommodation.
4. Benefits of higher economic activity in space which should go to the public in this case accrues more to the private.

Thus it will be seen that allowing of mixed use means balancing the positive and the adverse effects of the mixed land use. With this in view a study has been conducted by the Perspective Planning Wing of the DDA for certain areas in Delhi.

SURVEYS

The surveys conducted are:-

1. Land use survey to indicate the predominance in the mixing of the uses.
2. Census of mixed use activities in the identified different types of residential developments.

.....3/p

3. Detail survey of 25 to 30 per cent of the mixed uses to (i) identify the income group of the population involved (ii) reasons for starting the activities (iii) types of activities and its areas (iv) floors location.
4. Performance of the activity based on observations and interviews.

This study for different residential developments is being carried division by division and the surveys for Division 'F' have been analysed.

The mixed use surveys indicates:-

1. There is a larger extent of mixed use in plotted development compared to group housing. Refer table below:-

<u>Type of Residential Developments</u>	<u>%age of Mixed use</u>
I. <u>Plotted Housing</u>	
a) Malviya Nagar	6
b) Kalkaji	6
c) Safderjung Enclave	2
d) Vasant Vihar	0.4
II. <u>Unauthorised Housing</u>	
a) Govindpuri	18
b) Govindpuri Extn.	34
III. <u>Resettlement Housing</u>	
Dakshinpuri	5
IV. <u>Group Housing</u>	
a) Sheikh Sarai	4
b) Munirka	1

.....4/p

2. Most of the families involved in the mixed use are low income.

Income Range	Percentage
0 - 500	35.0
501 - 800	25.0
801 - 1200	18.0
1201 - 2000	14.5
Above 2,000	5.5
No response	2.0

3. In case of lower income communities mixed use is mainly to provide shops for immediate needs of the community while in case of higher income group mainly professional, consultancy and other offices which provide for outside the community. Refer table A & B below:-

Table - A

Type of Activity (in %age)	PLOTTED HOUSING			
	Malviya Nagar	Kalkaji	Safderjung Enclave	Vasant Vihar
Retail Shop	70	.65	2.88	--
Services (Personnel + Repair)	17	17	0.96	--
Professional Consultancy, Banks, Guest Houses and other offices	8	8	84.61	94
Institutional (Educational)	2	4	7.69	6
Industry	8	8	2.88	--
Misc.	1	-	0.96	--

..... 5/p

Table - B

Type of Activity (in %age)	Unauthorised Housing		Resettle ment Housing Dakshin Puri	Group Housing	
	Govind Puri	Govind Puri Extn.		Sheikh Sarai (Janta, LIG)	Munirka (MIG)
Retail shops	48	84	68	40	22
Services (personnel + Repair)	21	8	18	19	--
Professional Consultancy, Banks, Guest Houses and other offices.	6	2	11	22	72
Institutional (Educational)	0.44	2	2	19	6
Industry	23	2	1	--	--
Misc.	1.54	2	--	--	--

a) In case of larger right of ways and larger plots, the mixed uses of the following nature:-

1. Offices.
2. Banks
3. Guest Houses.
4. Rest-aurants.
5. Institutions.

b) In case of smaller right of ways and smaller plots, there are mainly shops and small house-hold industries with varying conditions between them. The above are the indication of the possible solutions/proposals being prepared.

..... 6/-

The above survey is indicative of the need that mixed land use permission need to have detailed regulatory frame considering the type of development, the road right of ways, plot size and extent.

FOR OFFICIAL USE
RESTRICTED CIRCULATION

MASTER PLAN AMENDMENTS
1962- February 1982

PERSPECTIVE DEVELOPMENT PLAN
DELHI - 2001

April, 1982.

PERSPECTIVE PLANNING WING
DELHI DEVELOPMENT AUTHORITY.

MASTER PLAN AMENDMENTS - 1962-1982.

Delhi Master Plan was enforced in September, 1962 as per Delhi Development Act, 1957. According to this act, modifications in the plan are envisaged under Section 11-A (refer appendix) In the Advisory Council meeting held in September, 1981 it was decided to analyse the nature of the amendments to the Master Plan carried out in the last 2 decades.

During the last two decades 81 notifications for amendments have been issued to make 148 amendments thus with time the amendments have increased. Refer table below

MASTER PLAN
AMENDMENT IN
TIME

Year	No. of notifications	No. of amendments.
Before 1965	Nil	Nil
1965-70	9	23
1971-76	23	50
1977-82	49	75
Total	81	148

..../-

Classification of amendment:

Amendment in the Master Plan in the last two decades have been classified in the following table.

Amendments	No.
A) Changes in Land use	103
B) Modifications in zoning regulations, FAR, Density, Coverage, population, area, etc.	37
C) Misc.modifications	4
D) Changes in road alignment/circulation system.	4

LAND USE MODIFICATIONS:

148 changes between the land uses have been classified(Refer Table in appendix-II).

It would be seen that most the modifications have been done to change the Recreational land use and residential land use to other uses (Refer table below).

Land use	Modifications from recreational land use to other uses	Modifications from residential land use to other uses.
to Residential	7	Nil
to Commercial	2	10
to Industrial	2	Nil
to Government	Nil	5
to Public & Semi Public	17	9
to recreational	Nil	2
to Circulation	1	1
Total	29	27

: - 3 - :

From recreational the change is mostly to Public & Semi Public facilities and in case of Residential the change is to commercial and Public & semi Public Facilities.(Refer table below).

Land Use	Modifications from other uses to Public & Semi Public facilities	Modifications from other uses to Public & Semi public facilities.
From Residential	9	10
From commercial	3	1
From Industrial	2	2
From Government	2	Nil
From Public & semi public	2	3
From recreational	17	2
From Agricultural	1	Nil
Total	37	20

The modifications carried out so far, in the Master Plan infact do not provide full picture of the situation because a large number of modifications have taken place on site but the Master Plan has not been amended to, however, it provides an indication of the situation.

.....4/-

ZONING REGULATIONS
MODIFICATIONS

Modifications in zoning regulations although fewer compared to land use are highly significant and these modifications in fact give us an important clue indications of the socio-economic forces.

Some of the important amendments are discussed as below:-

i) Change in the Master Plan density

Soon after the Master Plan enforcement it was felt that the density pattern in the Master Plan was not catering to the housing development needed in response to the socio-economic needs of the population, therefore, as early as 1968 a study for the amendment of density was started and final amendment came in the Master Plan in 1976. In this, basically the density have been increased by almost 50 percent in the periphery areas in view of the need of smaller units and also the need of low rise high density residential areas. In case of resettlement areas a much higher density of about 250 persons per acre has been achieved to cater to that situation.

.....5/-

: - 5 - :

ii) Reduction of plot size:

As per Master Plan, the minimum plot size was to be 125 sq.yds. and in special circumstances for low income group to be of 80 sq.yds. During the Master Plan period this minimum plot size had to be reduced twice first in 1975 to 40 sq.yds and further to 25 sq.yards. This is a further indicative of the pressure on land. Shelter Unit of the Perspective Planning Wing of the DDA is conducting studies for the minimum size of plot to be ^{considered} adopted in the next two decades also. ^{the} Indian Standard Institution Standards and other research available.

iii) Amendments in the plot size in the industrial areas:-

As per Master Plan, the minimum size of industrial plot in light industrial area is 400 sq.yds. and in extensive industrial area 1210 sq.yds. . Although Master Plan has not taken place, but the Authority has resolved and infact have provided plots of 200 sq.yds. in light industrial areas and of 400 sq.yds. in the extensive areas. This is because of the felt need of the industrial sector. This is further indicative of the need of the smaller plot size in the industrial area for which the present survey by the P.P.W. is fully INDICATIVE.

....6/-

iv) Change in coverage and FAR in commercial areas:

Modifications in the coverage, FAR and parking standards in the commercial areas have been done when a special exercise for the New Delhi areas for Connaught Place was conducted in 1973 and 1975 mainly with a view for a better environment and urban form in those areas.

APPENDIX- I

Modifications to the Master Plan and the Zonal Development Plan.

- 11A. (1) The Authority may make any modifications to the Master Plan or the zonal development as it thinks fit, being modifications which, in its opinion, do not effect important alterations in the character of the plan and which do not relate to the extent of land users or the standards of population density.
- (2) The Central Government may make any modifications to the Master Plan or the zonal development plan whether such modifications are of the nature specified in sub-section (1) or otherwise.
- (3) Before making any modifications to the plan, the Authority or, as the case may be, the Central Government shall publish a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from any persons with respect to the proposed modifications before such date as may be specified in the notice and shall consider all objections and suggestions that may be received by the Authority or the Central Government.
- (4) Every modification made under the provision of this section shall be published in such manner as the Authority or the Central Government, as the case may be, may specify and the modifications shall come into operation either on the date of the publication or on such other date as the Authority or the Central Government may fix.
- (5) When the Authority makes any modifications to the plan under sub-section (1) it shall report to the Central Government the full particulars of such modifications within thirty days of the date on which such modifications come into operation.
- (6) If any question arises whether the modifications proposed to be made by the Authority are modifications

which effect important alterations in the character of the plan or whether they relate to the extent of land-uses or the standards of population density, it shall be referred to the Central Government whose decision thereon shall be final.

(7) Any reference in any other Chapter, except Chapter III (Master Plan and Zonal Development Plan) to the Master Plan or the zonal development plan shall be construed as a reference to the Master Plan or the zonal development plan as modified under the provisions of this section.

TABLE: CLASSIFICATION OF LAND USE MODIFICATIONS

From To	Residential	Commercial	Industrial	Government	Public & Semi-public	Recreation	Agricultural	Circulation	Total
"Residential	Nil	10	Nil	5	9	2	Nil	1	27
" Commercial	Nil	1	2	Nil	3	Nil	Nil	Nil	6
" Industrial	4	2	3	Nil	2	Nil	Nil	Nil	11
" Government	1	Nil	Nil	Nil	2	3	Nil	Nil	6
" Public & Semi Public	5	3	Nil	2	2	Nil	Nil	Nil	12
" Recreational	7	2	2	Nil	17	Nil	Nil	1	29
" Agricultural	4	Nil	3	Nil	1	Nil	Nil	Nil	8
" Circulation	Nil	2	Nil	Nil	1	1	Nil	Nil	4
Total	21	20	10	7	37	6	Nil	2	103

PLANNING FOR CYCLES MOVEMENT
PERSPECTIVE DEVELOPMENT PLAN- 2001.

APRIL, 1982

BY
PERSPECTIVE PLANNING WING
DELHI DEVELOPMENT AUTHORITY

PLANNING FOR CYCLES MOVEMENT
PERSPECTIVE DEVELOPMENT PLAN - 2001

Considerable concern has been expressed from time to time in resolving the problem of cycle traffic so as to make movement by cycle easy, safe and pleasing. Some actions have been taken in respect e.g. provision of on-surface cycle tracks between the old Jamuna Bridge and Rajghat on the two sides of the Ring Road. However, the bulk of problems have remained unattended. The real magnitude of the problem can be appreciated from the following facts :

- i) There are over 150 cycles per thousand population as compared to 80 fast vehicles per thousand population.
- ii) Cycles form an important mode of transport for work purposes. An estimated one - third of the total mileage by personalised modes for work purposes is performed by cycles.
- iii) A recent survey has shown that 47% of the total trips made by cycle are for work purposes (Table 1).
- iv) The median trip length of cycle trips is 6.8 Km. (Table 2).
- v) The average income of cycle users is Rs.450/- per month (Table 3).

contd... 2.

- vi) In over 18% of total accidents and 16% of personal injury accidents, cycle users were the victims.

Figure 1 shows the major corridors of cycle movement. It is not intended to go into statistical details of the problems, and attempt here is made to suggest various options for deliberation and consideration of the Advisory Council so that an estimated 3,00,000 (1981) cycle users could benefit from these.

1.1 POSSIBLE OPTIONS

There are a number of ways to tackle the problem.

- (a) On the basis of the intensity of cycle traffic, physical potentials and constraints, identification of routes along which fully segregated cycle tracks can possibly be developed.
- (b) Whenever fully segregated cycle tracks can not be developed due to physical constraints, priority may be given to cycle movement either by ensuring on-route segregation or at-node segregation or installation of traffic management measures.

contd... 3.

- (c) Subsidizing the public transport system to obtain shift from cycles.

1.2 ACTIONS

On the above basis, a number of actions are suggested (as shown in Fig. 2).

- i) Fully segregated cycle tracks should be provided for 38.00 Km. by adjusting the existing roadway sections and making use of the 'Nallahs'. The full segregated cycles tracks interconnect a few major cycle trip production and attraction areas. It is possible to arrange space for cycle movement in the centre of the road and by adequate application of engineering measures, it is possible to take care of the pedestrian traffic, and provision of space for shifting roadside vendors/petty traders along the cycle tracks. In the long range the grade separated facility could be used for other modes like light rail transit, or a tram-way or even for vehicular movement.

contd..... 4.

- ii) Partially segregated cycle routes are proposed along traffic corridors where the existing physical conditions pose difficulties.
- iii) New routes are proposed in areas where heavy cycle traffic is anticipated (e.g. Rohini, Janakpuri etc.).
- iv) In other existing areas like the walled city, Sadar Bazar and Karol Bagh, conditions for cycle movement should be improved by traffic management measures. As a long term solution, it is suggested that public transport systems should be strengthened in those areas so that cycle movement can be gradually shifted on to the public transport system.

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TABLE - I TRIP PURPOSE BY CYCLE

Work	47.0%
Education	1.2%
Shopping	1.6%
Entertainment	1.1%
Other	3.1%
Home - based	46.0%

....

TABLE - 2
FREQUENCY DISTRIBUTION OF TRIP LENGTH BY BICYCLE

Trip Length		Percentage
Upto	1.5 Km.	1.5%
1.51 -	4.50 Km	33%
4.51 -	7.50 Km	20%
7.51	10.50 Km	17.5%
Above	10.5 Km.	28%

Median Trip length 6.825 Km.

Sources Field Survey by the Perspection Planning Wing,
Delhi Development Authority, 1981.

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TABLE 3 - CYCLE USER SURVEY - MAIN CHARACTERISTICS

I T E M	D I V I S I O N							
	A	B	C	D	E	F	G	H
Income/House hold in Rs.	749	621	570	636	587	688	654	595
Income/earned in Rs.	471	439	430	483	435	432	524	428
House hold size	5.45	4.49	4.91	4.76	5.02	4.86	4.63	4.26
Earners/house hold	1.55	1.21	1.29	1.30	1.29	1.47	1.20	1.32
Students/house hold	1.91	1.84	1.90	1.97	2.14	1.92	1.98	1.98
Expenditure on Maintenance/month Rs.	13.65	15.11	12.60	12.19	12.59	12.28	8.34	12.59
Parking charges/month	2.72	2.29	2.71	1.90	3.36	2.60	2.41	3.25

Survey by the Perspective Planning Wing,
Delhi Development Authority - 1981.

EXISTING CORRIDORS

KONTAK ROAD

WAGGON ROAD

RING ROAD

RING ROAD

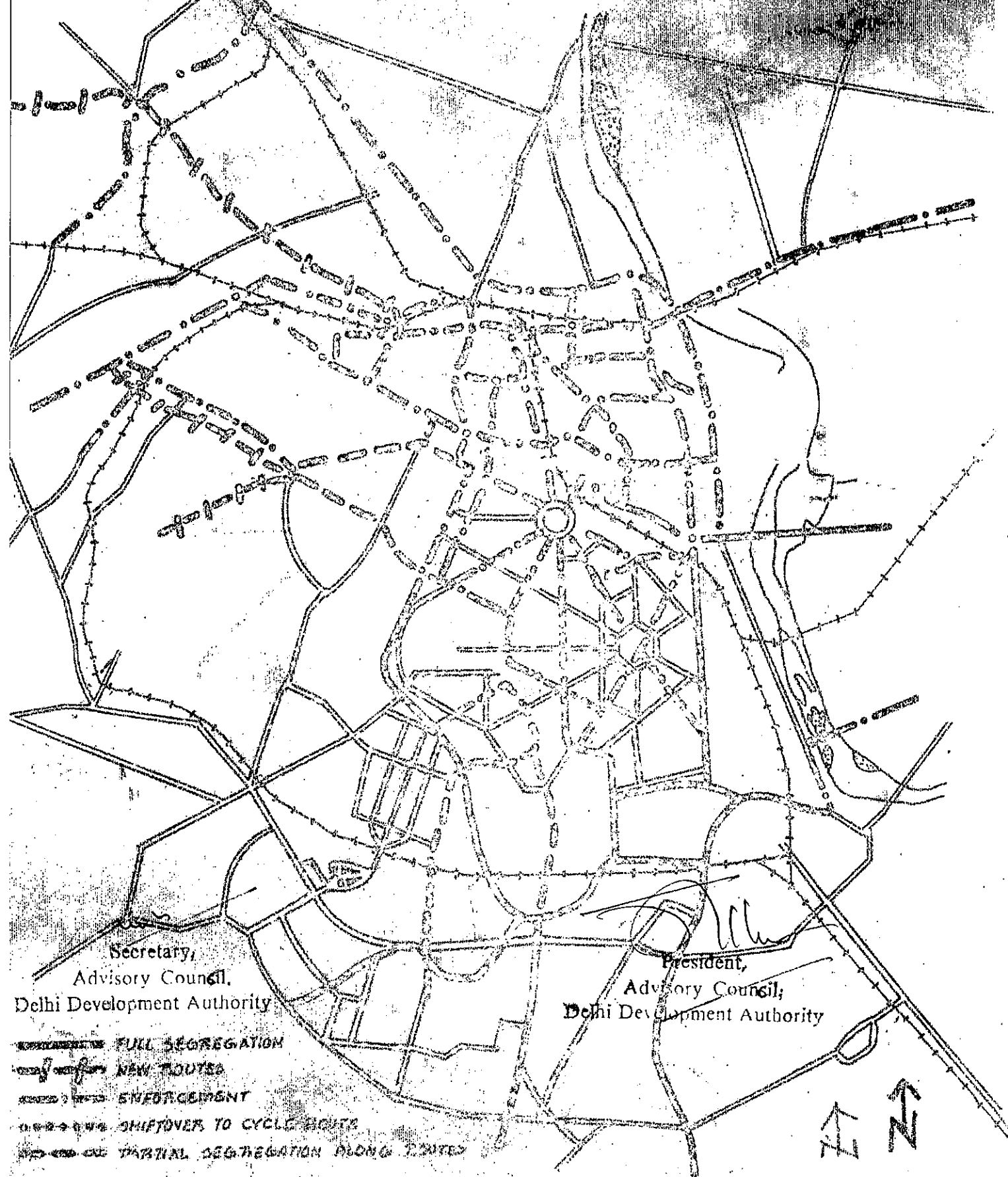
WAGGON ROAD

LEGEND

0-1000
1000-2000
2000-3000
3000-4000
4000-5000
5000-6000
6000-7000
7000-8000
8000-9000
9000-10000

PERSPECTIVE PLANNING V NO 1

PROPOSED TRACKS



PERSPECTIVE PLANNING WING D.D.A.