

DELHI DEVELOPMENT AUTHORITY
(COMMR.-CUM-SECRETARY'S OFFICE).

List of the agenda items discussed in the meeting of the Advisory Council of the Delhi Development Authority held on 29th October '99 at 12.00 Noon at Raj Niwas, Delhi.

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2.	2/AC/99	Approach to the Master Plan for Delhi- 2021. <u>Commr. (Plg.)/99/DDA.</u>	17 - 64

List of the members of the Advisory Council who attended the meeting held on 29th October, 1999

PRESIDENT

Shri Vijai Kapoor
Lt Governor, Delhi

MEMBERS

- 1 Shri Tilak Raj Aggarwal
Councillor, MCD
- 2 Shri Dushyant Kumar Gautam
Councillor, MCD
- 3 Shri Ajit Singh
Councillor, MCD
- 4 Smt Leela Bisht
Councillor, MCD
- 5 Shri J P Goel
- 6 Shri Chattar Singh
- 7 Shri Sunil Dev
- 8 Shri P K Ghosh
Vice-Chairman, DDA
- 9 Shri G S Chima
Chairman, DTC
- 10 Shri Niranjan Singh
GM, PMENI, MTNL
- 11 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Lakshmana Rao
Finance Member, DDA
- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Shri A Ramaswamy
Principal Commissioner

[2]

- 4 Smt B Prasad
Secretary to LG
- 5 Shri Sharda Prasad
Commissioner [LD]
- 6 Shri Vijay Risbud
Commissioner [PIg]
- 7 Shri Shankar Banerjee.
Chief Accounts Officer
- 8 Shri R K Singh
Chief Vigilance Officer
- 9 Shri Arvind Kumar
Commissioner [P]
- 10 Shri Gyanesh Kumar
Commissioner [Housing]
- 11 Shri U S Jolly
Commissioner [LM]
- 12 Shri Pradeep Bihari
Chief Architect
- 13 Smt Anita Chaudhary
Chief Legal Adviser
- 14 Smt Namita Dutta
Addl Secretary to LG
- 15 Shri A K Acharya
OSD to LG
- 16 Shri Chander Ballabh
Addl Commissioner [MPPR]
- 17 Smt Ila Singh
Financial Adviser [Housing]
- 18 Shri Jai Prakash
Chief Engineer
Ministry of Surface Transport
- 19 Shri Randhir Singh
Director [Horticulture]/South
- 20 Shri B D Ram
Director [Horticulture]/North

Draft minutes of the meeting of the Advisory Council of the DDA held on 29th October, 1999 at 12:00 Noon at Raj Niwas

The Lt Governor welcomed the members. LG stated that hereafter the meetings of the Council will be held in a regular manner once in a quarter.

Lt Governor briefed the Council that the process of preparation of Delhi's Master Plan for the year 2021 had commenced in right earnest and desired the members to give their valuable suggestions. He sought their help in giving a new direction to the MPD-2021.

LG emphasized the need to have a clear policy on the following important issues:

- i] Re-development of unauthorised colonies and creation of proper infrastructure for their development.
- ii] The advisability to set up an Urban renewal and redevelopment Authority.
- iii] The advisability of maintaining agricultural green belt in or around Delhi.
- iv] Whether the green belt should be maintained through compulsory land acquisition or by giving incentive to the land owners.
- v] Policy on proposed Industrial development.
- vi] Permitting high rise buildings.

2 ITEM NO.1/AC/99

Confirmation of draft minutes of the meeting of
Advisory Council of DDA held on 28/7/97
F.1[21/99-AC/MC/DDA

Minutes of the meeting held on 28.7.97 were
confirmed.

3 ITEM NO.2/AC/99

Approach to the Master Plan for Delhi -2021.
F.Commr.[Plg]/99/DDA

A brief presentation was made on the DDA's approach
to the Master Plan Delhi-2021 by the Planning Department.
Summary of the recommendations finalised in the seminar held
on 15th October was also discussed.

Members of the Council appreciated the presentation
and made the following suggestions.

I. Shri Tilak Raj Aggarwal suggested that:

a] Yamuna river front should be taken up for extensive
beautification because 1/3rd of Delhi's population lives in
trans-Yamuna area. Development of bathing ghats and picnic
spots should also be taken up along the river front.

He was also of the view that open channels should
be provided on both sides of the river to provide proper
drainage.

b] Massive tree plantation should be done on both
sides of the roads, specially along the road no. 57, to
check encroachments.

- c] A Transport Centre and a Railway terminal should be constructed near the Delhi-Gurgaon border, on the pattern of Sanjay Gandhi/Punjabi Bagh Transport Centres to avoid movement of trucks into the city.
- d] Multi-storeyed resettlement colonies for JJ units should be constructed at a number of places on the periphery of Delhi and those units should be allotted to them on licence fee basis. This would be better than allotment of 25 sq. mtr. plots on lease-hold basis which change hands and go to non-targetted groups in no time.
- e] Cheap housing should be developed near the industrial areas/work places to accommodate the labours there.
- f] Construction of high-rise buildings should be encouraged.
- g] There should be dual water system one for filtered water and other for potable. This will reduce the pressure on the consumption of treated water which is often wasted for gardening.
- h] Supervisory responsibility should be fixed for every pocket of land and trees be planted around all the land pockets to check future encroachments.
- i] Land earmarked for the police station in Dilshad Garden should be expeditiously allotted.
- j] A quick decision needs to be taken on the future of abandoned flats in Dilshad Garden.

k] Slow moving traffic should be segregated from the fast moving traffic in order to have better traffic control.

II. Shri Ajit Singh was of the view that we must learn from our past mistakes. He made the following suggestions:

i] Residential colonies for the industrial workers/labourers should be provided near their place of work.

ii] Shifting of all the Industries to Bawana will create more traffic problems. Smaller industrial townships should be developed in different parts of the City so that concentration of industries does not take place at one location.

iii] Higher compensation should be paid for land acquisition so that the farmers do not have any incentive to sell their land to the private parties. This will check the growth of unauthorised colonies.

III. Shri Chatter Singh made the following suggestions:

i] The land owners should be allowed to develop their land as per the land use plan, in partnership with private developers, in the ratio of 51:49. This will curb the growth of unauthorised colonies.

IV. Shri Dushyant Kumar Gautam suggested that:

i] Drawbacks and weakpoints of previous Master Plan should be identified so that the same mistakes are not repeated in future.

ii] Parking and shopping areas have been encroached upon in the past mainly because they were not allotted nor properly developed.

iii] Backlog of 1979 housing scheme should be cleared to stop the growth of unauthorised colonies.

iv] Responsibility should be fixed at all levels for increased encroachments during the last five years.

LG suggested that a workable and practical approach should be evolved to tackle the problem of unauthorised encroachments and their removal.

V. Shri Ajeet Singh wanted action to be taken against unauthorised coverage to the extent of 100% on the plots/flats in Dilshad Garden.

VI. Mrs Leela Bisht drew the attention of the Council to the following issues:

i] Non-provision of basic facilities in Sangam Vihar, the biggest unauthorised colony of Delhi. She pointed out that the lands earmarked for primary and secondary schools had not been allotted and were being encroached upon. She also drew attention to the encroachments on the lands earmarked for infrastructural services,

ii] Lands earmarked for public and semi-public facilities in the Group Housing Societies should be immediately allotted to avoid encroachments.

VII. Shri J.P. Goel made the following suggestions:

- i] Development work on the Yamuna river front should be taken up expeditiously.
- ii] A number of water treatment plants should be put-up in the city instead of a few centralised ones.
- iii] At least one big project should be taken up for time bound implementation.
- iv] Massive tree plantation should be done and the rate of survival of the trees should be regularly monitored. He also drew the attention to the poor upkeep of the Rajiv Gandhi Smriti Van.
- v] Immediate steps should be taken to check encroachments on DDA lands,
- vi] Ground floor properties on the main roads should be allowed to be used as commercial.
- vii] Concrete steps should be taken to check re-sale of residential plots allotted to the jhuggi dwellers.
- viii] Jhuggi dwellers should be resettled in close proximity to the industrial complexes.

VIII. Shri Sunil Dev welcomed the concept of "City by Citizens" and gave the following suggestions:

- i] DDA should develop more play-grounds and recreational places for the youth,

ii] Membership of all the Sports/recreational complexes should be easily available and within the reach of the common people,

iii] Committees of sports' professionals should be constituted for developing and maintaining sports complexes and the sports fields developed by the DDA.

4 The Vice-Chairman informed that as per available statistics the population of senior citizens in Delhi will multiply manifold by the year 2021. He, therefore, suggested that the new Master Plan must provide adequate living and recreational spaces for the senior citizens also.

5 On the suggestion of Shri J.P. Goel, the Council unanimously condemned the World Bank Report, published in the national dailies, terming DDA as the most corrupt institution. The LG informed that the matter had already been taken up with the Govt. of India at the appropriate level for suitable action.

It was also decided that strict action should be taken against the official who made such remarks.

LG thanked the Members for their valuable suggestions. He directed that henceforth all the policy papers and the relevant information on the MPD-2021 should be regularly circulated to all the Members of the Advisory Council. He informed that the next meeting of the Council will be held sometime in the month of February 2000.

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

ITEM NO.

1/AC/99

29.10.99 SUB: Confirmation of the minutes of the meeting of the Advisory Council, DDA held on 28.7.97.

No.F.1(2)/99-AC/MC/DDA.

P R E C I S

Confirmation of the minutes of the meeting of the Advisory Council, DDA held on 28.7.97 at Raj Niwas, Delhi. A copy of the draft minutes is annexed at (Appendix 'A' page No. 2-16).

R E C O M M E N D A T I O N

Minutes of the meeting held on 28.7.97 were confirmed.

APPENDIX 'A' TO ITEM NO. 1/AC/99

List of the members of the Advisory Council who attended the meeting held on 28.07.1997. The meeting was presided by Shri Tejendra Khanna, Lt. Governor, Delhi.

MEMBERS

1. Shri Vijay Goel,
M.P. (Lok Sabha).
2. Shri J.P. Aggarwal,
M.P. (Lok Sabha).
3. Shri Tilak Raj Aggarwal,
Councillor, M.C.D.
4. Shri Dushyant Kumar Gautam,
Councillor, M.C.D.
5. Shri Ajit Singh,
Councillor, M.C.D.
6. Smt. Leela Bisht,
Councillor, M.C.D.
7. Shri J.P. Goel.
8. Shri Chattar Singh.
9. Shri Sunil Dev.
10. Shri P.K. Ghosh,
Vice-Chairman, DDA.
11. Shri R.P. Sehgal,
DG (Defence Estate),
Ministry of Defence.
12. Shri D.S. Meshram,
Chief Planner,
T.C.P.O.

COMMR.-CUM-SECRETARY.

Shri V.M. Bansal.

D.D.A. OFFICERS WHO ATTENDED THE MEETING.

1. Shri K.P. Laxmana Rao,
Finance Member, DDA.
2. Shri R.K. Bhandari,
Engineer Member, DDA.
3. Shri Vijay Risbud,
Commissioner (Plg.).
4. Shri Arvind Kumar,
Commissioner (Pers.).
5. Shri Gyaneshwar Kumar,
Commissioner (Housing).

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~~CONFIDENTIAL~~

6. Shri U.S. Jolly,
Commissioner (LM).
7. Shri Bijender Rai,
C.V.O.
8. Smt. Anita Chaudhary,
C.L.A.
9. Shri Shankar Banerjee,
C.A.O.
10. Smt. Ila Singh,
FA(H).

Draft minutes of the meeting of Advisory Council of DDA held on July 28, 1997 at Raj Niwas, Delhi.

Item No. 5/AC/97

Confirmation of the draft minutes of the meeting held on 26-3-97.
No.F.1[21/97/AC/MC/DDA

Draft minutes of the Council meeting held on 26-3-97 were confirmed with the following amendments:

Amendments against Item No.1 [i] of "Other Items":

[i] The words "existing/new encroachments" shall be replaced by the words "recent/fresh encroachments".

II Confirmation of the minutes of the meeting held on 29-11-96.

Amendments against para No. 3 [a]:

Sh J P Aggarwal, MP mentioned that he was not present in the last meeting when confirmation of minutes of the 29th November meeting was taken up. He pointed out that though the issues raised by him and the decisions taken have been correctly recorded, but his name has not been mentioned in para 3 [a].

Amendment moved by Sh J P Aggarwal to para 3 [a] of the minutes was accepted even though, the minutes of this meeting had been confirmed on 26-3-97. Para 3 [a] of the minutes of the 29th November, 1996 meeting shall now read as under:

"It was decided to furnish the following information to the members in pursuance of the queries raised by Sh J P Aggarwal, MP:"

Item No. 6/AC/97

Rehabilitation of commercial structures falling in JJ Clusters.
No.F.17[158]/94/LM/Coordn

The item was discussed in detail. It was felt that:

[a] Since there was no concept of land use viz. residential or commercial in the JJ Clusters, no separate policy on the subject was, therefore, necessary, at this stage.

[b] The Council recommended that while planning rehabilitation schemes for the JJ residents, a part of the area may be earmarked for commercial use to meet the requirements of these residents.

Item No.7/AC/97

Action Taken Report on the recommendations of the Council meeting held on 29-11-96.
No.F.1[2]/97/AC-MC/Vol.I/DDA

The Council noted the present status of the Action Taken Report on the recommendations made in the 29th November meeting. It also made the following observations against different items:

Para 3 [a] [i]:

On a query by Sh. J. P. Aggarwal, MP, he was informed that DDA was not seeking HUDCO loans since the cost ceiling of HUDCO was far less than the actual disposal cost of DDA flats and also because DDA did not require loans at this juncture.

It was, however, decided that the specifications for LIG and EWS flats as fixed by HUDCO and DDA shall be sent to Sh. J. P. Aggarwal alongwith their costing details.

Item No. 8/AC/97

Planning and Development of Trade relating to Kabaris/Junk Materials in and around Delhi.
No. F. PS/Commr[Plg]/97/107

It was felt that this matter requires to be examined in a larger perspective. It was decided that a presentation should be made on various aspects of the problem in the next meeting of the Council.

Item No. 9/AC/97

Follow-up Action Report on the recommendations of the Council meeting held on 26-3-97.
F. 1121/97-AC/MC/Vol. II/DDA

The Council noted the present status of the Follow-up Action, on the recommendations of the 26th March meeting. It also made the following observations against individual items:

I Item No.2/AC/97!
26-3-97

Details of the penalty relief scheme were again explained: The Council was informed that the Scheme in its present form was receiving good response. It was decided that:

- [i] details of the Penalty Relief Scheme be again sent to the members,
- [ii] adequate publicity be given to the Scheme.

OTHER ITEMS OF 26-03-97 MEETING!

1 Removal of encroachments

[i] Regarding encroachments in Mangolpuri Industrial Area and the Park, Sh Chattar Singh was informed that there were no encroachments in the area under DDA's jurisdiction.

It was decided that the matter should be reported to the MCD to take necessary action in the matter as the area was now under their jurisdiction. This should be done under intimation to Sh Chattar Singh.

[ii] Sh Vijay Goel appreciated the site inspection report submitted by the Principal Commissioner and admitted that it gives true version of the ground realities. He, however, desired to know:

[a] Why no action had been taken in removing these encroachments during the last 7 months; specially when encroachments had been admitted in 5 out of 11 cases in the report of the Principal Commissioner.

[b] Sh Jolly, Commr [LM] confirmed to the Council that there were no encroachments in 6 cases and barbed wire fencing had been provided in all these 6 cases. This fact was, however, disputed by Sh Vijay Goel. Sh Jolly confirmed that he had visited the site on 26th July and reiterated that all the 6 clear sites had been fully fenced.

[c] On the remaining 5 sites, it was decided that the Commr [LM] will remove the encroachments, expeditiously and before 30th September, 1997.

[d] The Dispensary which is running on the plot between Kalyan Vihar and Sardar Nagar could be retained for the public use, if possible.

[e] Director [Hort]North informed that there was a court stay in respect of the land near Najafgarh drain. He was advised to bring the details of the court case to the notice of the CLA who shall get the matter expedited. CVO too shall initiate action in the matter.

Action taken shall be reported in the next meeting of the Council by the Commr [LM].

OTHER POINTS TAKEN UP IN THE 28TH JULY MEETING:

1 Sh J P Aggarwal M P desired to have the following information:

[i] The number of posts of senior officers lying vacant in the DDA alongwith the date of vacancy. He also wanted to know whether the posts of Deputy Director [Publicity] and Deputy Director [Public Relations] have been lying vacant for the last two years?

[ii] He asked whether the Written Test for the posts of Sr Law Officer was held in January, 1997 and why candidature of two of candidates has been rejected without mentioning any reason.

[iii] He wanted to know whether the Conversion Policy with concessional rates for conversion from Leasehold to freehold was applicable upto 30-8-96 and also whether the DDA is accepting applications for conversions without fixing the proper rates of conversion charges?

[iv] Sh Aggarwal also wanted to know about the demolition of JJ Cluster near Chandgi Ram Akhara.

LG desired that the above information be collected and sent to Sh Aggarwal.

2 Nodal Officer:

The Council was informed that Commr-cum-Secy, DDA shall be the Nodal Officer for providing information which may be sought by members of the Advisory Council from different departments of the DDA.

3 Sh J P Goel raised the issue of disposal of Tower Restaurant in Asian Games Village Complex. According to him, permission to host marriage functions would upset the environment of the residential complex. He desired the whole matter to be examined, afresh.

4 Sh J P Goel raised the issue of unauthorised construction of 65 flats on the Government land under DDA's care and maintenance near Alpana Cinema. He mentioned that unauthorised construction was continuing and that the property had been transferred under a wrong title. Commissioner [LM], Sh U S Jolly, explained that the Delhi High Court had ordered status-quo in the matter and that construction at the site had since been fully stopped. Sh J P Goel did not agree to this statement. The Council, however, decided that:

[i] C[ILM] and CLA should immediately take up the matter for vacation of status-quo orders,

[ii] CVO, Commr [LM] and OSD to LG should visit the site alongwith Sh J P Goel on 29th July to have first hand information. Responsibility of delinquent

officials be fixed by the Vigilance Department under intimation to the Advisory Council.

5 Sh D K Gautam, Councillor, pointed out that allotment of flats in some cases was being cancelled without information to the allottees. He wanted extension in time to be given, on payment of normal interest.

LG ordered that:

[a] Cancellations should always be communicated through registered post.

[b] Sh. Gautam was advised to bring specific cases, if any, to the notice of the VC if he felt that injustice had been done, so that remedial action can be taken, on merits.

6 Fixation of responsibility for encroachments:

To control encroachments on DDA land, the Council decided that the Commissioner [LM] shall personally ensure that information about all new encroachments is brought to the notice of the concerned disciplinary authorities and also the Vigilance Department so that responsibility could be immediately fixed on the particular delinquent officials in each case.

I Video filming of existing encroachments:

[a] Sh Vijay Goel, Sh J P Aggarwal and Sh J P Goel suggested that Video Filming should be done for all the

unauthorisedly encroached areas. The Video Films will thus become a permanent record of the existing encroachments and help ascertain whether the number of encroachments/ unauthorised occupations have increased after a particular date. This will also help fixation of responsibility on the concerned staff.

(b) Commr [LM] was advised to ensure completion of Video Filming by coordinating this activity with the other land controlling departments of DDA. Commr [LM] shall complete this work and submit a report in the next meeting of the Council.

II CBD Shahdara

Sh Ajit Singh mentioned that encroachments were continuing in the CBD Shahdara area near Vishwas Nagar. CVO was advised to visit the site and initiate action in the matter.

III Sh Tilak Raj Aggarwal suggested that DDA should plant trees around the periphery of open/vacant lands. This will help saving the valuable land, in addition to improving the environment. LG agreed to the proposal.

IV Mrs Leela Bisht drew the attention of the VC towards the continuing growth of Jhuggies for the last 2 years in Ambedkar Park, near Tigri Village, on Mehrauli-Badarpur Road. She suggested that these 50/60 Jhuggies should be removed and the area developed into a shopping complex or a school to serve the residents.

V Sh D K Gautam informed that a large stretch of land near Vasant Vihar depot was being used as a malba dumping ground by an unauthorised contractor who was making big money out of it. He also mentioned that Jhuggies in this area were increasing inspite of a number of letters/complaints made by him. LG desired that the matter be investigated by the CVO and a report submitted to him quickly after a site inspection.

VI Sh Gautam also drew the attention of the Council to the Moradabadi Masjid which was encroaching upon the DDA land. According to Sh Gautam, this was not located on Wakf property. He pointed out that even DDA's tubewell had been unauthorisedly encroached upon by the Masjid functionaries.

LG wanted a separate discussion in the matter to be fixed in his room.

VII A suggestion came from Sh Tilak Raj Aggarwal that instead of giving 25 sq.mt. plots to the people who are shifted from the Jhuggies, they could be provided temporary shelter in Ren-Baseras. The LG informed that a proposal of making allotment of plots on licence-fee basis rather than on leasehold/ownership basis was under consideration of the Government.

VIII The Council recommended that commercial structures coming up in the vicinity of religious places must be dealt with seriously.

IX Sh J P Aggarwal mentioned that the DDA staff was forcibly evicting people from the Yamuna Pushta and Chandgi Ram Akhara, even though they have been living there prior to the cut-off date of January, 1990. LG clarified that unless other resettlement arrangements are made the Jhuggies prior to Jan., 90 should be removed only if the land was required for service lines or for providing essential infrastructure.

The Vice-Chairman assured that he will look into these cases at personal level.

7 Fencing of Lands:

LG stated that the matter relating to protection of DDA lands had been engaging his attention since January, 1997 itself. Fencing of lands by DDA as directed by him had been the first major step in this direction. On a query by the LG, the EM informed that leaving aside some cases of litigation, all vacant lands of DDA had been fenced.

[b] EM admitted that there have been certain instances of re-entry on the fenced lands. The Council felt that responsibility should be fixed in each such case on the staff which has been assigned the responsibility of protecting the fenced land and a fresh survey be conducted of all the fenced sites.

[c] It was also decided that the CVO shall maintain regular liaison with the Police and ensure registration of FIRs in all cases where barbed wire fencing or the boundary wall had been broken or removed.

(d) It shall, however, be the responsibility of the Commr [LM] and the other land controlling departments to bring such instances to the notice of the CVO. Commr [LM] will coordinate this actively.

(e) LG directed that responsibility should be fixed on the concerned officers including those at higher levels for every case of encroachment. He assured that no one would be spared, howsoever high he may be.

8 Completion of land records:

The LG expressed concern over incomplete land records in respect of all lands under DDA's control. VC assured the Council that the matter regarding completion of land records was engaging his personal attention. He informed that this issue had been recently taken up by the CAG also. He assured that inventory of all DDA land and the Land Records shall be completed by the Commissioner [LM] by 30th November, 1997 and reported to the Council.

9 Encroachments in DDA parks:

LG informed the Council of the steps being taken to seek public participation for better supervision over all the 474 parks of DDA. The Council appreciated the keen interest taken by the LG in the matter.

(b) Formation of Committee:

It was decided to form "Committees" with the help of non-official members to visit all the 474 parks of DDA

alongwith the concerned officers of the Engineering and the Horticulture departments. The Committees shall propose measures for better supervision, control and improvement of the parks. The Committees shall also propose measures for effective control of encroachments in DDA parks/green areas.

The VC was authorised to constitute these Committees for different areas urgently.

10 Sh Tilak Raj Aggarwal pointed out that there was no defined policy for allotment of DDA lands/parks/community halls for marriages/other social functions. He desired that details of all such properties should be compiled in the form of a booklet. Rates at which these allotments were made and the names of the authorities, competent to make these allotments should be indicated in the booklet.

It was decided that these details should be compiled and circulated to the members.

11 It was decided that the status of follow-up action on the complaints/representations received from the members shall be put up in every meeting of the Council.

Next meeting of the Council:

Next meeting of the Council shall be held on 23rd October, 1997 at 10:30 AM.

ITEM NO.
2/AC/99

29.10.99 SUB: APPROACH TO THE MASTER PLAN FOR DELHI-
2021.

F.No.Commr.(Plg.)/99/DDA.

P R E C I S

Background material as prepared by the DDA till date for formulating an 'Approach to the Master Plan for Delhi 2021 is at appendix 'A' (Booklet).

A Seminar on this subject was recently organised by the DDA and the Ministry of Urban Development on 15th October '99 on "Delhi a Vision for next millennium". A short summary of the suggestions which emerged in this Seminar is at appendix 'B', page 62 to 64. The matter is placed before the Advisory Council for consideration.

R E C O M M E N D A T I O N

A brief presentation was made on the DDA's approach to the Master Plan Delhi-2021 by the Planning Department. Summary of the recommendations finalised in the seminar held on 15th October was also discussed.

Members of the Council appreciated the presentation and made the following suggestions.

I. Shri Tilak Raj Aggarwal suggested that:

a) Yamuna river front should be taken up for extensive beautification because 1/3rd of Delhi's population lives in trans-Yamuna area. Development of bathing ghats and picnic spots should also be taken up along the river front.

He was also of the view that open channels should be provided on both sides of the river to provide proper drainage.

b) Massive tree plantation should be done on both sides of the roads, specially along the road no. 57, to check encroachments.

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c] A Transport Centre and a Railway terminal should be constructed near the Delhi-Burgaon border, on the pattern of Sanjay Gandhi/Punjabi Bagh Transport Centres to avoid movement of trucks into the city.

d] Multi-storeyed resettlement colonies for JJ units should be constructed at a number of places on the periphery of Delhi and those units should be allotted to them on licence fee basis. This would be better than allotment of 25 sq. mtr. plots on lease-hold basis which change hands and go to non-targetted groups in no time.

e] Cheap housing should be developed near the industrial areas/work places to accommodate the labours there.

f] Construction of high-rise buildings should be encouraged.

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h] Supervisory responsibility should be fixed for every pocket of land and trees be planted around all the land pockets to check future encroachments.

i] Land earmarked for the police station in Dilshad Garden should be expeditiously allotted.

j] A quick decision needs to be taken on the future of abandoned flats in Dilshad Garden.

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iiii] Backlog of 1979 housing scheme should be cleared to stop the growth of unauthorised colonies.

iv] Responsibility should be fixed at all levels for increased encroachments during the last five years.

LG suggested that a workable and practical approach should be evolved to tackle the problem of unauthorised encroachments and their removal.

V. Shri Ajeet Singh wanted action to be taken against unauthorised coverage to the extent of 100% on the plots/flats in Dilshad Garden.

VI. Mrs Leela Bisht drew the attention of the Council to the following issues:

i] Non-provision of basic facilities in Sangam Vihar, the biggest unauthorised colony of Delhi. She pointed out that the lands earmarked for primary and secondary schools had not been allotted and were being encroached upon. She also drew attention to the encroachments on the lands earmarked for infrastructural services,

ii] Lands earmarked for public and semi-public facilities in the Group Housing Societies should be immediately allotted to avoid encroachments.

VII. Shri J.P. Goel made the following suggestions:

i] Development work on the Yamuna river front should be taken up expeditiously.

ii] A number of water treatment plants should be put-up in the city instead of a few centralised ones.

iii] At least one big project should be taken up for time bound implementation.

iv] Massive tree plantation should be done and the rate of survival of the trees should be regularly monitored. He also drew the attention to the poor upkeep of the Rajiv Gandhi Smriti Van.

v] Immediate steps should be taken to check encroachments on DDA lands,

vi] Ground floor properties on the main roads should be allowed to be used as commercial.

vii] Concrete steps should be taken to check re-sale of residential plots allotted to the jhuggi dwellers.

viii] Jhuggi dwellers should be resettled in close proximity to the industrial complexes.

VIII. Shri Sunil Dev welcomed the concept of "City by Citizens" and gave the following suggestions:

i] DDA should develop more play-grounds and recreational places for the youth,

iii] Membership of all the Sports/recreational complexes should be easily available and within the reach of the common people,

iiii] Committees of sports' professionals should be constituted for developing and maintaining sports complexes and the sports fields developed by the DDA.

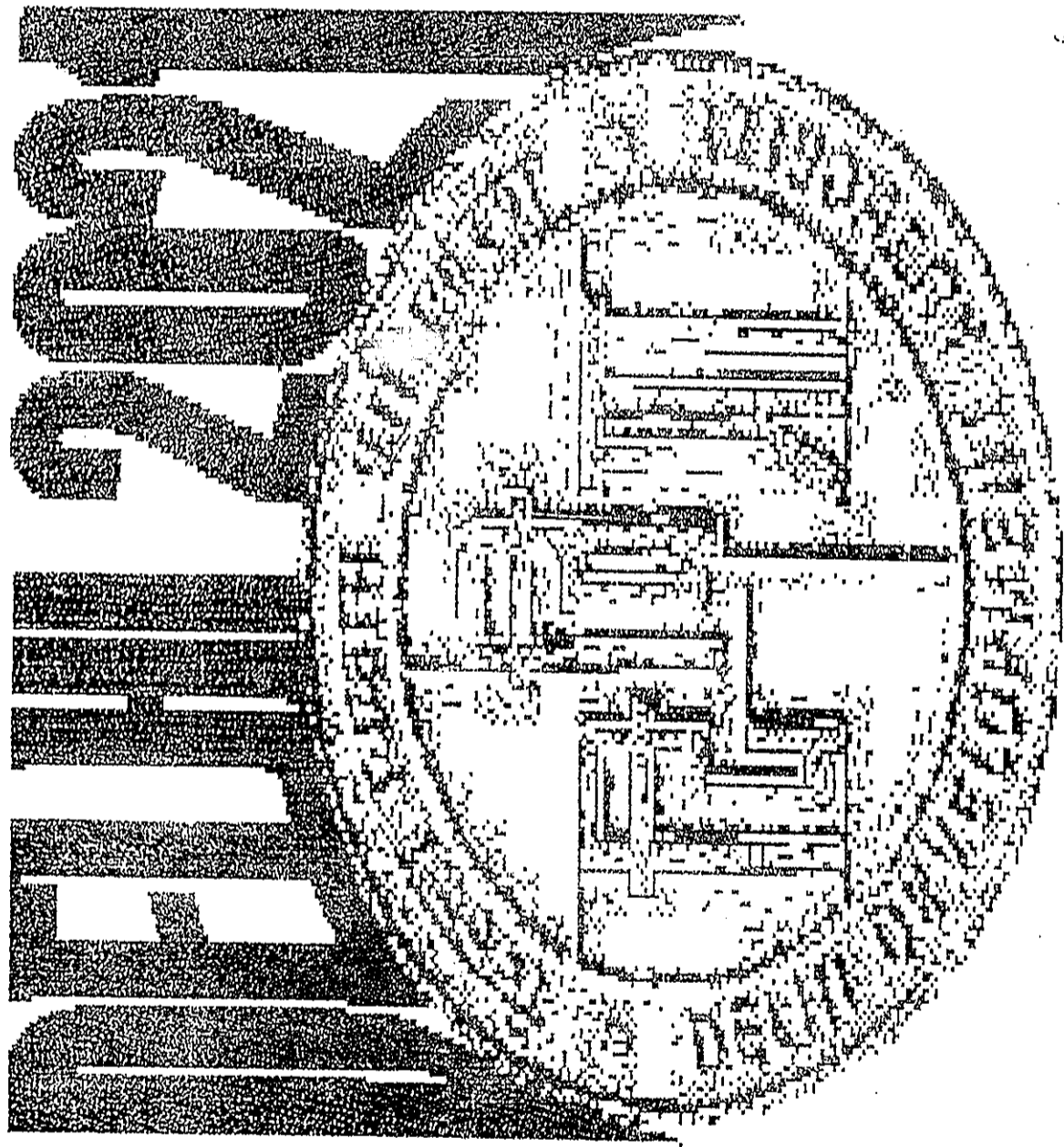
4 The Vice-Chairman informed that as per available statistics the population of senior citizens in Delhi will multiply manifold by the year 2021. He, therefore, suggested that the new Master Plan must provide adequate living and recreational spaces for the senior citizens also.

5 On the suggestion of Shri J.P. Goel, the Council unanimously condemned the World Bank Report, published in the national dailies, terming DDA as the most corrupt institution. The LG informed that the matter had already been taken up with the Govt. of India at the appropriate level for suitable action.

It was also decided that strict action should be taken against the official who made such remarks.

LG thanked the Members for their valuable suggestions. He directed that henceforth all the policy papers and the relevant information on the MPD-2021 should be regularly circulated to all the Members of the Advisory Council. He informed that the next meeting of the Council will be held sometime in the month of February 2000.

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



DELHI DEVELOPMENT AUTHORITY

A Presentation

on

DELHI : A VISION

for

NEXT MILLENNIUM

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ORDER OF PRESENTATION

Part I - Delhi : A Planning Background

Part II - Emerging Scenario &
Planning Needs

Part III - Delhi in Next Millennium



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Part I

Delhi : A Planning Background



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DELHI : THE CAPITAL CITY

Delhi is

- Heart & Capital City of India.
- Focus of Socio - Economic and Political life of Largest Democracy.
- A symbol of Ancient Values and Present Aspirations and has a

Rich Planning History.

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Shahjahan has well scripted it on
the walls of Diwan-i-Khas, Red Fort:

"If there is Paradise on the earth
It is here:

It is here:

It is here"

Delhi, now assuming growing eminence among
the great cities of the Modern World.



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PLANNING : AN IMPERATIVE

Throughout the World in all Urban Areas

- Towns are proliferating.
- Suburbs are spreading out.
- City Cores are getting congested.
- Urban Services are collapsing.
- Built Environment is deteriorating.
- Disorder is setting in every sphere of life.

But, Illusions have been shattered,
Lessons have been learnt, here or there &
some Points have been scored. Contd ...

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Planning : an Imperative

- Increasing Urbanization of the World
Population is Inescapable & Irreversible.
- The Economic Liberalization is resulting in Rapid Urbanization indicating need of Global Cities in the next Millennium, thus

**PLANNING MUST BE A PRIORITY
& PURSUED WITHOUT RESPITE....**



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MASTER PLAN FOR DELHI - 1962

- The First Step towards Modern Planning in India - Master Plan for Delhi, 1962 was taken for Integrated Development of Delhi.
- The MPD - 1962 was formulated within the Provisions of Delhi Development Act, 1957.
- The MPD - 1962 shall always remain an **Exemplary Document**, being the Pioneer successful attempt of Comprehensive Planning in the Country.



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MPD, 1962 - ATTRIBUTES

- Planning in Regional Context.
- Comprehensive Planning for both Urban & Rural areas.
- Segregated landuse for appropriate Built Environment.
- Comprehensive Zoning and sub - division regulations.
- Multinodal hierarchical development.
- Harmonious neighbourhood planning.
- Performance based industrial development.
- Conservative surgery of Outlived & Old City areas.
- Efficient traffic and transportation network.
- Extensive organized Open Space system.



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MASTER PLAN FOR DELHI - 2001

- To cater to the increasing population & changing requirements of the city upto 2001, extensive modifications of MPD'62 were made by the DDA.
- The modified plan, MPD - 2001 approved by the GOI, was promulgated on 1st August, 1990



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TENETS OF MPD - 2001

- Delhi to be an integral part of its region.
- Ecological balance to be maintained.
- Central city area be treated as Special Area.
- Urban Heritage of Delhi to be conserved.
- The city centre to be decentralized.
- Mass transport system to be multi - modal.
- Development to be low rise - high density.
- Development to be hierarchical.



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Other Attributes: MPD - 2001

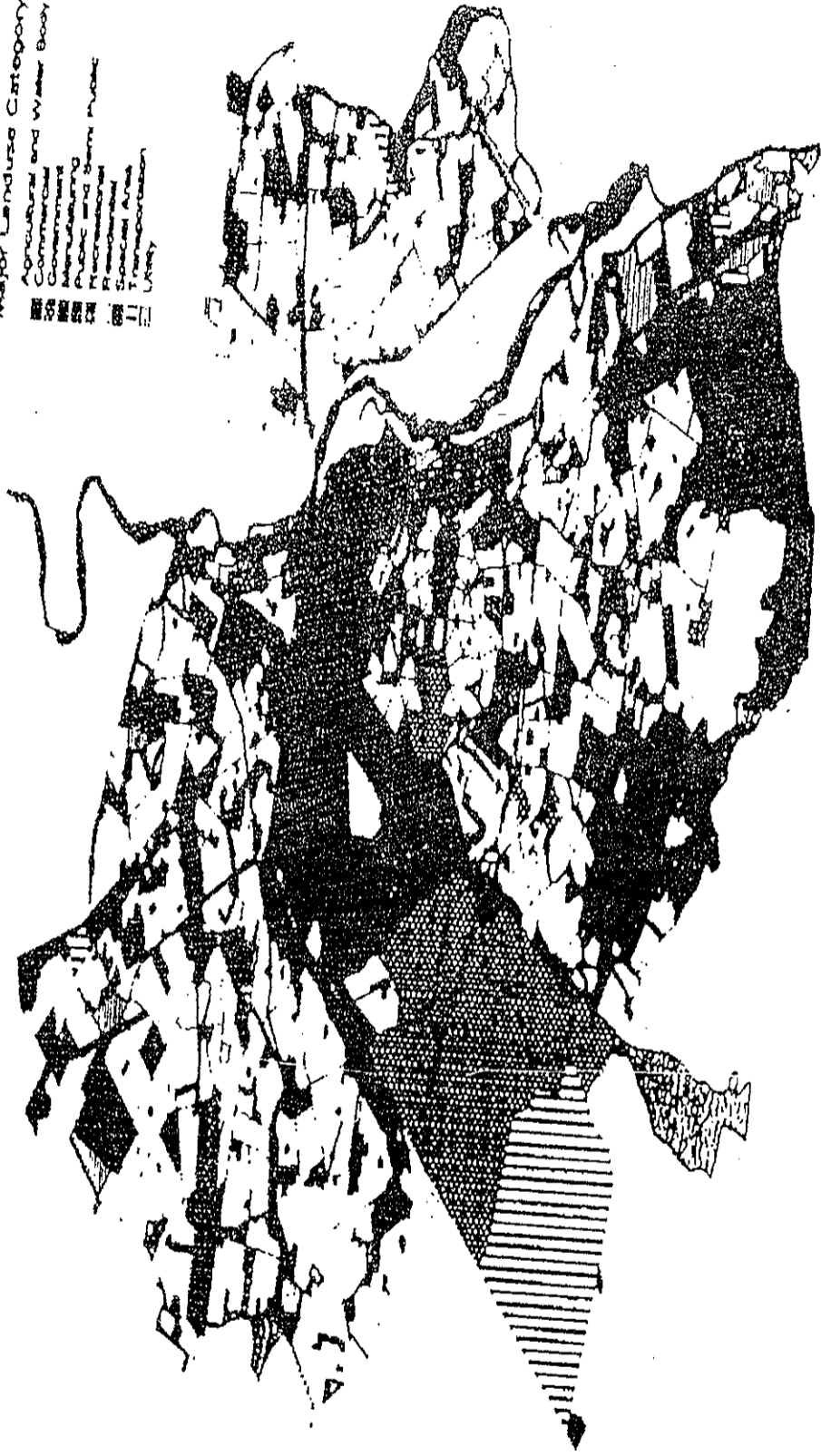
- Urban Design
- City Personality
- Policy on tall Buildings and Hoardings
- Environment
- Heritage Conservation
- Mixed Use
- Pedestrianization
- Plan Monitoring & Review



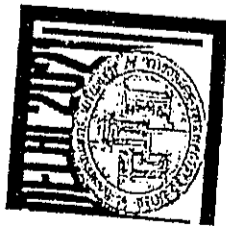
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MPD - 2001 LANDUSE PLAN

- Major Landuse Category
- Agricultural and Water Body
 - Commercial
 - Industrial
 - Public and Semi Public
 - Residential
 - Special Area
 - Transportation
 - Utility



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PLAN IMPLEMENTATION : CONSTRAINTS

- Multiplicity of Authorities
- Restrictive Land Policy
- Difficulty in Land Acquisition
- Ad - hoc decision making
- Increasing litigation & delayed decision
- Disregard to rules & regulations by everyone
- Inadequate NCR Development
- Lack of Political Will



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STEERING COMMITTEE & SEMINAR ON MPD - 2001

- In order to review MPD - 2001 and guide MPD - 2021, the MOUA&E, GOI constituted a Steering Committee comprising of the Eminent Scholars & Professionals in 1994.
- A seminar on review of MPD - 2001 was conducted in Vigyan Bhawan in 1997 in which views were expressed by Eminent Professionals and Distinguished Citizens of the city.



Contd...

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VIEWS EMERGED:

Review of Policy Issues

- Urban Land Policy
 - Policy for Slums and Squatters
 - Policy for Unauthorized Colonies
 - Industrial Policy
 - Concept of District / Commercial Centres
 - Commercial use of Govt. / Semi-Govt. Lands
 - Concept of Mixed Landuse
 - Floor Space & Parking Standards
- Cont



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Other Recommendations

- Environmental upgradation of existing Housing Areas
- Management of Traffic & Transportation System
- Control of Air & Water Pollution
- Redressal of Regional issues - Infrastruct. & Indust.
- Urban Renewal in Special Area
- Planning & Development of Rural Area
- Planning for Informal Sector
- Conservation of Monuments and Spaces
- Development of Cycle Corridors & Pedestrianization
- Accountability of Plan Implementation
- Appropriate Fiscal Measures
- Simplified Planning & Development Procedures



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Part II

EMERGING SCENARIO

AND

PLANNING NEEDS

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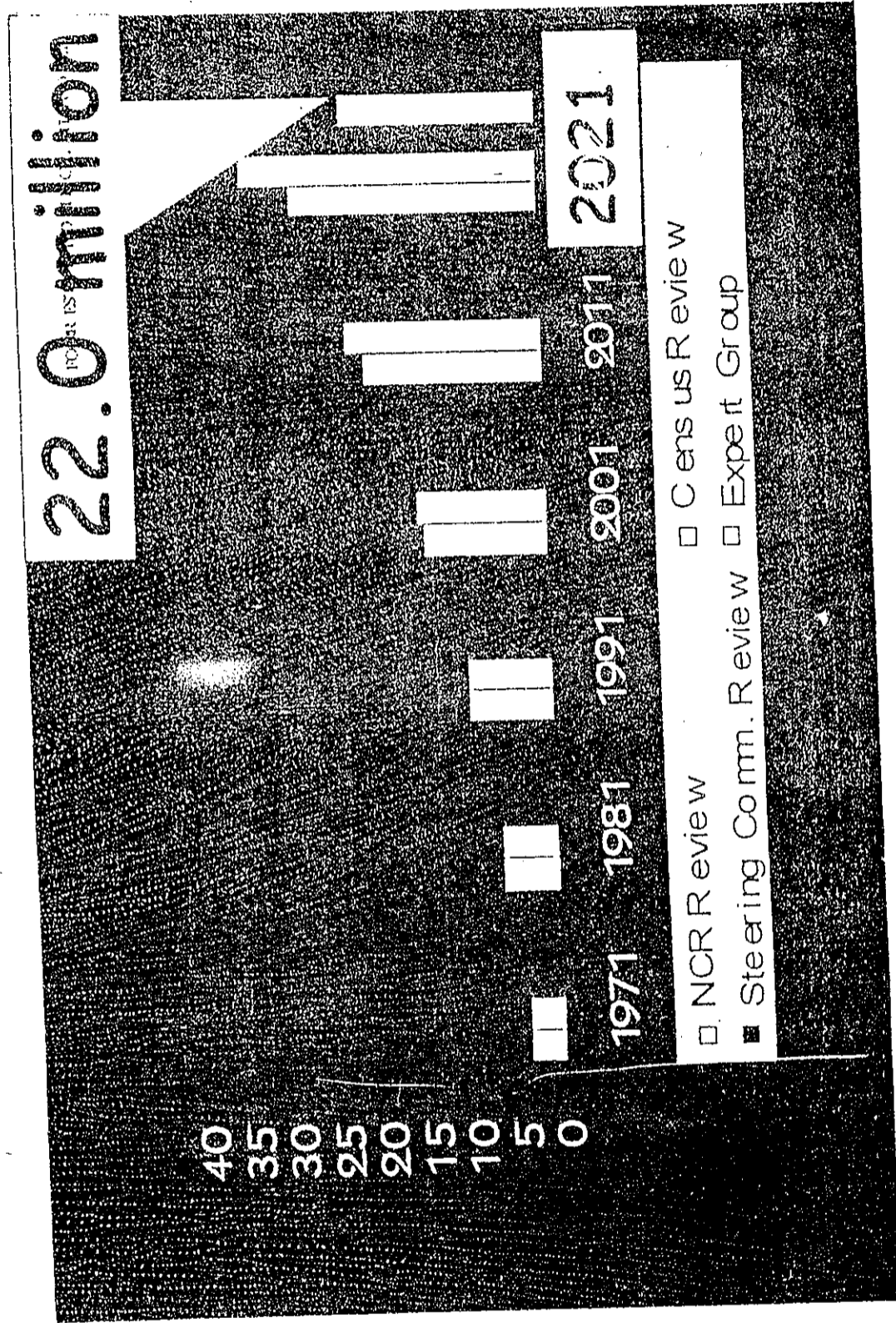
URBAN PHENOMENON : DELHI

- Delhi is growing faster than other metropolitan cities of India.
- Growing at a rate of about 4.3% per yr
- Natural growth over 3 lakh persons/yr
- Growth by immigration 2 lakh persons/yr
- Population has grown ten folds between 1941 to 1991 (0.9 million to 9.4 million)
- Population projection for NCTD for the year 2021 by the Expert Group is 22.0 million approx.



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POPULATION TREND OF DELHI



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ADDITIONAL REQUIREMENTS

Thus city will need: -

- Additional Land = 50,000 ha approx.

With present density & intensity of use -

Present Delhi Urban Area - 60,000 ha

- Additional Housing
- Additional Work Centres
- Additional Social Facilities (Health, Educ.etc.)
- Additional Capacity of Traffic & Transportation system
- Additional Recreational Areas / Open Spaces



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ADDITIONAL REQUIREMENTS

- Additional Water
- Additional Electricity
- Additional Capacity of Sewerage System
- Additional Capacity of Drainage System

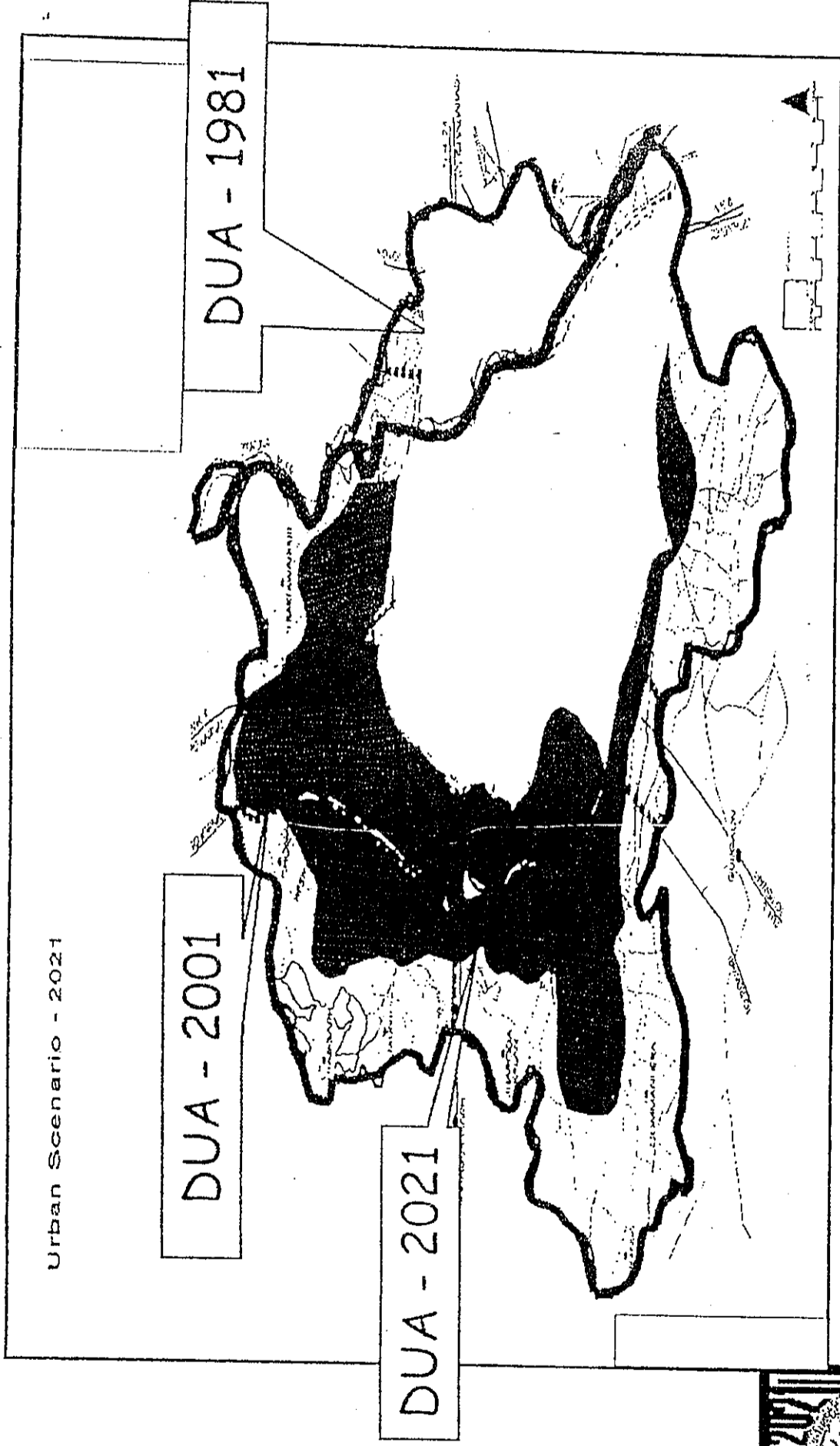
And so on

+ a large backlog



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POSSIBLE SCENARIO : DELHI URBAN AREA - 2021



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EMERGING SCENARIO

- Delhi shaping itself borderless, Noida, Gurgaon, Ghaziabad, Faridabad etc. getting merged.



Bhadurgarh



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Cont....

EMERGING SCENARIO

- Increased Stress on Infrastructure due to its extension in surrounding region.
- Disparity in Policies leading to concentration of activities in Delhi.
- Increasing gap between Development and Growth.
- Unrealistic demand of Land & Housing for speculation by the local as well as people not living in Delhi
- Both Urban & Rural Areas getting densified

Cont....
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EMERGING SCENARIO

- Rural area is Shrinking and attracting non-compatible uses.
- Ever increasing squatter & unauthorized colonies and their population.
- Continued dilapidation of traditional areas.
- Unintended Land Holdings in urban fringes.



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WHAT CITY NEEDS:



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REGIONAL ASPECTS

What City Needs

- The Region must counter rapid growth of Delhi and not become a conurbation instead - Increased emphasis on Priority Towns.
- The Region must have Self-Sustainability and not to impose burden in terms of infrastructure to the

Mother City

- The Urban centres & Rural areas to have a self-reliant hierarchical settlement system in the region
- The region must have absorption potential of select activities & population of its Mother City in case of need

Cont....



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REGIONAL ASPECTS

What City Needs

- The Administrative Boundary of NCTD to extend, upto border towns, to develop it at par with Delhi.
- Thus, identified area to have Uniform Planning Priority, Taxation and Land Policy.
- Unified Delhi Metropolitan Authority to Plan, Implement and enable it for timely and hasslefree decisions.



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SHELTER

What City Needs

- Timely availability of serviced land / dwelling units at affordable prices to all income groups by channelizing public money.
 - Improvement in Built Environment of existing Planned & Unplanned Housing areas.
 - High density development along major transport corridors.
 - Rejuvenation of outlived Housing areas.
 - Densification of existing planned and unplanned housing areas to a sustainable limit.
 - Urbanised villages to form an integral part of Planned Development.
- Cont....



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What City Needs

- Solution to ownership conflicts in unplanned Residential areas.
- Innovative schemes of land assembly, long term financing provisions and use of land as a resource.
- Imbibe Mixed-Use & Compatible uses in select areas for cross financing, to improve built environment and subsidize EWS housing.
- Differential development norms, based on the economic status of the area for economic viability.
- Public & Private sector partnership for provision, upgradation, regularisation and improvements in housing areas
- Option of change of dwelling unit due to increased affordability or family requirements.



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TRADE & COMMERCE

What City Needs

- Adequate number of planned outlets in terms of Markets and Shops at convenient locations in time - Synchronized development of residential areas and commercial centres.
- Review of concept of District Centres & Community Centres to suit our life style & way of working etc. - Distinct & Separate areas for shopping and offices.
- Improvement in Built Environment & upkeep of existing Commercial Centres with the help of local entrepreneurs.
Cont....



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What City Needs

- Check on concentration of wholesale trade causing congestion & traffic disruptions.
- Counter Development of Wholesale Markets & Freight Complexes.
- Enhancement in FAR and flexible permissibility for changed requirements and added advantage of external economies.
- Appropriate provision for informal sector in existing & new commercial centres.



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INDUSTRIES

What City Needs

- Improvement in existing performance standards of Industrial units, specially operating in outside industrial areas and their acceptance as select industrial clusters.
- Prohibition of upcoming of Hazardous & Polluting units, new or by conversion of existing units.
- Restriction on labour and land intensive units.
- Realistic permissibility to suit to changed requirements.
- Development of industrial areas for only Consumer Goods and Hi- tech industries.

Cont....



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Industries

What City Needs

- Proper management & maintenance of existing Industrial Areas and accepted Industrial Clusters with the help of local entrepreneurs.
- Shifting of remaining but permissible units located in non-conforming areas to identified locations.
- Discontinuance of Industrial Units not covered in above provisions.



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TRANSPORTATION

What City Needs

- An effective, economic and comfortable public transport system to reduce reliance on personalised modes - Implementation of MRTS & densification around it.
- Development of High Speed corridors in form of Expressways & Railways linking Delhi with its region.
- Hierarchical road network to have optimum utilization of road R/W and smooth flow of traffic - Improved road conditions & removal of encroachments.
- Rational Landuse Pattern to minimize number and length of trips.
- Separation of goods & passenger movements, slow & fast moving and light & heavy traffic. Cont....



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Transportation

What City Needs

- Decentralisation of passenger and goods terminals for uniform dispersal of traffic.
- Development of multi-modal circulation system to suit to concentric & radial pattern of development.
- Development of cycle tracks and pedestrian routes.
- Increased average speed on city roads to reduce travelling time and air pollution.



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PHYSICAL INFRASTRUCTURE:

Water, Sewerage, Drainage, Electricity, Garbage

What City Needs

- Potable and adequate quantity of water supply to every part of the city. Use of water harvesting, recycling techniques, adoption of new technology & equipments to achieve economy in water consumption.
- Every part of the city to be covered by sewerage network.
- Electricity in every part of the city with safe wiring system and ensuring check on power theft. Cont....



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Physical Infrastructure:
Water, Sewerage, Drainage, Electricity, Garbage

What City Needs

- Proper drainage of every part of the city.
- Efficient solid waste collection system to have garbage free streets.
- Increased efficiency in the systems with the help of private partnership and privatisation etc.



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SOCIAL INFRASTRUCTURE

Health, Education, P & SP, Fire & Police Etc.

What City Needs

- Equity in provision of social facilities in every part of the city. Innovative ideas to ensure timely provision of social facilities with the possible help of private partnership.
- Provisions, norms and permissibility to be based on changing needs with time, technology and considering limited availability of land.
- Enhanced FAR and provision of integrated & associated activities to achieve economic viability.
- Provision of differential norms and need based parking standards in different social facilities.
- Check on misuse of social facility lands by non-genuine institutions.



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OPEN SPACES, RECREATIONAL AREAS & CONSERVATION

What City Needs

- Provision of varied type and Hi-tech recreational complexes, amusement parks, aqua-sports complexes, theme parks, botanical gardens etc. at suitable locations.
- Encroachment free and Vibrant open spaces.
- Strict check and maintenance of parks and other open spaces with the possible help of local people and business houses etc.
- Review of open space standards.
- Integration of Heritage sites and open spaces.
- Protection & Afforestation of ridge and other such areas with suitable species.



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RIDGE, RIVER AND ENVIRONMENT

What City Needs

- Ambient air quality in every part of the city.
- Water free from impurities in every part of the city.
- Hygienic physical environment.
- Serious enforcement of provisions to check air and water pollution.
- Performance based clearance to establishments and activities of polluting nature.

Cont....



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Ridge, River and Environment

What City Needs

- Collection & treatment of total sewage and solid waste of the city.
- River Yamuna be made pollution free and to house low intensity compatible activities to retain its glory and save it from increasing encroachments and acting as oxidation pond.
- Eco-system of river & ridge to be maintained.
- Green buffers, city forests etc. to be valued for enhanced quality of life.
- Check on noise and soil pollution.



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URBAN DESIGN & CITY AESTHETICS

What City Needs

- A pleasant built environment with Proper City and Streetscape.
- Convenient & clear signage system to ensure easy identification of different parts of the city.
- Cohesive planning & development to give homogeneity and distinct personality to the city.
- Appropriate blending and conservation of traditional & modern areas, buildings and public spaces of significance.

Cont....



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What City Needs

- Improvement of rail and road entry routes, ring road and other important roads and areas around railway tracks, to make journey a pleasure.
- Specific policy to achieve befitting skyline.
- Appropriate incorporation of large lung spaces like river, ridge, central vista etc. in building a distinct city image.



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Part III

Delhi in Next Millennium



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CITY : INDIVIDUAL'S PERCEPTION

Common Man - A place to earn bread and butter and to have a comfortable life, irrespective of his affordability and difficulties of others.

Politician - A vote bank, where mostly vote becomes more important than the city.

Bureaucrat - A place to exercise power, even compromising at times with the need of the people & the city.

Architect - A drawing board, where only aesthetic of buildings and spaces dominate. Cont..



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City : Individual's Perception

Engineer - A machine, where functions override the value of Environment and Energy.

Scientist - A laboratory, to experiment new inventions, even neglecting social costs.

Sociologist - A homogeneous Community despite its heterogeneity.

Ecologist- An eco-system with no differentiation between human beings, land and nature, where life of a plant dominates over that of people.



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City : Individual's Perception

Artist - A canvas, where strong impression can be painted on citizen's life without any constraints.

Lawyer - A court, where decisions are taken merely on available evidences and the verdict may override the reality.

Economist - A business house, where every penny spent must yield high returns giving least value to have-nots. Cont...



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City : Individual's Perception

Planner - An ideal place, where all people and activities behave in perfect harmony- A Dream

Each one of the vision reflects an undisputable feature of the city & therefore **potential area for**

Urban Planning Approach
- A HERCULEAN TASK

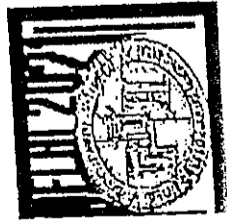


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PLAN AND PEOPLE

The Master Plan for Delhi - 2021 needs to be a true reflection of the present day needs of the citizens of the city and should respond to their necessities & aspirations also with time.

It must be a powerful tool for the constant improvement of quality of life of the people in the city.



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THE PLAN TO BECOME A REALITY

- Involvement of all actors & stakeholders in plan making for acceptable approach & better understanding.
- The plan to be realistic and responsive to the changing needs of the city with time.
- Plan preparation and plan implementation both are equally important and require constant monitoring for ensured success.
- The plan to have adequate detailing, timely review and updation based on feed backs with flexible envelope to ensure increased acceptability.
- All the actors involved in plan implementation to join hands without reservations.



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PLANNING OPTIONS FOR NEXT MILLENNIUM

- City Spread
 - Continue with adoption of present planning standards & accept the city to grow horizontally - Least resistance option.
 - Contain the city within present spread and retain rural zone as existing - Ecologically most acceptable option. Cont....



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● City Spread

- Opt for densification with higher density & use intensity, optimum utilisation of large chunks of unutilised / underutilised land parcels within present urban limit (i.e. thinly built up areas like R.K.Puram etc. & land parcels with Pusa Agri. Inst., Safdarjung Airport, Other Airport Authority lands, Delhi Cantonment & other defence & Govt. lands etc.) and allow the city to grow more vertically accepting marginal increase in horizontal spread
- **May be Most desirable option.**



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OUR VISION

- A Restructured City - city systems to suit to MRTS & other circulation networks localizing the movements of people and goods.
- Flexible Planning - flexible use permissibility guided by compatibility, location and hierarchical status of the use premises.
- Less Dependency on Govt. Bodies - community and self help based approach with public & private partnership to facilitate quick plan implementation.

Cont....



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Our Vision

- A city made by citizens - Decentralization of public responsibilities, local self governments and public participation.
- A repository of values, culture, historic and natural heritage.
- A modern eco-friendly city based on new technologies, modern facilities and Hi-tech inventions blended with traditional character.
- A city to live - a humane city providing efficient working environment, affordable shelters and places for pleasures.



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DELHI OF NEXT MILLENNIUM

- A lively city bustling with activities, providing opportunities to all.
- A city of law abiding people, where everybody behaves & community becomes supreme and not an individual.
- A city for all- for people of all age, economic and ethnic groups, where every citizen has distinct identity and feeling of belongingness.
Cont....



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Delhi of Next Millennium

- A city with transparent system, where goal is consumer friendly environment of city building.
- A city with no mind set and open to appreciate and imbibe thinking of intellectuals of all disciplines.
- A landmark in this part of the world, providing opportunities for world trade, boosting economy and shaping it as a global city.



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DELHI OF NEXT MILLENNIUM

Let us make

DELHI ...

A city for the Next Millennium -
A practical paradise of
Modern India.



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YOU ARE INVITED TO
JOIN THE MISSION

&

GIVE YOUR

WITNESS



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THANKS

MPD - 2021 UNIT

DELHI DEVELOPMENT AUTHORITY



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APPENDIX 'B' OF ITEM NO.2/AC/99


SUMMARY OF VIEWS EMERGED DURING ONE DAY SEMINAR
HELD ON 15.10.99 AT VIGYAN BHAWAN ON "DELHI - CITY OF
OUR VISION & ASPIRATIONS by 2021."

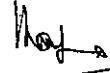
NCR Plan implementation had not been effective, it needs a completely fresh look in its objective, policies and special implementation measures for the participating states.

2. The DMA Towns, Priority Towns and Counter Magnets identified in NCR Plan are riding piggy back on Delhi rather to arrest the migration coming to Delhi.
3. A need was emphasised to develop three new townships located at a distance of 100 kms. with similar facilities that of Delhi or even better.
4. It was emphasised that the Regional Plan 2021 should be formulated without any delay so that the vision of Master Plan for Delhi becomes an integral part of the Regional Plan for its policies and strategies. For overall planned development of Delhi and region, it is recommended that NCR Plan may be brought and State Government may take concerted steps for implementing development programmes within their jurisdiction.
5. For successful implementation of decentralisation policies of NCR in National Capital Region it is recommended that regional rail linkages, MRTS and transportation should be accorded high priority.
6. There is a need for creation of Metropolitan Planning and Development Authority /Agency to have an integrated plan for the Metropolitan Area including adj. towns. DDA may be assigned to function as Metropolitan Development Authority for planning, development and implementation.
7. Taking note of 73th and 74th Constitutional Amendment and Decentralised Planning and Development Process, there is a need for mobilising public participation at each stage of plan formulation, implementation monitoring and review so that plans reflect popular will and aspirations.
8. There is a need for a well worked out approach for flexible land use, zoning regulations, development controls etc., considering the present socio-economic environment and the process of economic liberalisation in the country.
9. River Yamuna should provide an opportunity for river side development with eco-friendly environment with the help of specially drawn up plans.

10. Development of forest on the banks of river Yamuna shall facilitate fresh air to breathe to the population of East Delhi which sustains about 35% population in just about 6% of the Delhi area.
11. The development should be high density, high rise with more open spaces/parks at the ground level.
12. The redevelopment/ revitalisation of inner city areas, urban villages and central congested areas should be taken up in a time bound manner.
13. The unutilised and under-utilised areas within the city like the areas under Pusa Agricultural Institute; Safdarjung Airport and other lands with Airport Authority, Delhi Cantonment and lands with other govt. agencies need to be optimally utilised. Similarly thinly built up areas like R.K.Puram, Sarojini Nagar, Sewa Nagar, etc. also need to be redeveloped and densified.
14. There was concern expressed about the unauthorised developments of JJ clusters and unauthorised colonies taking place in the city. There is a need for enforcement as well as policy review based on strong data base.
15. There is an urgent need to evolve new urban culture with discipline and organisations with dedication.
16. There should be adoption of innovative technologies like water harvesting setting up of compost plants, power generation plants etc. to meet the pressures of ever increasing demand of physical infrastructure for the city.
17. Implementation of plan was noted to be most crucial for planned development. In this context new thinking of mobilising financial resources through cross subsidising public and private participation and flexible development controls energising private entrepreneurship should be explored.
18. Vacant lands reserved for facilities/parks within the city area, green belt and agricultural area need to be strongly checked and protected.
19. The institutions need to be more effective because the answer does not lie in involving private builders who have only intentions of making profit and not the welfare of the poor society.
20. MPD-2021 shall be a Policy Plan duly supported by 5-10 year Action Plans.

21. Development of forest in West Delhi was recommended with a view to minimising the sand storms coming from Thar Desert.
22. A Committee may be formed of MPs of the Parliamentary constituencies of NCR to ensure quick decisions and implementation of the Plan/ Policies in the Region.
23. Delhi city has enormous potential to become a tourist city due to its rich heritage which need to be projected in a big way for this activity also.
24. The land belonging to various govt. agencies need to be protected and their should be proper system for appropriate accountability. The govt. land may also be used as a resource for development.
25. The major transport corridors including MRTS needs to be redensified for optimum utilisation of the network.
26. The mixed land use policy need to be viewed more generously and may be opted for localising the movement of people and respond to the changing needs of different areas in the city.
27. Shelter is one of the basic needs for the human being hence the city must provide a shelter to all its habitants that too at affordable price.
28. The involvement of private sector and public & private partnership maybe explored for time bound implementation of physical infrastructure.
29. The vision of MPD-2021 alongwith observations of different Professional/ Eminent Persons and emerged views of Seminar and Steering Committee etc. may be put on the Internet. This will facilitate Internet users all over the world to give their opinion/suggestions and share their experiences for preparation of MPD-2021.


सचिव,
सलाहकार परिषद,
दिल्ली विकास प्राधिकरण


प्रधान,
सलाहकार परिषद,
दिल्ली विकास प्राधिकरण



MINUTES OF MEETING

FROM: - 20-04-2000

MINUTES of The Advisory
COUNCIL MEETING W.E.F.

FROM: - 20-04-2000





DELHI DEVELOPMENT AUTHORITY
(COMMR.-CUM-SECRETARY'S OFFICE)

List of the agenda items discussed in the
meeting of the Advisory Council of Delhi Development
Authority held on 10th April 2000 at 11.00 A.M. at
Raj Niwas, Delhi.

I N D E X

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DELHI DEVELOPMENT AUTHORITY

The List of the persons who attended the meeting of the
Advisory Council of the DDA on 10/04/2000 at Raj Niwas.

The meeting was presided by Shri Vijai Kapoor, Lt.
Governor, Delhi.

MEMBERS

- 1 Dr (Mrs) Anita Arya
MP (Lok Sabha)
- 2 Shri Avtar Singh Bhadana
MP (Lok Sabha)
- 3 Shri Tilak Raj Aggarwal
Councillor, MCD
- 4 Shri Dushyant Kumar Gautam
Councillor, MCD
- 5 Shri Ajit Singh
Councillor, MCD
- 6 Mrs Leela Bisht
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Chattar Singh
- 9 Shri P K Ghosh
Vice-Chairman, DDA
- 10 Shri D S Meshram
Chief Planner, TCPO
- 11 Shri Niranjana Singh
GM, PMNI, MTNL
- 12 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Laxmana Rao
Finance Member, DDA

- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Smt B Prasad
Secretary to LG
- 4 Shri R R Pillai
Sr Addl DG [Defence Estate]
Ministry of Defence
- 5 Shri R K Singh
Chief Vigilance Officer
- 6 Shri R C Chauhan
Chief Accounts Officer.
- 7 Shri Arvind Kumar
Commissioner [Personnel]
- 8 Shri Arvind Kumar
Commissioner [Housing]
- 9 Shri U S Jolly
Commissioner [LM]
- 10 Smt Anita Chaudhary
Chief Legal Adviser
- 11 Shri C L Aggarwal
Chief Architect
- 12 Smt Namita Dutta
Addl Secretary to LG
- 13 Shri K K Bandhopadhyay
Addl Commissioner [Planning]
- 14 Shri Surinder Srivastava
Director [AP-I]
- 15 Shri H K Babbar
Asstt Secretary, DDA

Draft minutes of the meeting of the DDA's Advisory Council held on 10/04/2000 at 11:00 a.m. at Raj Niwas

The LG welcomed the new members, Dr [Smt] Anita Arya and Shri Avtar Singh Bhadana, Members of Parliament (Lok Sabha). He sought the help of the members in giving new shape to the Delhi's Master Plan for the year 2021 and hoped that the Council will continue to render useful advice to the Authority.

The LG agreed with the members that the meetings of the Council should be held every quarter.

ITEM NO.1/AC/2000

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 29th October, 1999
F.1[2]2000-AC/MC/DD

Minutes of the Advisory Council meeting held on 29th October 1999 were confirmed.

ITEM NO.2/AC/2000

Sub: New initiatives being taken by the DDA in the financial year 2000-2001.

The Finance Member presented the long term policy initiatives proposed during the year 2000-2001 and outlined the following thrust areas in the DDA's budget for the new financial year:

a] Highest priority to be accorded to land acquisition,

- b] Target for construction of new flats increased to ten thousand,
 - c] Maintenance and upkeep of old records to be attended to on priority.
- II The Finance Member and the Engineer Member apprised the Advisory Council of the new initiatives in the field of construction and development and summed up as under:
- i] MASCON Concrete Technology will be introduced in the construction of new flats. The EM informed that hollow-block technology had been introduced in the DDA in a big way and about 4000 flats were already under construction,
 - ii] Ready-mix concrete plants shall be set-up for improving the quality of construction,
 - iii] Water harvesting shall be introduced and dual water supply system laid in all the new schemes of the DDA to reduce pressure on potable water,
 - iv] Effluent water shall be recycled instead of using ground water,
 - v] New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats,

- vii Greater thrust shall be given to the development of green areas,
- viii Sector-6, Dwarka will be taken up for Model development,
- viiiI Left-out areas of East Delhi will be taken up for speedier development,
- ixI Upgradation of DDA's shopping complexes/commercial areas will be taken up in partnership with the local shopkeepers, on the NDMC pattern,
- xi Seven more flyovers will be taken up for construction in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule,
- xii Work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road length shall be laid by the DDA during the year 2000-2001,
- xiii Construction of all the Master Plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing-Ghats had been completed.

III The Vice-Chairman briefed the Council about the massive computer training planned for the employees and the technical training programmes initiated for upgrading the skills of the field staff of the Engineering department. He

[6]

informed that public grievances machinery had been further streamlined and the public could now meet the Vice-Chairman, the Lt Governor and the Minister of Urban Development in case of grievance.

The Council appreciated the new policy initiatives being taken by the DDA.

ITEM NO.3/AC/2000

Sub: Redevelopment initiatives in the old residential colonies.

The LG explained that redevelopment of old residential colonies had become a necessity in order to improve the quality of life of the residents. To start with the DDA was taking up redevelopment initiatives in New Rajinder Nagar and Panchsheel Park areas during the year 2000-2001. He informed that similar redevelopment schemes will be taken up in other parts of the city, based on this experience.

The Advisory Council appreciated the new proposals and desired to have a report in the matter on completion of the redevelopment plans in New Rajinder Nagar and Panchsheel Park.

ITEM NO.4/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 29/10/99
F.1[2]2000-AC/MC/DDA

, Noted.

OTHER POINTS:

I.a] On a query by Dr (Mrs) Anita Arya, the Lt. Governor informed that relocation/resettlement of jhuggie jhompries was a very costly exercise and, therefore, the DDA's priority was to first clear those jhuggiees which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'.

b] Dr (Mrs) Anita Arya suggested that members of the Council should be taken into confidence before launching any major demolition programmes in their Constituency.

II.a] During discussion, the LG informed Sh Bhadana that the field staff was fully authorised to take on the spot decisions regarding demolitions, keeping in view the broad policy guidelines. He informed the council that new schemes for providing better alternatives for the slum evictees were under progress.

b] Shri Avtar Singh Bhadana suggested that since DDA had been entrusted with tremendous responsibilities; all steps should, therefore, be taken to improve its public image.

c] Shri Bhadana sought action in the cases where the lands initially allotted/earmarked for dairies had been subsequently converted into residential/commercial. He was requested to submit details of such lands so that action in the matter could be initiated.

III.a] Shri Dushyant Kumar Gautam suggested that DDA should take up the construction of all the Community Centres because the Residents Welfare Associations did not have sufficient funds. He pointed out that there was extreme shortage of marriage places after the imposition of ban by the Supreme Court on holding of marriage receptions in public parks.

b] Sh Gautam suggested that multi-tier parking facilities should be provided near all the congested residential localities and villages. The LG informed that private entrepreneurs were not showing sufficient interest in this venture at this stage but efforts were being made to make a beginning in the year 2000-2001.

c] Shri Gautam suggested that private sector should be associated in the land assembly and in housing construction as per norms fixed by the DDA. This will help the DDA to meet the housing shortage.

d] Shri Gautam drew the attention of the Council to the massive unauthorised construction being carried out in the DDA colonies which were under transfer to the MCD. He sought immediate action in the matter and pointed out that these unauthorised constructions will become a permanent feature after transfer of the colonies to the MCD.

IV.a] Shri Tilak Raj Aggarwal requested for greening of the Yamuna pushta from Wazirabad barrage upto the Nizamuddin bridge. He was informed by the LG that half a kilometer stretch along the river had already been entrusted to the

Forest department for aforestation. On another query, Shri Aggarwal was informed that development of the drain adjacent to the Kanti Nagar had also been taken up by the DDA.

b] Shri Aggarwal was informed that the proposal to shift the Police Lines from Kanti Nagar was under consideration and the DDA was not in a position to undertake any activity on this land as long as the land vests in the police department. Shri Aggarwal was informed that necessary facilities for the public were being provided on a 1000 sq. yds. plot in the vicinity.

c] Shri Aggarwal drew the attention of the LG to long traffic jams in the Shastri Nagar area before Seelampur. The Engineer Member informed that a flyover was coming up on road No. 66 and there was also a proposal to construct a Trumpet at the location proposed by Shri Aggarwal.

d] Shri Aggarwal requested for expeditious allotment of land to the Police Station in Dilshad Garden.

V.a] Shri Ajit Singh drew the attention of the LG to non-development of Local Shopping Centres. He specifically cited the case of LSC at Surajmal Vihar, which had been sold in 1974 but continued to be in a state of neglect. The Engineer Member informed that all the LSCs in Trans-Yamuna area were being taken up for immediate development, including the LSC at Surajmal Vihar.

b1 Shri Ajit Singh informed that Dilshad Garden area behind the GT Road had been extensively built up and no purpose was now being served by continuing to retain it as a "development area". The Vice-Chairman assured that he will get this matter examined on priority.

c1 On a suggestion by Shri Ajit Singh and other non-official members, the LG agreed to the proposal that the facilities of DDA's Sports Complexes should be provided to all those who were in the age group of 70 years and above, at one third of the normal fee.

VI.a1 Mrs Leela Bisht suggested that the Court cases between the Residents Welfare Associations and the DDA should be amicably resolved and examined outside the purview of the Courts.

b1 Mrs Bisht sought simplification of the procedures for transfer of properties in the names of family members and desired a review of the existing cumbersome documentation.

c1 Mrs Bisht suggested that the Government lands adjoining the residential/built-up areas should be earmarked for parking of vehicles by the residents/users.

d1 Mrs Bisht drew attention of the LG to the continuing unauthorised construction on the DDA lands in Village Devli, Sainik farms. The LG assured her of early action in the matter by the DDA.

e1 Mrs Bisht sought LG's intervention for proper planning of the Sangam Vihar area, which she alleged was the biggest unauthorised colony in Asia. Though the area is presently under the control of the MCD, she felt that being a planning body, DDA should plan proper development of the area otherwise the situation will further deteriorate in the coming years.

f1 To a suggestion by Mrs Bisht, the Vice-Chairman informed that traffic congestion on the Mehrauli-Badarpur Road near Khanpur was engaging the attention of the DDA and necessary measures were being taken in the matter.

VII.a1 LG agreed with the suggestion of Sh J P Goel that a list should be compiled of all the non-starter projects and desired that a case-by-case review should be conducted.

b1 Shri Goel drew the attention of the LG to the unauthorised structures on the entire wall opposite Rajghat, extending upto Kashmere Gate. He cited a specific instance of a transport godown which had been constructed by opening a gate near the DVB transformer under the ISBT flyover and informed that several trucks were being unauthorisedly parked everyday inspite of DDA sealing the premises at one stage. The LG sought an immediate report in the matter.

c1 Shri Goel drew the attention of the Council to the large number of unallotted shops. He felt that DDA's shops were not selling because a large number of unauthorised shops had come up in all the residential localities. He

sought regularisation of these shops if these could not be effectively closed. The LG informed that the concept of mixed land-use was under examination in the new Master Plan.

d] Shri Goel suggested regularisation of all those areas as industrial where more than 50 percent units had been functioning as industrial, since allotment of alternate plots to such a large number of non-confirming users was not practically possible.

e] Shri Goel requested for adopting a uniform policy on 'demolitions'. All other members also joined him and requested the LG that specific premises should not be identified for demolition. The LG emphasised that this was a major problem and political consensus was required to be evolved in the matter. He cited some specific instances where demolition programmes had to be abandoned recently.

f] Shri Goel sought to have details of the pendency of Court cases and the efforts made by the DDA to settle them. The LG asked the Chief Legal Advisor to put-up detailed information on the subject in the next meeting of the Council. Shri Goel also suggested that the Vigilance Department should play a pro-active role and take necessary preventive measures to improve DDA's image.

g] Shri J P Goel drew the attention of the LG to the continuing unauthorised construction by motor workshops on the entire stretch of the road, behind Tibbia College.

ITEM NO.
1/AC/2000

10/4/2000

SUB: CONFIRMATION OF THE DRAFT MINUTES OF THE MEETING
OF THE ADVISORY COUNCIL OF DDA HELD ON 29TH OCTOBER,
1999.

F1(2)2000-AC/MC/DDA

P R E C I S

Confirmation of the minutes of the meeting of the Advisory Council of DDA held on 29th October 1999 at Raj Niwas, Delhi. The minutes of the said meeting are appended at (Appendix 'A' Page No. 2 to 10).

R E C O M M E N D A T I O N

Minutes of the Advisory Council meeting held on 29th October 1999 were confirmed.

APPENDIX 'A' TO ITEM NO. 1/AC/2000

List of the members of the Advisory Council who attended the meeting held on 29th October, 1999

PRESIDENT

Shri Vijai Kapoor
Lt Governor, Delhi

MEMBERS

- 1 Shri Tilak Raj Aggarwal
Councillor, MCD
- 2 Shri Dushyant Kumar Gautam
Councillor, MCD
- 3 Shri Ajit Singh
Councillor, MCD
- 4 Smt Leela Bisht
Councillor, MCD
- 5 Shri J P Goel
- 6 Shri Chattar Singh
- 7 Shri Sunil Dev
- 8 Shri P K Ghosh
Vice-Chairman, DDA
- 9 Shri G S Chima
Chairman, DTC
- 10 Shri Niranjan Singh
GM, PMENI, MTNL
- 11 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Lakshmana Rao
Finance Member, DDA
- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Shri A Ramaswamy
Principal Commissioner

- 4 Smt B Prasad
Secretary to LG
- 5 Shri Sharda Prasad
Commissioner [LD]
- 6 Shri Vijay Risbud
Commissioner [PIg]
- 7 Shri Shankar Banerjee
Chief Accounts Officer
- 8 Shri R K Singh
Chief Vigilance Officer
- 9 Shri Arvind Kumar
Commissioner [PI]
- 10 Shri Gyanesh Kumar
Commissioner [Housing]
- 11 Shri U S Jolly
Commissioner [LM]
- 12 Shri Pradeep Bihari
Chief Architect
- 13 Smt Anita Chaudhary
Chief Legal Adviser
- 14 Smt Namita Dutta
Addl Secretary to LG
- 15 Shri A K Acharya
OSD to LG
- 16 Shri Chander Ballabh
Addl Commissioner [MPPR]
- 17 Smt Ila Singh
Financial Adviser [Housing]
- 18 Shri Jai Prakash
Chief Engineer
Ministry of Surface Transport
- 19 Shri Randhir Singh
Director [Horticulture]/South
- 20 Shri B D Ram
Director [Horticulture]/North

Draft minutes of the meeting of the Advisory Council of the DDA held on 29th October, 1999 at 12:00 Noon at Raj Niwas

The Lt Governor welcomed the members. LG stated that hereafter the meetings of the Council will be held in a regular manner once in a quarter.

Lt Governor briefed the Council that the process of preparation of Delhi's Master Plan for the year 2021 had commenced in right earnest and desired the members to give their valuable suggestions. He sought their help in giving a new direction to the MPD-2021.

LG emphasized the need to have a clear policy on the following important issues:

- i] Re-development of unauthorised colonies and creation of proper infrastructure for their development.
- ii] The advisability to set up an Urban renewal and redevelopment Authority.
- iii] The advisability of maintaining agricultural green belt in or around Delhi.
- iv] Whether the green belt should be maintained through compulsory land acquisition or by giving incentive to the landowners.
- v] Policy on proposed Industrial development.
- vi] Permitting high rise buildings.

2 ITEM NO.1/AC/99

Confirmation of draft minutes of the meeting of Advisory Council of DDA held on 28/7/97
F.1[21/99-AC/MC/DDA

Minutes of the meeting held on 28.7.97 were confirmed.

3 ITEM NO.2/AC/99

Approach to the Master Plan for Delhi -2021.
F.Comm.[Plg]/99/DDA

A brief presentation was made on the DDA's approach to the Master Plan Delhi-2021 by the Planning Department. Summary of the recommendations finalised in the seminar held on 15th October was also discussed.

Members of the Council appreciated the presentation and made the following suggestions.

I. Shri Tilak Raj Aggarwal suggested that:

a] Yamuna river front should be taken up for extensive beautification because 1/3rd of Delhi's population lives in trans-Yamuna area. Development of bathing ghats and picnic spots should also be taken up along the river front.

He was also of the view that open channels should be provided on both sides of the river to provide proper drainage.

b] Massive tree plantation should be done on both sides of the roads, specially along the road no. 57, to check encroachments.

- c] A Transport Centre and a Railway terminal should be constructed near the Delhi-Gurgaon border, on the pattern of Sanjay Gandhi/Punjabi Bagh Transport Centres to avoid movement of trucks into the city.
- d] Multi-storeyed resettlement colonies for JJ units should be constructed at a number of places on the periphery of Delhi and those units should be allotted to them on licence fee basis. This would be better than allotment of 25 sq. mtr. plots on lease-hold basis which change hands and go to non-targetted groups in no time.
- e] Cheap housing should be developed near the industrial areas/work places to accommodate the labours there.
- f] Construction of high-rise buildings should be encouraged.
- g] There should be dual water system one for filtered water and other for potable. This will reduce the pressure on the consumption of treated water which is often wasted for gardening.
- h] Supervisory responsibility should be fixed for every pocket of land and trees be planted around all the land pockets to check future encroachments.
- i] Land earmarked for the police station in Dilshad Garden should be expeditiously allotted.
- j] A quick decision needs to be taken on the future of abandoned flats in Dilshad Garden.

k] Slow moving traffic should be segregated from the fast moving traffic in order to have better traffic control.

II. Shri Ajit Singh was of the view that we must learn from our past mistakes. He made the following suggestions:

i] Residential colonies for the industrial workers/labourers should be provided near their place of work.

ii] Shifting of all the Industries to Bawana will create more traffic problems. Smaller industrial townships should be developed in different parts of the City so that concentration of industries does not take place at one location.

iii] Higher compensation should be paid for land acquisition so that the farmers do not have any incentive to sell their land to the private parties. This will check the growth of unauthorised colonies.

III. Shri Chatter Singh made the following suggestions:

i] The land owners should be allowed to develop their land as per the land use plan, in partnership with private developers, in the ratio of 51:49. This will curb the growth of unauthorised colonies.

IV. Shri Dushyant Kumar Gautam suggested that:

i] Drawbacks and weakpoints of previous Master Plan should be identified so that the same mistakes are not repeated in future.

ii] Parking and shopping areas have been encroached upon in the past mainly because they were not allotted nor properly developed.

iii] Backlog of 1979 housing scheme should be cleared to stop the growth of unauthorised colonies.

iv] Responsibility should be fixed at all levels for increased encroachments during the last five years.

LG suggested that a workable and practical approach should be evolved to tackle the problem of unauthorised encroachments and their removal.

V. Shri Ajeet Singh wanted action to be taken against unauthorised coverage to the extent of 100% on the plots/flats in Dilshad Garden.

VI. Mrs Leela Bisht drew the attention of the Council to the following issues:

i] Non-provision of basic facilities in Sangam Vihar, the biggest unauthorised colony of Delhi. She pointed out that the lands earmarked for primary and secondary schools had not been allotted and were being encroached upon. She also drew attention to the encroachments on the lands earmarked for infrastructural services,

ii] Lands earmarked for public and semi-public facilities in the Group Housing Societies should be immediately allotted to avoid encroachments.

VII. Shri J.P. Goel made the following suggestions:

i] Development work on the Yamuna river front should be taken up expeditiously.

ii] A number of water treatment plants should be put-up in the city, instead of a few centralised ones.

iii] At least one big project should be taken up for time bound implementation.

iv] Massive tree plantation should be done and the rate of survival of the trees should be regularly monitored. He also drew the attention to the poor upkeep of the Rajiv Gandhi Smriti Van.

v] Immediate steps should be taken to check encroachments on DDA lands,

vi] Ground floor properties on the main roads should be allowed to be used as commercial.

vii] Concrete steps should be taken to check re-sale of residential plots allotted to the jhuggi dwellers.

viii] Jhuggi dwellers should be resettled in close proximity to the industrial complexes.

VIII. Shri Sunil Dev welcomed the concept of "City by Citizens" and gave the following suggestions:

i] DDA should develop more play-grounds and recreational places for the youth,

ii] Membership of all the Sports/recreational complexes should be easily available and within the reach of the common people,

iii] Committees of sports' professionals should be constituted for developing and maintaining sports complexes and the sports fields developed by the DDA.

4 The Vice-Chairman informed that as per available statistics the population of senior citizens in Delhi will multiply manifold by the year 2021. He, therefore, suggested that the new Master Plan must provide adequate living and recreational spaces for the senior citizens also.

5 On the suggestion of Shri J.P. Goel, the Council unanimously condemned the World Bank Report, published in the national dailies, terming DDA as the most corrupt institution. The LG informed that the matter had already been taken up with the Govt. of India at the appropriate level for suitable action.

It was also decided that strict action should be taken against the official who made such remarks.

LG thanked the Members for their valuable suggestions. He directed that henceforth all the policy papers and the relevant information on the MPD-2021 should be regularly circulated to all the Members of the Advisory Council. He informed that the next meeting of the Council will be held sometime in the month of February 2000.

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

ITEM NO.
2/AC/2000
10/4/2000

SUB: New Initiatives being taken by the
DDA in the financial year 2000-2001.

P R E C I S

DDA aims to provide a thrust for augmenting the infrastructural facilities and provide value addition to the citizens of Delhi. Keeping these objectives in view the following new dimensions have been added in the Budget Estimates of 2000-2001.

1. Innovative Technologies.
2. Infrastructure Development through Special Purpose Vehicle.
3. Flyover Projects under phase - II.
4. System Upgradation.
5. Urban Heritage Conservation.
6. Enhanced horticulture development.
7. Sports and Recreational activities.
8. Upgradation of market complexes.
9. Cultural promotion activities.
10. Real Estate Consultants.

Contd...../-

DELHI DEVELOPMENT AUTHORITY

A. **SYNOPSIS OF DDA BUDGET 1999-2000/ 2000-2001**

1. DDA has been making efforts to ensure balanced development of the city of Delhi by providing self contained residential spaces, utilitarian houses, creating decentralised places of employment and establishing their right relationship with places of residence. Programme also aim to create conditions for healthy and secure existence, developing huge recreational/green spaces to sustain a healthy city and environment. Enriched with the experiences of past, every year brings in improvement in DDA's future plans and initiatives.

2. Apart from traditional activities, DDA will venture out in other activities relating to infrastructural projects, urban heritage foundation scheme, adoption of innovative technology, formation of SPVs coupled with added thrust in Horticulture, Sports and Recreational activities in order to enhance value added growth in Delhi.

3. The figures for Receipts and Payments under Nazul Account-I & II for land development and B-GDA for housing for the last three years are given in the chart as below:-

(Rs. in crores)

Sl. No.	Year	RECEIPTS				PAYMENTS				(+)/Surplus (-)/Deficit
		Nazul-I	Nazul-II	B-GDA	Total	Nazul-I	Nazul-II	B-GDA	Total	
1	96-97	1.94	315.08	488.03	805.05	10.24	408.73	357.96	776.93	(+)28.12
2	97-98	2.32	224.43	714.82	941.57	11.75	330.18	202.38	544.31	(+)397.26
3	98-99	2.70	313.08	646.95	962.73	16.32	404.24	297.13	717.69	(+)245.04

4 The Receipts and Payments for the current financial year i.e. 1999-2000 and BE - 2000-2001 is also shown as under:-

(Rs. in crores)

Sl. No.	Year	RECEIPTS				PAYMENTS				(+)/Surplus (-)/Deficit
		Nazul-I	Nazul-II	B-GDA	Total	Nazul-I	Nazul-II	B-GDA	Total	
1	1999-2000 RE	2.56	263.08	681.56	947.20	17.40	556.17	409.08	982.65	(-)35.45
2	2000-2001 BE	8.34	386.12	705.84	1100.30	19.43	566.52	609.87	1195.82	(-)95.52

Contd..2..

From the above it would be seen that there has been continuously higher receipts during the last three years with the innovative efforts made by DDA to recover the outstanding instalments of Housing as well as other recoveries. This year the DDA receipts will be Rs.947.20 crores for the current financial year.

5. Towards land acquisition and enhanced compensation, pursuant to various awards, DDA has been paying substantial amounts since 1994-95. The figures are given below:-

Sl.No.	Year	(Rs. in crores)
		Payments
1	94-95	78.04
2	95-96	108.59
3	96-97	104.35
4	97-98	39.08
5	98-99	60.00
6	1999-2000	195.00

6. On the land Acquisition front during 1999-2000 DDA has already made payments of Rs.185.00 crores against a provision of Rs.195.00 crores which has been provided for in the RE 1999-2000. To meet our financial requirements next year towards land acquisition in Rohini, Narela & Dwarka, a budgetary provision of Rs.100.00 crores is now provided for. Towards meeting any additional financial liabilities on account of the enhanced land rates, short term investments have been provided for and are available to meet such liabilities.

7. A sum of Rs.162.00 crores during 1999-2000 and Rs.281.50 crores during 2000-2001 are expected to be received as land premia towards disposal of residential including housing land, industrial and commercial plots against Rs.504.00 crores as per BE 1999-2000. Disposal of plots is mainly planned in Dwarka, Rohini, Narela and Jasola besides a small number of plots in other areas like Prashant Vihar, Ymuna Vihar, Shalimar Bagh, Janakpuri, Vikas Puri, Pitampura, Saket, etc.

Contd...3...

8. Receipt of Rs.70.00 crores during the current year and Rs.79.00 crores during 2000-2001 is anticipated from allotment of land to Group Housing Societies against Rs.58.50 crores projected in BE 1999-2000.
9. Receipts from allotment of institutional land have been projected as Rs.2.60 crores and Rs.11.00 crores in RE 1999-2000 and BE 2000-2001, respectively.
10. To meet the ever increasing demand for residential, industrial, commercial and institutional land, DDA has undertaken massive land development programmes in Dwarka, Rohini, Narela, Jasola, C.B.D., at Shahdara, Mayur Vihar Phase-II, Tikri Kalan, Kondli Gharoli etc. Expenditure towards development of land has been assessed as Rs.300.17 crores and Rs.401.52 crores during RE 1999-2000 and BE 2000-2001 respectively against Rs.362.72 crores projected in BE 1999-2000.
11. About 1800 acres of land has been notified for acquisition. This will enable DDA to reduce the old pendency of registrants.
12. For maintaining ecological balance and beautification of parks, Rs.83.52 crores and Rs.91.36 crores has been provided in RE 1999-2000 and BE 2000-2001 respectively for undertaking capital and maintenance works in various colonies of DDA under Nazul Account-II.
13. DDA has been constructing/developing sports complexes, multi-gyms, sports fields and swimming pools in various areas of Delhi. An amount of Rs.30.36 crores and Rs.37.45 crores has been provided in RE 1999-2000 and BE 2000-2001 respectively towards construction/maintenance of sports complexes/ sports fields/ swimming pools etc.
14. During the current financial year Rs.290.00 crores is anticipated against disposal of flats and shops under different categories against provision of Rs.284.00 crores in BE 1999-2000. In BE 2000-2001 the receipts are anticipated as Rs.276.30 crores.
15. Expenditure on construction of houses, shops has been projected as Rs.202.26 crores in RE 1999-2000 and Rs.320.70 crores in BE 2000-2001 respectively.

Cond....4...

16. An amount of Rs.336.76 crores and Rs.322.74 crores is anticipated against the premia, ground rent, damages and other miscellaneous receipts and under B-GDA in the current financial year and next financial year i.e. 2000-2001.
17. As a welfare measure, DDA has been setting apart a substantial amount during the previous years and now the investment under GPF approved schemes has gone to Rs.144.37 crores. Similarly, for pension purposes, long term investment stands now at a figure of Rs.58.00 crores.
18. During the current financial year and next year a budget provision of Rs.5.62 crores and Rs.6.10 crores respectively has been made for making payment of deficiency charges to MCD to hand over services of different colonies. This amount will be placed at the disposal of the respective Chief Engineers for further allocation to the respective divisions.
19. A provision of Rs.1.82 crores & Rs.5.99 crores respectively during the current financial year and the next year, has been made for payment of arbitration awards which too will be placed at the disposal of the respective Chief Engineers for further allocation to the respective Divisions.
20. An amount of Rs.1.80 crores and Rs.3.63 crores has been kept in RE 1999-2000 and in BE 2000-2001 for liquidating the liability of pending final bills of the works executing agencies.
21. For salaries of the staff, against the provisions of Rs.160.00 crores in BE 1999-2000, an amount of Rs.160.00 crores and Rs.180.00 crores has been provided in RE 1999-2000 and BE 2000-2001.
22. During 1999-2000, 5974 houses are likely to be completed and next year DDA has planned to take up the execution of 10000 houses.
23. For this much of investment, along with requirement for ongoing works, budget projections show a deficit of roughly Rs.95.52 crores in 2000-2001. This deficit can be wiped out by accelerating recovery of hire purchase instalments.

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MAJOR CONSTRAINTS :

The foregoing provides a glimpse of the activity wise trends in receipts and payments which have been reflected in the Budget documents. It would also become necessary for us to point that there are some major constraints DDA faces today in the course of its operations which impede performance of our activities.

The first major constraint we face is in the acquisition of land. Against our targeted requirement of 6500 acres, what we have processed for acquisition this year is only 1749 acres approximately which leaves an un-acquired balance of 4751 acres. Unless this large acreage is acquired on priority basis, DDA is likely to be faced with the problem of an inadequate land base, in order to meet its projects requirement in the areas of land development, housing etc. after another two working years. Top priority to this aspect would now need to be given by the Authority. The total amount required for land acquisition at current costs works out to Rs830.25 crores. This amount will be met from a corpus of Rs. 1200.00 crores which has been built over the years for land acquisition. In fact this amount is a result of accretion of several years, since the budget targets of expenditure for land acquisition could not be achieved since land as required by the DDA was not placed at their disposal by the GNCTD.

The second major constraint is availability of electricity, water and other civic amenities which today is a limiting factor and also a cause of considerable concern for our allottees under our various schemes. There are as many as 11,000 units which are lying unoccupied today because of non-availability of water electricity and other civic amenities. In some cases despite assurances received from other civic bodies, completed units which have already been allotted in many areas have not been supplied with the above facilities. It is necessary that the Authority gives top priority to this factor and impresses upon the other civic bodies who are responsible for provision of these facilities to provide for the same in the DDA development areas.

B. NEW DIRECTIONS:

It is apparent from the foregoing financial and budget review that work load of the DDA pertaining to established areas of activities viz. Land acquisition and development, construction of houses/shops etc. are on a gradual phase of decline. There are a number of reasons for this declining

Contd.. .6..

trend but the primary reason is non-availability of land at the disposal of DDA for housing and construction activities. DDA has a large work force of 26,000 employees and in order to keep them gainfully employed as also generate revenues for meeting expenditure of fixed cost like establishment expenditure etc. it is essential that apart from tradition activities, DDA should venture out in other activities relating to infrastructural projects, adoption of innovative technology, formation of SPVs, heritage conservation coupled with added thrust in Horticulture, Sports and recreational activities in order to enhance value added growth in Delhi. A synopsis of some of the new directions in this regard proposed to be included in the Budget are as follows:-

1. **INNOVATIVE TECHNOLOGIES**

DDA is a path breaker in bringing new technology in construction of houses. DDA in the previous year has introduced hollow-block technology in the construction of houses and awarded the work of construction of 2600 units for single tenements for relocation of jhuggies dwellers at Rohini, Sector-4, Phase-I and construction of 526 SFS houses at Rohini Sector-11. It is now proposed to take up a large number of houses (say 2,000 to 3,000) on MASCON Concrete Technology which is known as jointless construction. This will further add to a new dimension in the housing construction technology in the city.

2. **INFRASTRUCTURE DEVELOPMENT**

Some of the important projects proposed to be taken up by the DDA in the infrastructure development are listed as below:-

- i) Construction of 45 metre right of way road connecting Dwarka sub-city to Pankha Road, Janakpuri area by covering Palam Drain. The tenders for covering of the drain have been received and the work is likely to be started early next year.
- ii) 30 metre right of way roads in Dwarka are being upgraded and shall be completed to its full width including the construction of footpaths, road side plantation, street lighting etc.
- iii) One Sector in Dwarka is being developed with Ultra Modern Facilities which include - introduction of promenades and plazas into the fabric of the city. Urban facilities such as Kiosks, city information booths, paths, seats, congregation spaces, cultural and social events spaces e.g. weekly bazar provisions are to be incorporated in the open spaces.

Contd...7...

- iv) Connecting Dwarka with NH-8 near Ranguri is also likely to be taken up in the new millennium. Discussions are being held with Air Port Authority.
- v) An innovative design of providing street lighting on Dwarka roads has been developed in consultation with Phillips India Pvt. Ltd Tenders have been floated and work is likely to be taken in the early next year and shall be completed in a year's time.
- vi) As an interim arrangement for water supply in Dwarka, the potable water is being pumped from underground reservoir. The sewerage and water connections to all the societies, DDA housing and institutional areas have been approved. In addition, 3 Nos. Sewage Pumping Stations have also been completed and commissioned. The sewerage system in Dwarka is now fully operational.
- vii) Necessary arrangement has also been made to supply water to the houses constructed by DDA at Narela, with close coordination with DJB, Central Ground Water Authority, it has been possible to get 2 MGD of water for DDA development at Narela. The system is likely to be in operation early next year.
- viii) For augmentation of water supply, proposals are being worked out for storing of surface water, its treatment and supply for drinking purpose on BOT basis.

3. FLYOVERS

The work on the construction of seven number flyovers taken up during the year 1999, is already in progress and the same is expected to be completed at targeted. In addition, DDA is likely to take up the work of another 7 flyovers on the following locations so as to make the corridor signal free for which a total provision of Rs.82.95 crores has been made in BE 2000-2001.

- i) Ring Road & NH-24 intersection
- ii) Sarai Kale Khan ISBT entry and Ring Road.
- iii) RUB/ROB, Pankha Road
- iv) Intersection of Road No.56 with GT Road (Trans-Yamuna area - part of Corridor improvement)
- v) GT Road No.66, National Highway - 1 (Trans-Yamuna Area)
- vi) Underpass NH-24 - Gazipur Freight Complex
- vii) Grade-separator at Andrews Ganj near Central School

Contd....8...

4. **SYSTEM UPGRADATION**

- i) DDA is planning to streamline and upgrade its accounting system to a Double Entry Accounting pattern keeping in view changing requirements in consonance with modified accounting principles and observations of Audit. A Budget provision of Rs.30.00 lacs exist for this activity in BE 2000-2001.
- ii) With a view to streamline and upgrade transactions based on computerised programming for facilitating faster processing in a streamlined manner, DDA has taken up projects relating to Housing Management Information system (HMIS), Personnel Management Information System (PMIS) and Legal Management Information System (LMIS). A provision of Rs.2.00 crores has been kept in the BE for the year 2000-2001.

5. **URBAN HERITAGE CONSERVATION:**

Delhi, the land of seven cities, has more than 1700 listed monuments out of which only two hundred are maintained by the Archaeological Survey of India. These monuments are visited by tourists from all over the world. In order to preserve and project the historical character of Delhi, the Master Plan of Delhi perspective - 2001, recommends conservation and improvement of heritage zones and areas of special importance having historical monuments and old townships. A Budget provision of Rs.2.00 crores has been reflected in BE 2000-2001.

The work in following areas is likely to be taken up shortly:-

- i) Tughlakabad Fort Area
- ii) Chote Khan Bade Khan at Kotla
- iii) Kotla Mubarakpur Gumbad
- iv) Upgradation of the areas at Purana Qila.
- v) Ferozeshah Kotla Wall opposite I.G. Stadium
- vi) Qila Rai Pithora Wall.

6. **ENHANCED HORTICULTURE DEVELOPMENT**

A massive work on the new development and upgradation of the existing developed area is being taken up in the next year. Some of the important projects are Swaran Jayanti park at Rohini, Millennium Park at Ring Road, re-development of Rose Garden at Hauz Khas, Prasad Nagar Lake, etc.

Contd....9...

The treated effluent from the sewage treatment plant at Sen Nursing Home Nalla will be utilised for irrigation of Millennium Park at Ring Road near Sarai Kale Khan. Similar, system is also being adopted at Dwarka for development of green area.

An additional provision of Rs.26.00 crores has been kept in BE 2000-2001 for this activity. Of this Rs.10.00 crores will be made from the Urban Development Fund.

7. **SPORTS AND RECREATIONAL ACTIVITIES**

DDA has been carrying on yeoman service in the realm of sports and recreational activities with a view to provide affordable recreational facilities for all strata of society. Sports complexes have become the hub of sporting and recreational activities and are very well patronised. DDA is proposing to upgrade facilities by providing pitch and putt course, Yoga halls, multigym, covered indoor badminton courts, swimming pools, at various complexes like Siri Fort, Saket, Rohini, Paschim Vihar, Ashok Vihar, Yamuna Sports Complex etc. Swimming pools are also proposed to be built at Yamuna Sports Complex, Paschim Vihar, Bhagwan Dass Road etc. A consolidated outlay of Rs.9.97 crores is being provided for new activities under this head of account.

8. **UPGRADATION OF MARKET COMPLEXES**

It is proposed to upgrade the services as well as ambiance of the surroundings of the market complexes with the participation of shop owners. The shop owners are expected to share partially the expenditure involved in the improvement of the surroundings as well as its subsequent maintenance. The department will hold meetings with the shop owners association inviting their suggestions for overall improvement of the surroundings area. For this purpose, development plans including landscape etc. shall be prepared by the department incorporating the suggestions given by the shop owners.

In the first instance we propose to implement the above proposal in the following area:-

- i) Vikaspuri
- ii) Vasant Kunj
- iii) Mayur Vihar

A Budget provision of Rs.1.00 crore has been made in the BE 2000-2001.

Contd...10...

9. CULTURAL PROMOTION ACTIVITIES

For enhancing of social values in Delhi, DDA proposes to enter the arena by sponsoring cultural events with an aim to build corporate image of the organisation as also to focus on urban heritage, arts, culture and music. A Budget provision of Rs.50.00 lacs has been made in BE 2000-2001.

10. REAL ESTATE CONSULTANT

DDA has empanelled Real Estate Consultants to assist us in the disposal of high value properties and also undertaking projects which would provide a value added factor to the city. Projects undertaken here include the Multi-tier parking at Nehru Place, amusement park at Rohini, disposal of Hotel and Cinema sites and also in the recreational area of setting up of Bowling Alley & Go Cart in our Sports Complexes. Other projects which fall under the above categorisation, once it is cleared by the Planning and Management Wing, would also be considered for implementation, using the expertise available with the empanelled Real Estate Consultants. The total budget provision provided for the same in the financial year 2000-2001 is Rs.1.00 crore.

RECOMMENDATION

The Finance Member presented the long term policy initiatives proposed during the year 2000-2001 and outlined the following thrust areas in the DDA's budget for the new financial year:

- a) Highest priority to be accorded to land acquisition,

Contd...../-

- b1 Target for construction of new flats increased to ten thousand,
 - c1 Maintenance and upkeep of old records to be attended to on priority.
- II The Finance Member and the Engineer Member apprised the Advisory Council of the new initiatives in the field of construction and development and summed up as under:
- i1 MASCON Concrete Technology will be introduced in the construction of new flats. The EM informed that hollow-block technology had been introduced in the DDA in a big way and about 4000 flats were already under construction,
 - ii1 Ready-mix concrete plants shall be set-up for improving the quality of construction,
 - iii1 Water harvesting shall be introduced and dual water supply system laid in all the new schemes of the DDA to reduce pressure on potable water,
 - iv1 Effluent water shall be recycled instead of using ground water,
 - v1 New architectural designs will be picked up out of the entries received in the national level design competition held last year for construction of new flats,

- vii] Greater thrust shall be given to the development of green areas,
- viii] Sector-6, Dwarka will be taken up for Model development,
- viii] Left-out areas of East Delhi will be taken up for speedier development,
- ix] Upgradation of DDA's shopping complexes/commercial areas will be taken up in partnership with the local shopkeepers, on the NDMC pattern,
- x] Seven more flyovers will be taken up for construction in addition to seven flyovers already in progress. The EM informed that the Sarita Vihar flyover will be completed ahead of schedule,
- xii] Work relating to street lighting in Dwarka will now be done by the DDA and approximately 50 to 60 kilometers of road length shall be laid by the DDA during the year 2000-2001,
- xiii] Construction of all the Master Plan roads shall in future be done by the DDA. The EM also informed that construction of Sur Bathing-Ghats had been completed.

III The Vice-Chairman briefed the Council about the massive computer training planned for the employees and the technical training programmes initiated for upgrading the skills of the field staff of the Engineering department. He informed that public grievances machinery had been further streamlined and the public could now meet the Vice-Chairman, the Lt. Governor and the Minister of Urban Development in case of grievance.

The Council appreciated the new policy initiatives being taken by the DDA.

D.D.A.'S BUDGET AT A GLANCE

[AMOUNT IN CRORES OF RUPEES]

S N	Head of Account	RECEIPTS						PAYMENTS						SURPLUS (+)				DEFICIT (-)	
		Actuals		R.E.		B.E.		Actuals		R.E.		B.E.		Actuals		R.E.		B.E.	
		1998- 1999	2000 2001	1999- 2000	2000- 2001	1999- 2000	2000- 2001	1998- 1999	1999- 2000	1999- 2000	2000- 2001	1998- 1999	1999- 2000	1999- 2000	2000- 2001	1998- 1999	1999- 2000	1999- 2000	2000- 2001
1.	Nazul-I	2.70	8.23	2.56	8.34	16.32	17.75	17.40	19.43					(-) 13.62	(-) 9.52				
2.	Nazul-II	313.08	594.90	263.08	386.12	404.24	648.72	556.17	566.52					(-) 91.16	(-) 53.82			(-) 14.84	(-) 11.09
3.	B-GDA	646.95	599.87	681.56	705.84	297.13	546.53	409.08	609.87					(+) 349.82	(+) 53.34			(+) 272.48	(+) 95.97
	Total	962.73	1203.00	947.20	1100.30	717.69	1213.00	982.65	1195.82					(+) 245.04	(-) 10.00			(-) 35.45	(-) 95.52

HIGHLIGHTS OF

A. RECEIPTS

Projected at Rs. 1100.30 Crore in 2000-2001 as against R.E. 1999-2000 of Rs.947.20 crore and B.E. 1999-2000 of Rs.1203.00 crore. Actual Receipts in 1998-99 were Rs. 962.73 crore and in 1997-98 Rs. 942.00 crore.

B. PAYMENTS

Projected at Rs. 1195.82 crore in 2000-2001 as against R.E. 1999-2000 of Rs.982.65 crore and B.E. 1999-2000 of Rs. 1213.00 crore. Actual payments in 1998-99 were Rs. 717.69 crore and in 1997-98 Rs. 544.00 crore.

C. LAND ACQUISITION

Provision of Rs. 100.00 crore in 2000-2001 for LAND ACQUISITION and Enhanced Compensation against Rs. 195.00 crore in R.E. 1999-2000 and Rs. 225.00 crore in B.E. 1999-2000. Actual payments were Rs.51.78 crore in 1998-99 and Rs.42.00 crore in 1997-98.

D. WORKS-OUTLAY

Works Outlay for Development of Land and Construction of Houses & Shops in Rs. 402.00 crore and Rs. 321.00 crore respectively during 2000-2001 as against Rs. 300.00 crore and Rs. 202.00 crore in 1999-2000 and actuals of Rs. 252.00 crore and Rs. 192.00 crore in 1998-99.

D.D.A. BUDGET

PROVISION TOWARDS FUTURE EMPLOYEES LIABILITIES

E. G.P.F.

Funds to the tune of Rs. 33.50 Crore invested in Public Sector Undertaking Bonds, Govt. Securities & Special Deposit Schemes in 1999-2000 raising total investment of G.P.F. to Rs. 144.37 Crore.

F. PENSION FUND

Total amount of Rs. 58.00 Crore has been invested towards Pension Fund in Public Sector Companies/Public Finance Institutions, Govt. Securities and Kisan Vikas Patras.

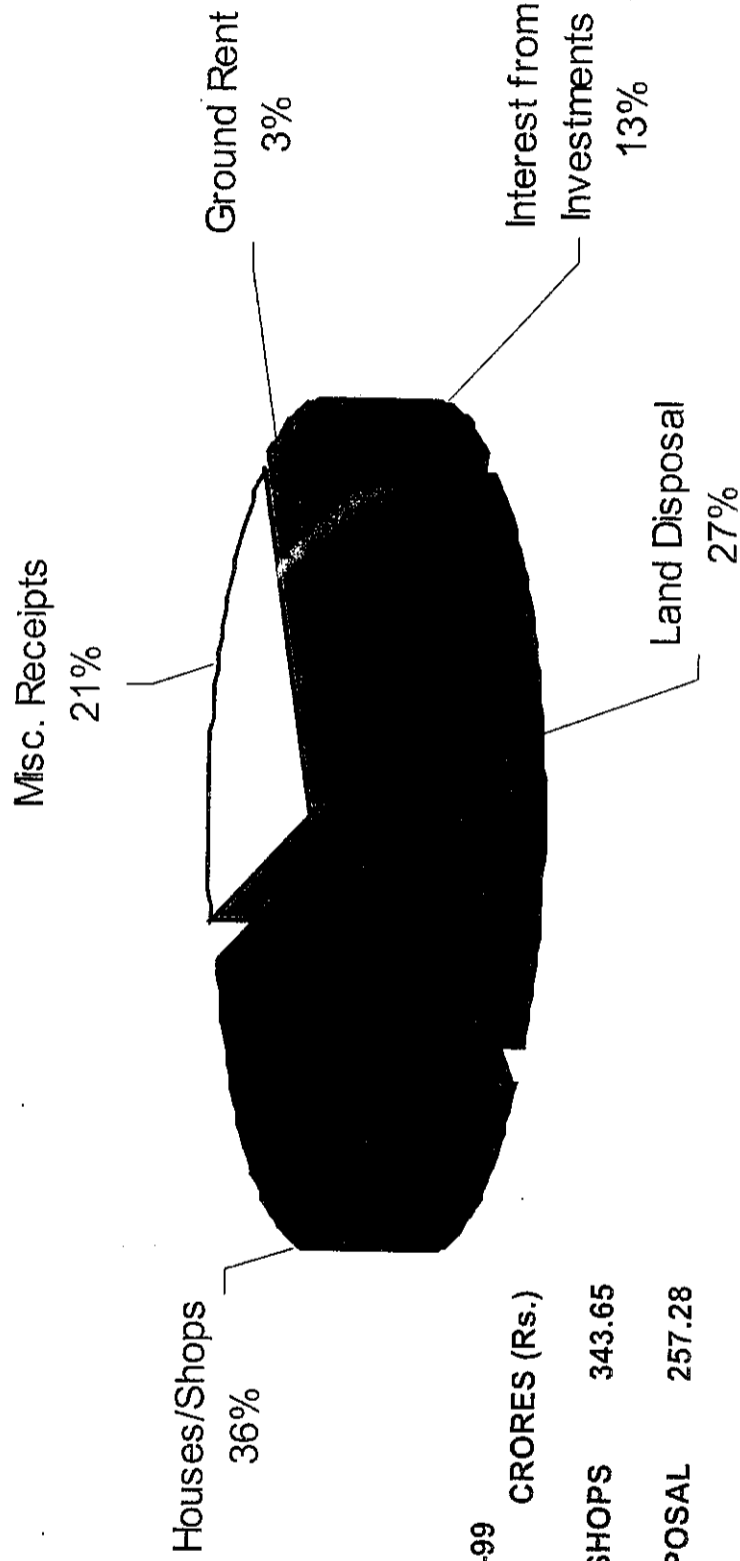
G. MAINTENANCE OF GREENS i/c BEAUTIFICATION

D.D.A. spends annually approx. Rs. 90.00 Crore for maintaining and renovation of the Greens in Delhi/beautification, upgradation.

H. ESTABLISHMENT

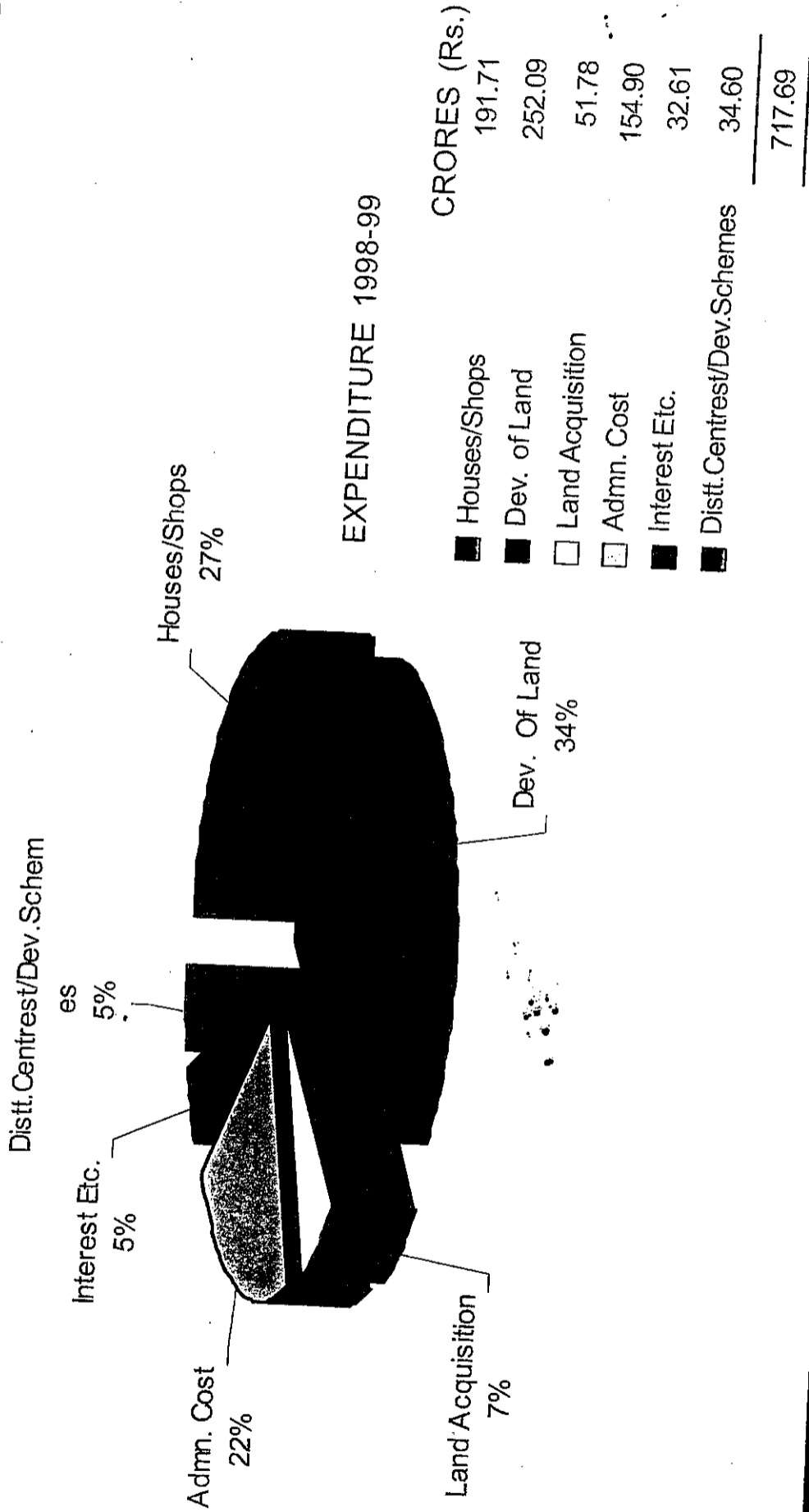
Establishment expenditure is kept at Rs. 160 Crore in 1999-2000 as against B.E. of Rs. 160 Crore. In 2000-2001 the expenditure has been projected at Rs. 180 Crore, considering the hike of D.A. etc.

HOW THE MONEY COMES IN D.D.A. 1998-99



RECEIPT 1998-99	CRORES (Rs.)
HOUSES/SHOPS	343.65
LAND DISPOSAL	257.28
GROUND RENT	26.28
MISC. RECEIPTS	206.08
INTEREST FROM INVESTMENT	129.44
	<u>RS. 962.73</u>

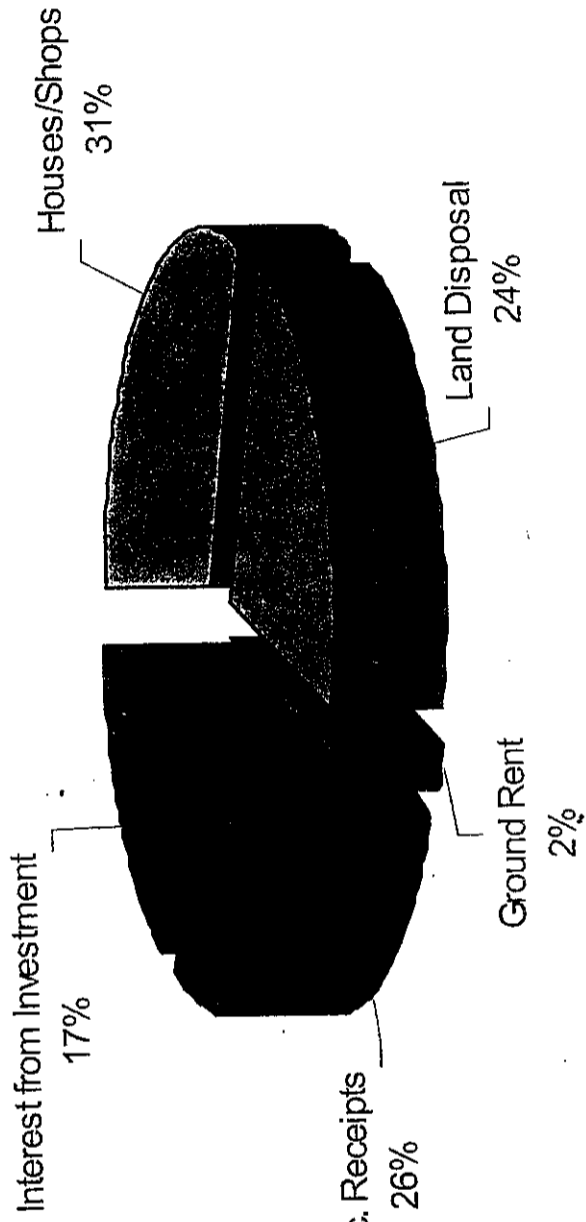
HOW THE MONEY IS SPENT BY D.D.A. 1998-99



EXPENDITURE 1998-99

Category	CRORES (Rs.)
Houses/Shops	191.71
Dev. of Land	252.09
Land Acquisition	51.78
Admn. Cost	154.90
Interest Etc.	32.61
Distt. Centrest/Dev. Schemes	34.60
Total	717.69

HOW THE MONEY COMES IN D.D.A. 1999-2000

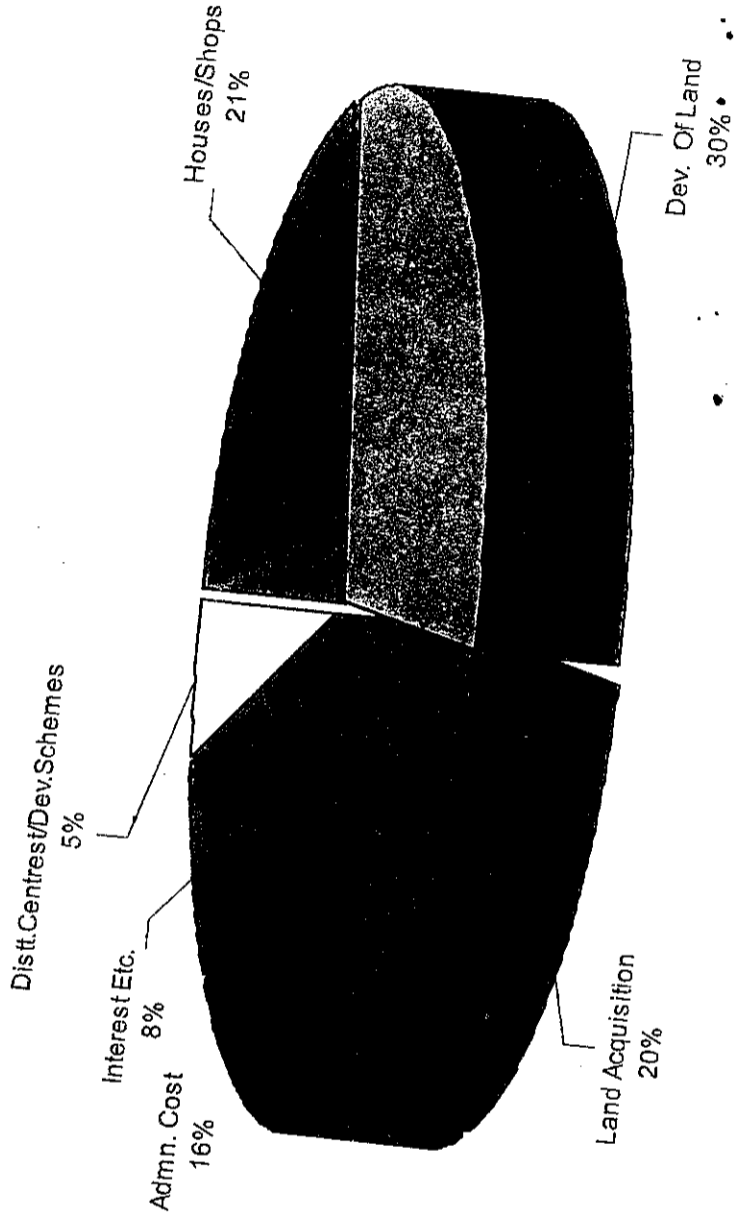


RECEIPT 1999-2000

CRORES (Rs.)

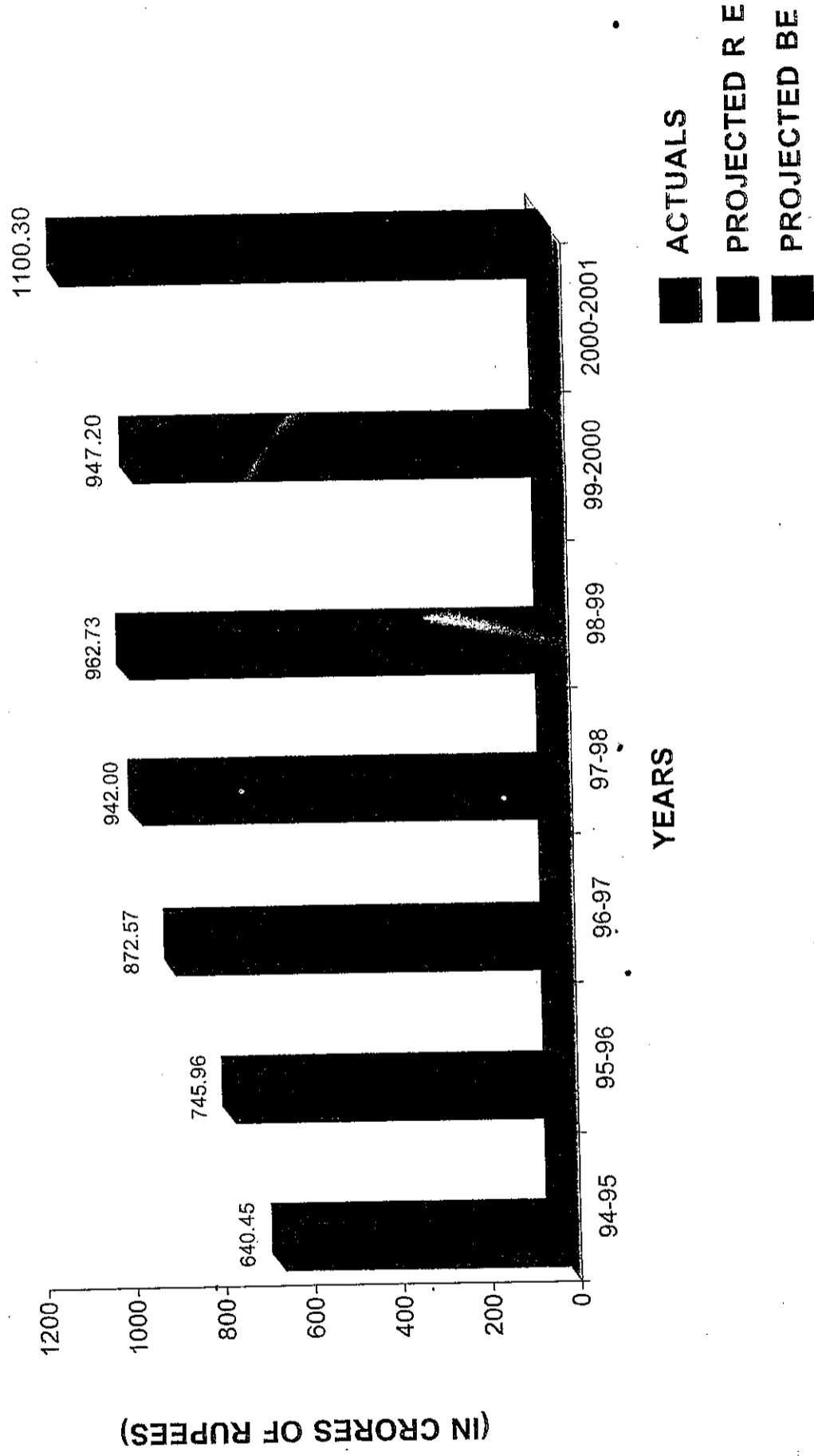
Houses/Shops	289.45
Land Disposal	231.65
Ground Rent	21.20
Misc. Receipts	244.90
Interest from Investment	<u>160.00</u>
	<u>947.20</u>

HOW THE MONEY IS SPENT BY D.D.A. 1999-2000

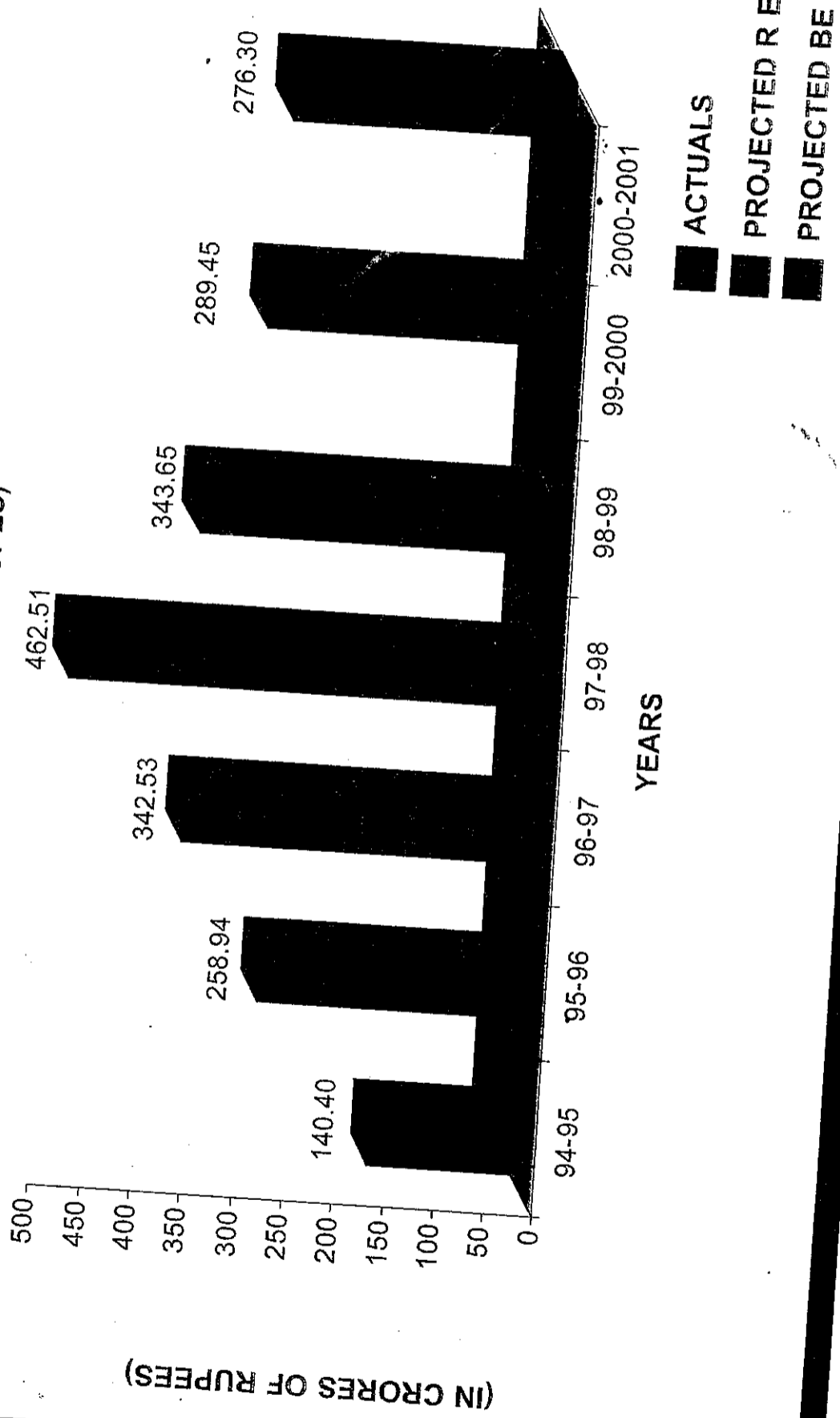


EXPENDITURE 1999-2000	
	CRORES (Rs.)
■ Houses/Shops	202.26
■ Dev. of Land	300.17
■ Land Acquisition	195.00
■ Admn. Cost	160.01
■ Interest Etc.	76.01
□ Distt. Centrest/ Dev. Schemes	49.20
	982.65

DELHI DEVELOPMENT AUTHORITY RECEIPT

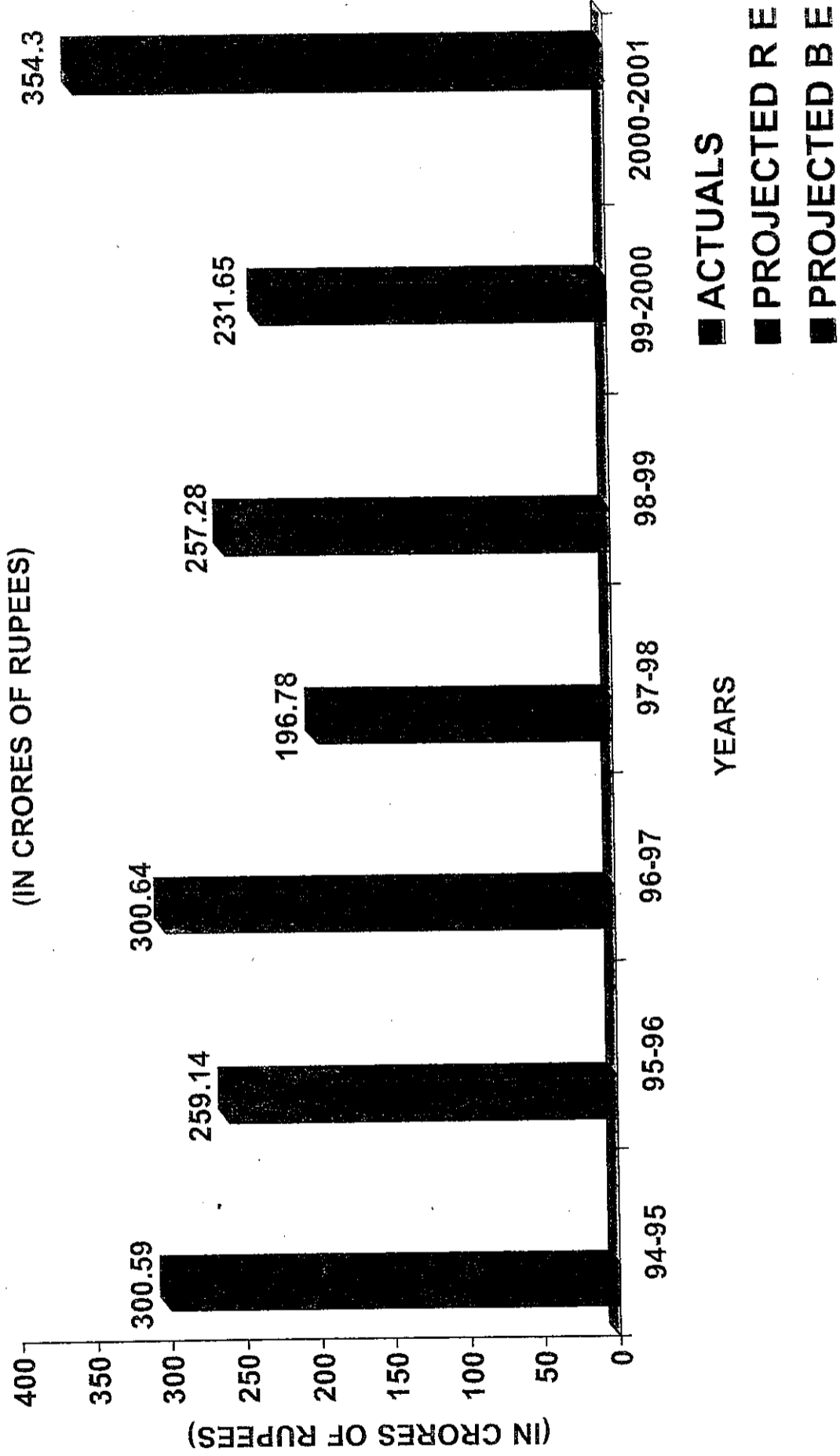


D.D.A. RECEIPTS FROM HOUSES AND SHOPS (IN CRORES OF RUPES)

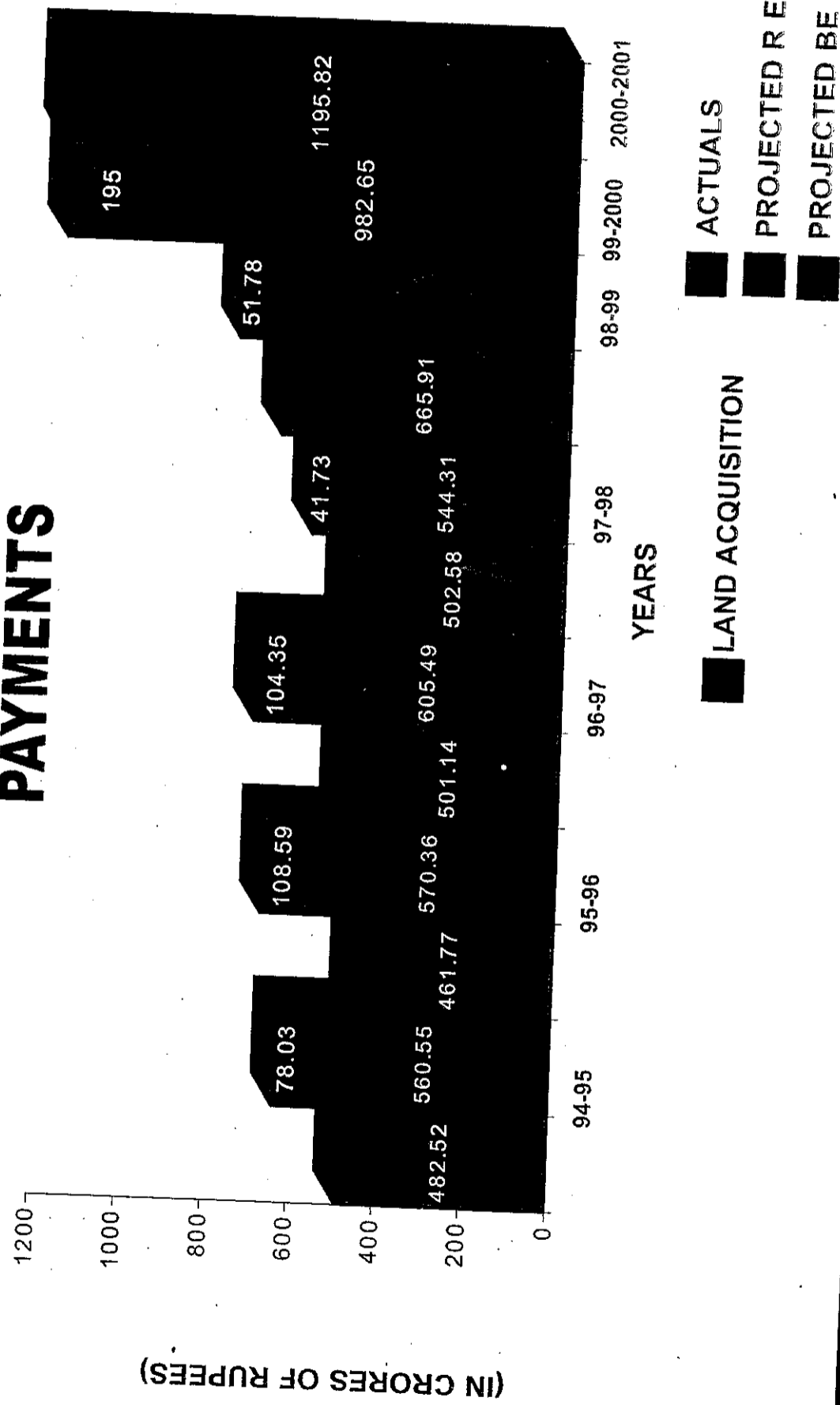


D.D.A. RECEIPTS FROM DISPOSAL OF LAND

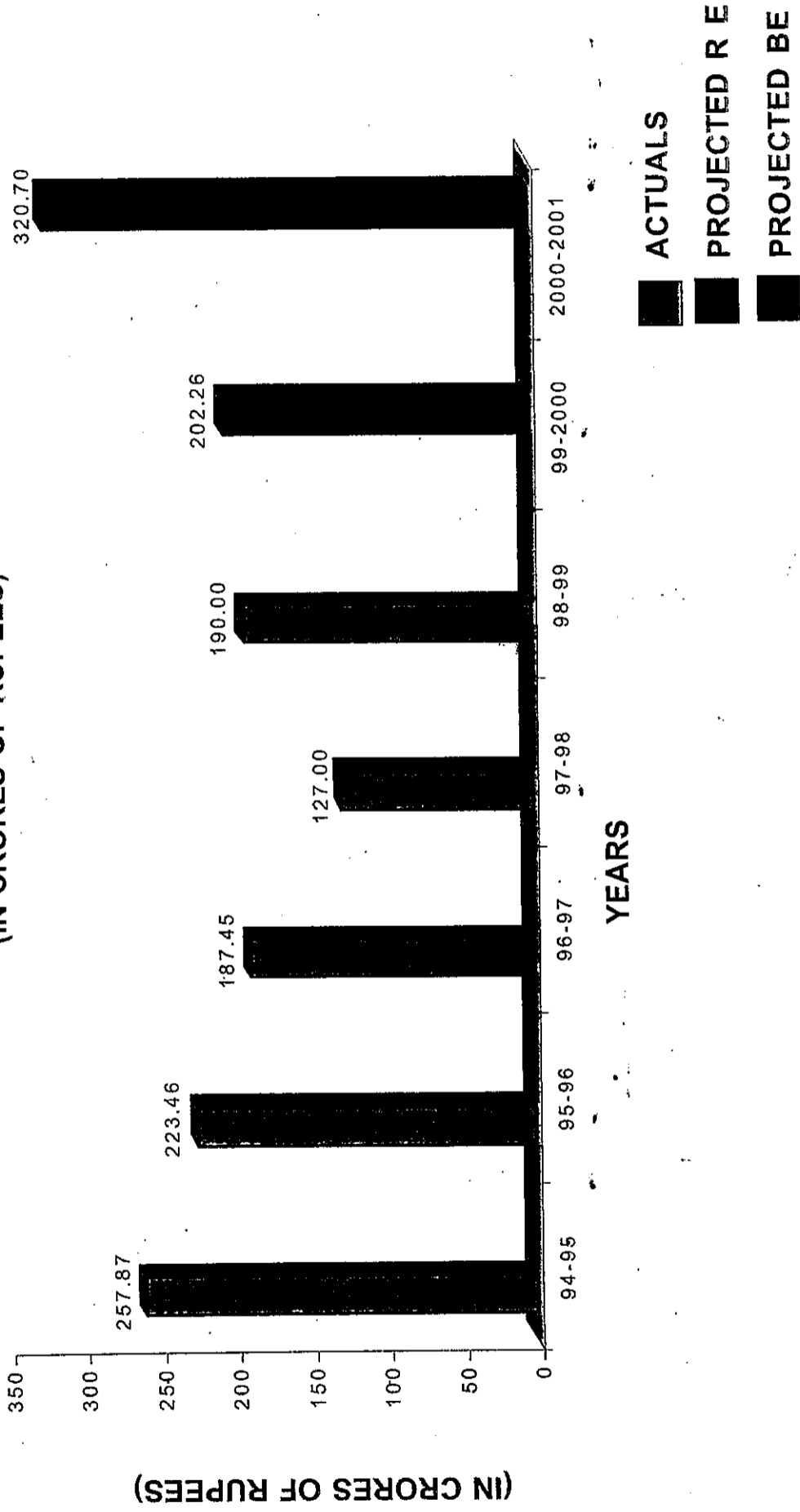
(IN CRORES OF RUPEES)



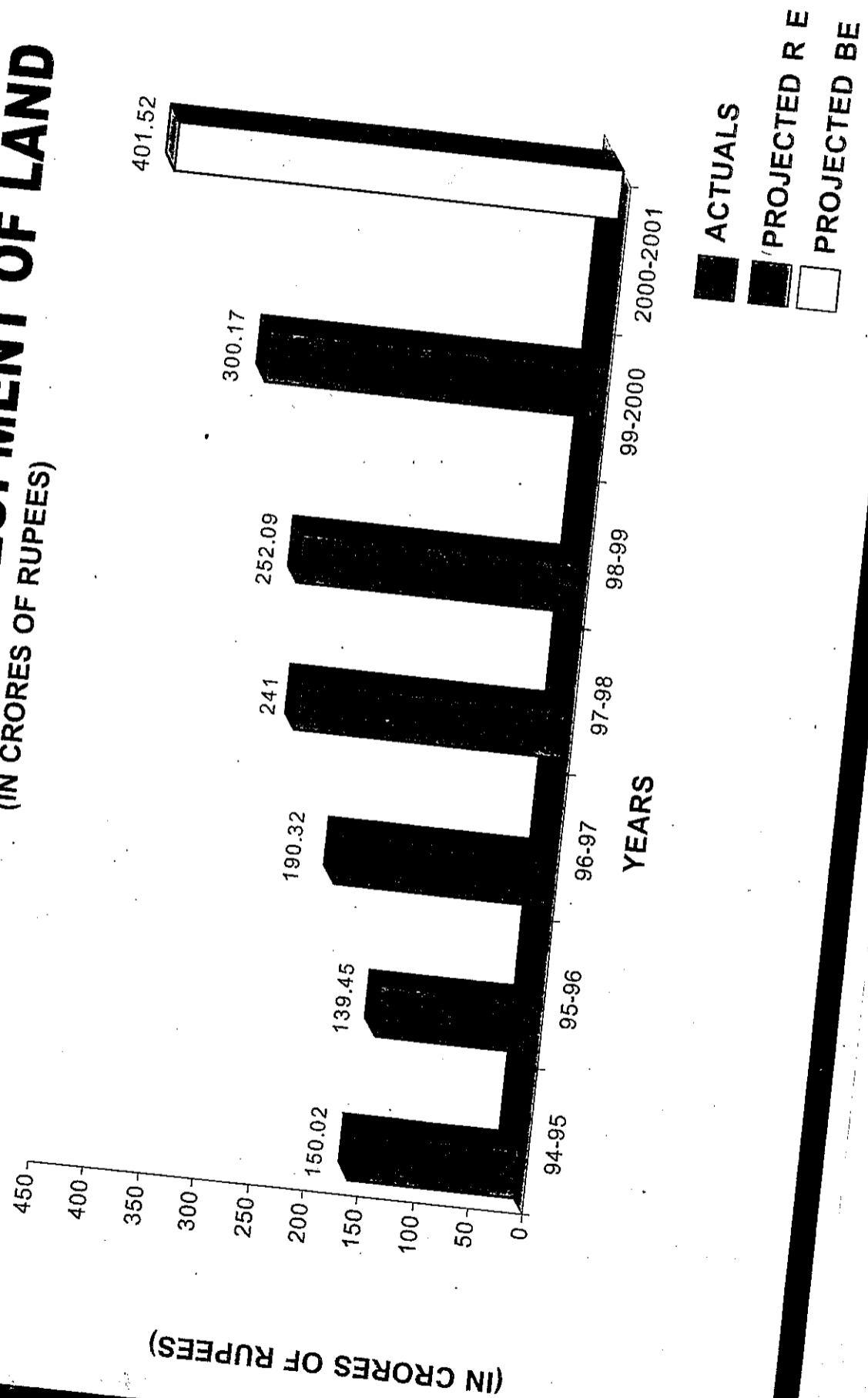
DELHI DEVELOPMENT AUTHORITY PAYMENTS



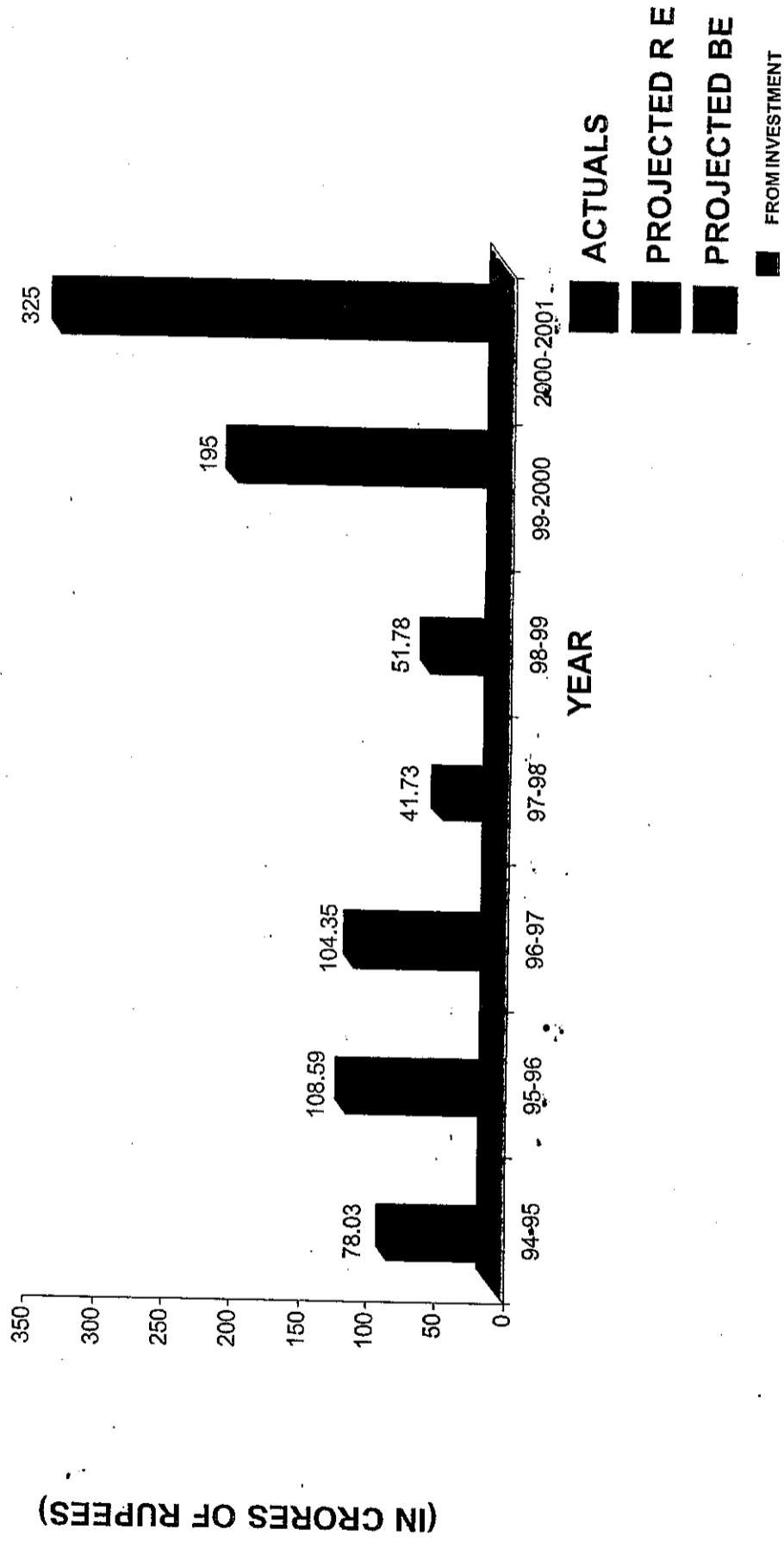
D.D.A. EXPENDITURE ON HOUSES AND SHOPS (IN CRORES OF RUPEES)



D.D.A. EXPENDITURE ON DEVELOPMENT OF LAND (IN CRORES OF RUPEES)

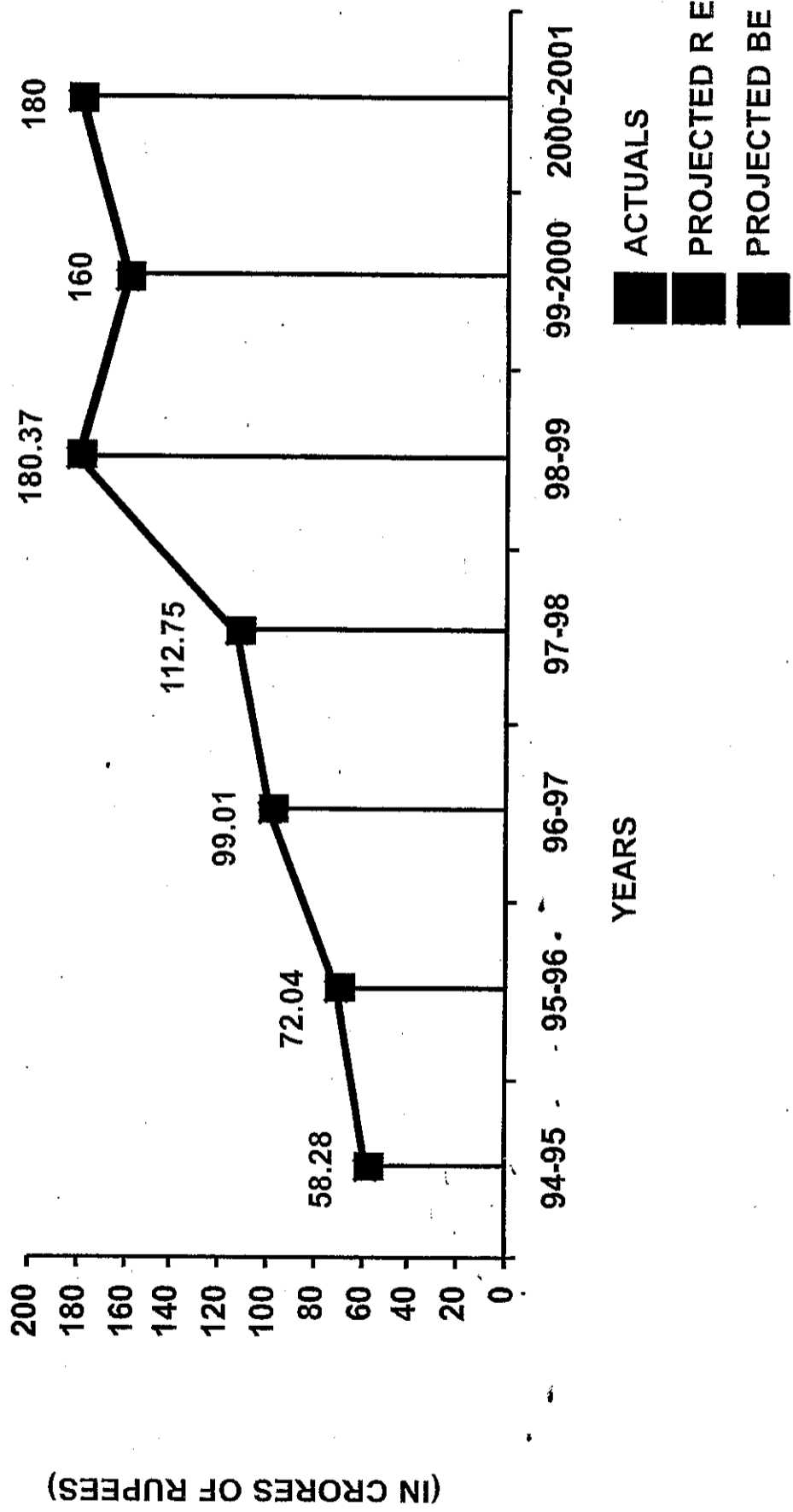


D.D.A. PAYMENT MADE TO DELHI ADMN. FOR ACQUISITION OF LAND



D.D.A. EXPENDITURE ON ESTABLISHMENT

(IN CRORES OF RUPEES)



ITEM NO.
3/AC/2000

REDEVELOPMENT INITIATIVES IN THE OLD RESIDENTIAL COLONIES

A)
10/4/2000

THE ISSUE

P R E C I S

After independence, The Delhi Improvement Trust took up development of planned residential areas like Darya Ganj, Karol Bagh etc. With the unprecedented influx migrants from West Punjab (Pakistan), the then Ministry of Rehabilitation developed a very large number of Rehabilitation Colonies in North, South and West Delhi, a couple of rehabilitation colonies were developed in East Delhi as well. Simultaneously the private sector mainly the DLF undertook development of large number of residential areas in North, South and East Delhi. Since the inception of the Master Plan, the DDA has undertaken development of large residential areas/colonies all over the city. Some of the residential areas were also developed by Cooperative Societies.

Most of these residential areas, irrespective of the fact as to who developed more than 30 years old. Over a long period of time, a process of gradual decay seems to have crept in. Adding to the process of decay are other factors like phenomenal change in the values and life style of the residents in Delhi. Land being at a premium has also had impact in the form of construction beyond permissible limits. The standards for facilities have also undergone changes. Although the redevelopment plans of urban villages were prepared but there was no conscious effort to integrate planning of these villages with planned developments surrounding the villages. This has invariably lead to unchecked commercialisation of villages and residual vacant/open areas.

B) PERCEPTION OF PUBLIC AGENCY AND RESIDENTS

The Public Agencies are enforcing the building permit regulations and other regulation in-force in accordance with the law. The process of decay and change as briefly described above has neither found recognition nor appreciation by the public agencies. This has at time resulted in small and large-scale demolition which of course was never understood and appreciated by the residents/users, although it was strictly within the purview of law. There has been clear evidence of lack of public participation in any proposed action by the public agencies. Of late some of the residents associations have shown a keen interest in working with the public agencies in order to avoid such drastic action as well as to enhance the quality of life in terms of its visual and environmental impact.

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As discussed earlier, there is no denying the fact that the residential areas developed some 30-50 years ago need an exercise oriented towards upgradation of these areas which would give a new lease of life. It can also be appreciated that sooner these exercises are taken up, the better it would be as it would prevent any further decay. Such planning formulation for upgradation of existing residential area can only be carried forward with pro-active public participation. It is only with their participation that these residential areas and the city as a whole would benefit. With this broad goal in view, may be that some of the Residence Welfare Association have to be made more aware and educated about such programme/s so that their participation is keen and cooperative.

C) THE BEGINNING

New Rajender Nagar is the first residential area, which has been taken as a case study and that too at the instance of the Residents Association. The Association took up the matter with L.G. who was very appreciative of the urgent need for such an exercise. There are a number of issues being addressed in case of New Rajender Nagar like encroachment of public land, optimum utilisation of vacant/residual areas, the deficiencies of facilities, timely development and disposal of commercial and residential lands, special provisions for recreational activities of children, ladies and senior citizens etc. The action plan in this case has been prepared with full participation and cooperation of the Residents Association and the same has been very well received and appreciated by the association.

The second exercise in line is the area of Panchsheel Park (North) and Shahpur Jat Village in South Delhi. It can be observed and underlined here that the specific issues of any residential area may be different but broad guidelines of the 'action Plan for Upgradation' would remain the same with some reorientation. The pro-active public participation would always remain the pre-requisite.

The above approach of the DDA is placed for consideration and advice of the Advisory Council.

RECOMMENDATION

The LG explained that redevelopment of old residential colonies had become a necessity in order to improve the quality of life of the residents. To start with the DDA was taking up redevelopment initiatives in New Rajinder Nagar and Panchsheel Park areas during the year 2000-2001. He informed that similar redevelopment schemes will be taken up in other parts of the city, based on this experience.

The Advisory Council appreciated the new proposals and desired to have a report in the matter on completion of the redevelopment plans in New Rajinder Nagar and Panchsheel park.

ITEM NO.

4 /AC/2000

10/4/2000

Sub : Report on the follow up Action on the recommendations made by the Advisory Council of DDA in its meeting held on 29.10.99

No.F1(2)/2000-AC/MC/DDA.

P R E C I S

On the basis of information furnished by heads of departments, a report on the follow up action on the recommendations made by the Advisory Council of DDA in its meeting held on 29.10.99 is submitted for kind information of the Council. The report is appended at Appendix 'A', (Page No. 40 to 48).

RECOMMENDATION

Noted.

- 40 -
 REPORT ON THE FOLLOW UP ACTION ON THE
 RECOMMENDATION MADE BY ADVISORY COUNCIL
 IN ITS MEETING HELD ON 29.10.99
APPENDIX 'A' TO ITEM NO. 4/AC/2000

No. Para Recommendation

	Remarks
I. Shri Tilak Rej Aggarwal suggested that:	
a) Yamuna river front should be taken up for extensive beautification because 1/3rd of Delhi's population lives in trans-Yamuna area. Development of bathing ghats and picnic spots should also be taken up along the river front. He was also of the view that open channels should be provided on both sides of the river to provide proper drainage.	Noted
b) Massive tree plantation should be done on both sides of the roads, specially along the road no. 57, to check encroachments.	Noted
c) A Transport Centre and a Railway terminal should be constructed near the Delhi-Gurgaon border, on the pattern of Sanjay Gandhi/Punjabi Bagh Transport Centres to avoid movement of trucks into the city.	Noted.

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d) Multi-storeyed resettlement colonies for JJ units should be constructed at a number of places on the periphery of Delhi and those units should be allotted to them on licence fee basis. This would be better than allotment of 25 sq. mtr. plots on lease-hold basis which change hands and go to non-targetted groups in no time.

Four storeyed single room tenements have already been planned in Dwarka, Jasola, Rohini & other places and are under construction.

e) Cheap housing should be developed near the industrial areas/work places to accommodate the labours there.

Noted.

f) Construction of high-rise buildings should be encouraged.

g) There should be dual water system one for filtered water and other for potable. This will reduce the pressure on the consumption of treated water which is often wasted for gardening.

Noted.

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- h) Supervisory responsibility should be fixed for every pocket of land and trees be planted around all the land pockets to check future encroachments.
- i) Land earmarked for the police station in Dilshad Garden should be expeditiously allotted.
- j) A quick decision needs to be taken on the future of abandoned flats in Dilshad Garden.
- k) Slow moving traffic should be segregated from the fast moving traffic in order to have better traffic control.
- II. Shri Ajit Singh was of the view that we must learn from our past mistakes. He made the following suggestions:
 - i) Residential colonies for the industrial workers/labourers should be provided near their place of work.

Noted.

Land has already been allotted to Police Department but they are not willing to take the possession as a Mazar exists there. However, they have been advised to take over possession.

There are 100 MIG & 100 LIG flats in Pkt. R, Dilshad Garden which have already been declared unsafe structures & the decision has already been taken to demolish these houses. After demolition, similar type of houses are to be constructed at the same place.

Noted.

Noted.

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ii) Shifting of all the Industries to Bawana will create more traffic problems. Smaller industrial townships should be developed in different parts of the City so that concentration of industries does not take place at one location.

Noted.

iii) Higher compensation should be paid for land acquisition so that the farmers do not have any incentive to sell their land to the private parties. This will check the growth of unauthorised colonies.

Revision of price of agricultural land is being done by GNCFD.

III. Shri Chatter Singh made the following suggestions:

i) The land-owners should be allowed to develop their land as per the land use plan, in partnership with private developers, in the ratio of 51:49. This will curb the growth of unauthorised colonies.

Noted.

S.No. Para Recommendation

Remarks

IV. Shri Dushyant Kumar Gautam suggested that;

i) Drawbacks and weakpoints of previous Master Plan should be indentified so that the same mistakes are not repeated in future.

Noted.

ii) Parking and shopping areas have been encroached upon in. the past mainly because they were not allotted nor properly developed.

Now all the parking slots are being run either on contract or by DDA staff. All built up shops/commercial plots which have not been disposed off are being put to auction.

iii) Backlog of 1979 housing scheme should be cleared to stop the growth of unauthorised colonies.

Being expedited.

iv) Responsibility should be fixed at all levels for increased encroachments during the last five years.

Noted.

LG suggested that a workable and practical approach should be evolved to tackle the problem of unauthorised encroachments and their removal.

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Remarks

V. Shri Ajeet Singh wanted action to be taken against unauthorised coverage to the extent of 100% on the plots/flats in Dilshad Garden.

VI Mrs. Leela Bisht drew the attention of the Council to the following issues:

i) Non-provision of basic facilities in Sangam Vihar, the biggest unauthorised colony of Delhi. She pointed out that the lands earmarked for primary and secondary schools had not been allotted and were being encroached upon. She also drew attention to the encroachments on the lands earmarked for infrastructural services.

ii) Lands earmarked for public and semi-public facilities in the Group Housing Societies should be immediately allotted to avoid encroachments.

Dilshad Garden colony has been transferred to MCD and the action for removal of unauthorised encroachments/construction is to be taken by the MCD. A letter has been sent to MCD for taking necessary action in this regard.

Sangam vihar is an unauthorised colony and the area falls under the ridge. Allotment of land for primary or Sr. secondary school can not be made in this area. We do not have even the approved layout plan of the area.

Institutional plots for public and semi-public facilities are disposed of on request from concerned departments providing facilities or registered societies subject to fulfilment of requirements as prescribed under the Nazul Rule.

No. Para Recommendation

Remarks

VII Shri J.P. Goel made the following suggestions:

- i) Development work on the Yamuna river front should be taken up expeditiously. Noted.
- ii) A number of water treatment plants should be put-up in the city instead of a few centralised ones. Noted.
- iii) At least one big project should be taken up for time bound implementation. Noted.
- iv) Massive tree plantation should be done and the rate of survival of the trees should be regularly monitored. He also drew the attention to the poor upkeep of the Rajiv Gandhi Smriti Van. The target of the tree plantation for the year 99-2000 has been fixed for planting of 2 lacs trees and shrubs. 1.32 lacs tree and shrubs have been planted by 31.12.99 and balance will be completed by 31.3.2000. As regards rate of survival of trees and shrubs, instructions have been given to the Jt. Director/Dy.Dir. (Hort.) that they should monitor the survival of trees and shrubs regularly. Rajiv Gandhi Smriti Van is under the Control of M.C.D. and matter has been taken up with them.
- v) Immediate steps should be taken to check encroachments on DDA lands. The target of the tree plantation for the year 99-2000 has been fixed for planting of 2 lacs trees and shrubs. 1.32 lacs tree and shrubs have been planted by 31.12.99 and balance will be completed by 31.3.2000. As regards rate of survival of trees and shrubs, instructions have been given to the Jt. Director/Dy.Dir. (Hort.) that they should monitor the survival of trees and shrubs regularly. Rajiv Gandhi Smriti Van is under the Control of M.C.D. and matter has been taken up with them.

Remarks

S.No. Para Recommendation

Noted.

vi) Ground floor properties on the main roads should be allowed to be used as commercial.

Noted.

vii) Concrete steps should be taken to check re-sale of residential plots allotted to the jhuggi dwellers.

Noted.

viii) Jhuggi dwellers should be resettled in close proximity to the industrial complexes.

viii. Shri. Sunil Dey welcomed the concept of "City by Citizens" and gave the following suggestions:

i) DDA should develop more play-grounds and recreational places for the youth,

DDA has developed 8 sports complexes and a public Golf Course. Besides, another sports complex at Pitampura namely Rashtriya Swabhiman Khel Parisar, has been opened on pay and play basis for the facilities that are already developed. 4 more sports complexes at Vasant Kunj, Jasola, Dwarka and Chilla are under development. The DDA had also developed 10 multigyms in green areas which can be utilized on payment of nominal charges. 5 more multigyms are under construction and will be commissioned shortly. Besides, DDA has also developed 26 play fields in green areas which can be utilized free of cost. Additional sports facilities are being developed regularly in a phased manner.

ii) Membership of all the sports/recreational complexes should be easily available and within the reach of the common people.

Membership of most of the sports complexes is open. The public was informed of this through the media with the help of a large press advertisement in the leading dailies which was published on 2.1.2000. Besides, any person can utilize the facilities available at the sports complexes by paying casual membership charges for the day. Special concessional rates are also available for School and College students and senior citizens.

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Remarks

iii) Committees of sports professionals should be constituted for developing and maintaining sports complexes and the sports fields developed by the DDA.

Eminent sports personalities are associated in various sports events. They give their advice on the developmental aspects on the infrastructure to be developed at the complexes and are also associated with conducting coaching camps and sports events.

4. The Vice-Chairmen informed that as per available statistics the population of senior citizens in Delhi will multiply manifold by the year 2021. He, therefore, suggested that the new Master Plan must provide adequate living and recreational spaces for the senior citizens also.

5. On the suggestion of Shri J.P. Goel, the Council unanimously condemned the World Bank Report, published in the national dailies, terming DDA as the most corrupt institution. The LG informed that the matter had already been taken up with the Govt. of India at the appropriate level for suitable action.

Noted.

It was also decided that strict action should be taken against the official who made such remarks.

सचिव;
सुभाहकार परिषद,
दिल्ली विकास प्राधिकरण

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