

DELHI DEVELOPMENT AUTHORITY
(COMM. CUM. SECRETARY'S OFFICE)

List of the agenda items to be discussed in the meeting of the Advisory Council of Delhi Development Authority fixed for 13th November, 2000 at 11.00 A.M. at Raj Niwas, Delhi.

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DELHI DEVELOPMENT AUTHORITY
[OFFICE OF COMMR-CUM-SECY]

Subj: Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13th November, 2000.

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

MEMBERS

- 1 Dr [Smt] Anita Arya
MP [Lok Sabha]
- 2 Sh Avtar Singh Bhadana
MP [Lok Sabha]
- 3 Sh Tilak Raj Aggarwal
Councillor, MCD
- 4 Sh Dushyant Kumar Gautam
Councillor, MCD
- 5 Smt Leela Bisht
Councillor, MCD
- 6 Sh Ajit Singh
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Sunil Dev
- 9 Mrs Veena Maitra
DS [Defence Estates]
Ministry of Defence
- 10 Shri Rakesh Mehta
Chairman, DTC
- 11 Shri Niranjana Singh
GM [PM], MTNL

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

- 1 Shri K P Lakshana Rao
Finance Member, DDA

[2]

- 2 Shri R K Bhandari
Engineer Member, DDA
- 3 Smt B Prasad
Secretary to LG
- 4 Shri R K Singh
Chief Vigilance Officer, DDA
- 5 Shri R C Chauhan
Chief Accounts Officer, DDA
- 6 Shri Sharda Prasad
Commissioner [LD], DDA
- 7 Shri D B Gupta
Commissioner [Housing], DDA
- 8 Shri Arvind Kumar
Commissioner [Personnel], DDA
- 9 Shri U S Jolly
Commissioner [LM]-II, DDA
- 10 Shri Vijay Risbud
Commissioner [Planning], DDA
- 11 Shri C L Aggarwal
Chief Architect, DDA
- 12 Shri Suresh Mehta
Chief Engineer [Dwarka], DDA
- 13 Shri A K Jain
Addl Commissioner [Planning], DDA
- 14 Shri Arvind Kadyan
Director [Vigilance], DDA
- 15 Shri B D Ram
Director [Hort]/North, DDA
- 16 Shri Atul K Rai
Director [LC], DDA
- 17 Shri K P Sharma
Dy CLA, DDA
- 18 Shri H R Kapoor
Joint Director [MC/C], DDA

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13/11/2000

The LG thanked the Members for their valuable suggestions and hoped that they will continue to guide the Authority in future also.

ITEM NO. 5/AC/2000

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 10th April, 2000
F.1[2]2000/AC/MC/DDA

Minutes of the Advisory Council meeting held on 10th April, 2000 were confirmed, as circulated.

ITEM NO. 6/AC/2000

Sub: Initiatives taken by the DDA for rain water harvesting.
F.EM.4[2]98/Vol.II

The Engineer Member made an audio visual presentation explaining various initiatives taken by the DDA for harvesting the rain water and for meeting the growing demand of potable water in Delhi. He explained that:

- i] The rain water from the roofs, terraces, roads, parking areas and other hard paved surfaces will be collected in a network of storm water pipes and led to a central green area where it will be connected to a series of perforated pipes to allow the rainwater to percolate through the soil. This will recharge the ground water reserves and green the entire area. The network will also be connected to water soak pits in order to ensure rapid percolation of rain water. In

the event of a sudden cloudburst, the system will be connected to the drainage system through overflow pipes to avoid local flooding.

[iii] The Finance Member informed the Council that the Supreme Court in CWP No. 537/1992 had appointed a Committee comprising of Engineer Member DDA and Ms. Sunita Narain, ^{a member of} an NGO, under the Chairmanship of Finance Member, DDA for carrying out water harvesting schemes in DDA colonies like Vasant Kunj and the adjoining areas where the residents were facing acute water shortage. He informed that DDA had completed two projects of rain water harvesting in Vasant Kunj and Sanjay Van areas and the Monitoring-cum-Technical Committee will now formulate proposals for rain water harvesting for pockets B-1, D-3 and D-4 of Vasant Kunj because the residents' welfare associations had not been able to make any progress on their own. He informed that DDA had requested the Central Ground Water Board for preparing a scheme to use the existing storm water drainage system for these pockets and the two ponds existing along the Aruna Asaf Ali Road, for recharging the ground water.

The Advisory Council appreciated the efforts of the EM and the FM and desired that more public awareness should be created in the matter.

[iiii] On a suggestion by Shri Sunil Dev that rainwater harvesting and water conservation schemes being introduced by the DDA in Vasant Kunj/Alakhanda etc. should be introduced in the plotted housing societies like Maharani

EM
FM

Bagh, Vasant Vihar also, it was decided that DDA could provide technical know how to the residents' welfare associations/managements of the plotted housing societies, if they were willing to implement the schemes on their own.

(iv) The LG accepted the suggestion of Mrs. Veena Maitra, Director General, Defence Estates, that the DDA should take up the rain water harvesting and water conservation schemes in the Delhi Cantonment, on payment by the Cantonment authorities.

EM
FM

II The LG informed the Advisory Council that the Bawana stretch was being taken up for rain water harvesting. He also informed that a lot of work had been done on water harvesting and greening the area in and around the Asola Wild Life Sanctuary where 15 check dams had been constructed by the Delhi Government. He requested Shri Avtar Singh Bhadana, Member of Parliament, to use his good offices with the Haryana Government in stopping the colonisation and mining activities in the adjoining areas of Haryana and in the Aravali ranges so that the entire area could be developed into a beautiful green lung.

EM

b) The LG also informed that for adequate storage of rain water, the level of the Najafgarh drain in Delhi was proposed to be raised by one metre, but due to the lack of proper embankments on the Haryana portion of the drain the water level had initially been raised only by one feet, so that there is no flooding of villages in Haryana.

EM

He sought the assistance of both the Members of Parliament for providing necessary embankments by the Haryana Government on its segment of the drain at the earliest, so that storage capacity of the drain in Delhi could be further augmented.

c) Shri J.P. Goel suggested that a survey should be conducted to identify the old jauhars in the villages so that these could be used for rain water harvesting. Smt. Leela Bisht and Shri Ajit Singh, pointed out that the open jauhars had become sullage collection points. They, however, also agreed with the view that the sullage openly flows in the lanes and by lanes of the villages where ever the jauhars had been closed.

d) All the members sought early steps for providing proper drainage facilities in the rural areas. Mrs. Leela Bisht pointed out that the MCD was not filling up the open jauhars on the pretext that the Lt. Governor had issued instructions to this effect, with the result that the jauhars had become open grounds for defecation and mosquito breeding. The Lt. Governor informed that he had not issued any such instructions and assured that he will take up the matter with the GNCTD, who had possibly issued these instructions. He agreed with the view that open jauhars should be filled up and properly developed and maintained as beautiful green areas so that the land is not encroached upon.

CLMI
CLMII

CLMI
CLMII

ITEM NO. 7/AC/2000

Sub: Town Planning Schemes - A more fair, equitable and democratic method for planned urban growth.
F.Commr[Plg]/2000

The Lt. Governor sought recommendations of the Advisory Council on the different models of Land Pooling and Land Development in Delhi.

He explained that the scheme of Large Scale Acquisition and Disposal of Land, which was introduced in the 1960's needed a fresh look, under the changed urban scenario, specially because there was a long time gap between the notification of land, its possession by the DDA and its ultimate utilisation. He was of the view that such a long time lag was responsible for unauthorised encroachments and mushrooming of jhuggi clusters. Another drawback of this scheme was that the benefit of value addition/urbanisation of land did not accrue to the land owners because they were compensated at the book value of land, which led to litigation and provided incentive for illegal colonisation. He sought the Council's views so that DDA could frame a pragmatic and practical land acquisition and development policy for planned development of Delhi's 600 sq. kms of rural/agricultural land on its outskirts.

ii) Shri J.P. Goel was of the view that the Town Planning schemes of Maharashtra and Gujarat may not be suitable for Delhi because Delhi does not have sufficient percentage of agricultural land as in Maharashtra & Gujarat.

C Plg
CLM II

C Plg
CLM II

C.Pg.
CLM II

iii) Mrs. Veena Maitra, Director General (Defence Estates) welcomed the proposals and suggested that sufficient land should be earmarked for relocation of slum clusters under the proposed policy.

iv) Apprehensions were however expressed by the members that adoption of the proposed town planning schemes could result in increased pressure of encroachments on Gaon Sabha lands, further sub-division of the existing housing stock and increased litigation between the land owners and the Government agencies.

C.Pg.

II After detailed discussions, the LG agreed with the view that the agenda proposals required in-depth examination. He asked the Commr.(Plg.) to furnish the details of the town planning schemes introduced in other States of the country to the members so that further meaningful discussions could be held in the matter.

ITEM NO. 6/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 10/4/2000
F.1121/2000/AC/MC/DDA

Noted.

OTHER POINTS :

i] Shri J.P. Goel expressed concern on the functioning of the DDA, specially in the light of recent raids by the CBI.

The LG informed that the new Commissidner (Housing) had detected irregularities in 122 files of the Housing

Department and all these cases had been referred by him to the anti-corruption department of the Delhi Police for investigation.

Regarding the CBI raids, the LG stressed on the need to cooperate with the CBI so that the corrupt and the guilty could be brought to book.

ii) The LG agreed with the suggestion of Shri Sunil Dev that the Green areas, the open parks and the DDA's Sports Complexes should be opened for use to the public at large, including the children. Dr. (Mrs.) Arya suggested that the public parks should be allowed for marriage purposes also.

iii) The Lt. Governor made it clear that play-field areas could not be earmarked for individual schools anymore and that such facilities should be put to common and optimum utilisation.

iv) In response to the request of Shri Tilak Raj Aggarwal for shifting the Police from the land under their unauthorised occupation in Kanti Nagar, the LG informed that the Police Department had already been allotted some alternate land and their remaining requirement will also be met very soon whereafter the Police would be made to vacate the existing site. He assured that the land thus vacated will be taken up for immediate development.

v) The Engineer Member informed Shri Tilak Raj Aggarwal that the 'Majnu ka Tilla' Transport Centre was proposed to

Div (Sports)

C(LD)

C(LD)

C(LD)

EM
be shifted because the present site was required by the DMRC; no money could, therefore, be spent on carrying out further improvements in the existing Transport Centre.

vi) On the request of Shri Tilak Raj Aggarwal regarding the afforestation of the Yamuna Pushta, he was informed that the Forest Department was carrying out massive tree plantation on 150 acres of land.

C.Plg.
vii) Shri Tilak Raj Aggarwal pointed out that the Trans-Yamuna area faced a number of developmental problems and senior officers of DDA should have detailed interaction with the members of the Advisory Council who represent the Trans-Yamuna areas.

C.Plg.
EM
viii) Shri Aggarwal requested for construction of a Transport Centre near the Delhi Gurgaon border.

C (Per)
ix) Shri J P Goel and other non-official members sought LG's intervention and pointed out that the complaints made to senior officers were being invariably passed on to the junior functionaries and to the persons complained against.

The LG assured that necessary measures shall be taken in the matter.

C (Plg)
DM (Blg)
x) Shri Ajit Singh sought immediate action against the staff for continuing illegal constructions in Dilshad Colony. He pointed out that there were massive violations of building bye-laws and most of the premises in the area had been constructed beyond the permissible limits in connivance with the DDA staff. He requested for fresh

inspection of all the built up plots which were still under the jurisdiction of the DDA and strict action in all the cases.

He also drew the attention of the Council to the extensive ongoing illegal construction on plot no. D-255, alleging that commercial shops were being constructed on this residential plot. He also sought penal action on the residential plots in C-Block, Dilshad Garden where shops were being unauthorisedly constructed at the front and a large number of flats at the rear. He pointed out that he had been regularly making complaints against these illegal constructions and encroachments to Shri U S Jolly and he had personally also apprised Shri Jolly of these details, but there has been no action in the matter. The LG asked Shri U.S. Jolly, Commissioner (LM)-II to immediately look into these cases and asked the Commr. [Planning] to expedite denotification of the area.

Shri Ajit Singh also sought similar action on the property belonging to Zulf-e-Bengal situated at the G.T. Road, Dilshad Garden where a number of unauthorised structures were allegedly coming up on about 5 to 6 acres of open land.

xi) Shri Dushyant Kumar Gautam drew the attention of the LG to the problems being faced by the elected representatives in identifying the ownership of the properties under encroachment. He suggested that unauthorised encroachments on the Government land could be

CC (LM)-II

CC (LM)-II

checked if the land owning agencies were easily identifiable. The LG told him that the District Task Force should be contacted in such matters.

CLMI xii) Shri Gautam also pointed out that the public land in Basant Gaon, which had been recently cleared of unauthorised construction material shops was being re-encroached upon with the help of the Police.

CLD
CH xiii) Dr (Mrs) Anita Arya and Shri Dushyant Kumar Gautam sought LG's intervention in timely disposal of the freehold applications and the mutation cases.

Commissioner (Housing) and Commissioner (LD) explained the details of the measures introduced by them in clearing the backlog and informed that most of the cases of direct allottees had already been disposed of.

CH
CLD b) The LG asked the Commr. (LD) and the Commr. (Housing) to put up a detailed note on the subject in the next meeting of the Advisory Council.

CLD xiv) The LG welcomed the suggestion of Dr. (Mrs.) Anita Arya that commercial properties should also be converted to freehold. The Commissioner (LD) informed that allotment of shops was now being done on freehold basis.

CLD
CLD xv) Mrs. Leela Bisht sought LG's intervention for immediate measures to ease the traffic congestion on the Mehrauli-Badarapur Road. The LG informed that he had already

sanctioned a project in this area which will result in a lot of improvement in the near future.

xvii) Shri Avtar Singh Bhadana suggested that the Mehrauli-Fatehpur-Faridabad road should be immediately repaired so that direct traffic flowing from Mehrauli to Faridabad could use this road, thus easing traffic on the existing highway.

C.P.D.
EM

The LG welcomed this suggestion and asked the Engineer Member and Commissioner (Planning) to put-up a detailed report in the matter.

C.P.D.

xvii) Commissioner (Planning) was asked to put up the details of the Express-Way proposals in the next meeting of the Advisory Council.

xviii) The Lt. Governor advised the members to get in touch with the Commissioner-Cum-Secretary whenever they wanted to discuss any specific issues with the senior officers of the DDA.

The LG agreed with the suggestion that the Advisory Council meetings should be held quarterly.

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

ITEM NO.
5/AC/2000

SUB : Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 10th April, 2000.

E.1(2)2000/AC/DDA

P R E C I S

Confirmation of the minutes of the meeting of Advisory Council of DDA held on 10th April, 2000 at Raj Niwas, Delhi. The minutes of the said meeting are appended at (Appendix 'A' Page No. 2-14).

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

Minutes of the Advisory Council meeting held on 10th April, 2000 were confirmed, as circulated.

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 Niranjan Singh
GM, PMENI, 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,

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,
 - ix Left-out areas of East Delhi will be taken up for speedier development,
 - x 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

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[212000-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 jhuggies which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'.

b1 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.

b1 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.

c1 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.a1 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.

b1 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.

c1 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.

d1 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.a1 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.

b1 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.

c1 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.

d1 Shri Aggarwal requested for expeditious allotment of land to the Police Station in Dilshad Garden.

V.a1 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.

b] 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.

c] 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.a] 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.

b] 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.

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

d] 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.

e] 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.

f] 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.a] 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.

b] 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.

c] 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.

VIII. Sh Chattar Singh suggested that generation and distribution of electricity should be privatised in the new residential colonies.

IX. In the end, all the non-official members requested the Lt. Governor that they should be shown the developmental activities in the developed parts of the world so that they are in a better position to advise the Authority. The LG asked the Vice-Chairman to look into the matter.

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

Item No.
6/AC/2000

Sub: Initiatives taken by the DDA for Rainwater Harvesting.
F.EM 4(2)98/Vol.II

P R E C I S

D.D.A aims to provide and assist for augmentation of infrastructural facilities and providing variable advantage to the citizens of Delhi. Keeping these objectives in view and the continuous demand of requirement of water both for potable water and other uses, initiative of rainwater harvesting is being taken up by the DDA.

GROUND WATER RESERVOIR / WATER HARVESTING.

The development of any type of habitation demands continuous supply of both potable water for human consumption and for other uses. In the absence of perennial sources or when the source is unable to meet the growing demands, invariably the alternate sources ^{have} been worked out to tap the existing water ground reserves.

The reserves of ground water are invariably governed by delicate natural balance of recharge by natural sources i.e. rain fall.

Subsequent to the development, usually the ground surface of the developed area is surfaced with hard and impervious materials to facilitate the movement of man and machines. As a result of this, the rain-fall that falls over such areas usually 'run-off' and is disposed off in the locations far way from the area of the rainfall. The ground water reserve which has been tapped from an area which is, now incapable of being recharged get adversely affected, resulting in overall lowering of the ground water-table, contamination of the reserves etc. In order to attempt to maintain the balance of the ground water sources/reserves, it is important to carry out the rainwater harvesting. Rainwater harvesting is an easy and effective method of replenishing the ever-depleting water table in order to ensure a reliable source of water in the near and distant future. The importance of this has been realized by all the developing agencies and over the last few years, DDA has been pro-active and commissioned several agencies such as Central Ground Water Board, INTACH etc. to carry out the detailed study in various areas of development and suggest methods of water harvesting, so as to achieve a degree of self sufficiency to the extent possible as far as water is concerned in such areas.

WATER HARVESTING.

DDA also proposes to implement water conservation and water harvesting in Mega housing projects of HIG/MIG and steps have already been taken in this direction. In Mega Projects at Dwarka and Vasant Kunj, following measures have been envisaged to overcome the water scarcity in the areas.

- i) The rain water from all roofs, terraces, roads and parking area and other hard paved surfaces will be collected together in the network of storm water pipes and led to central green area where they will be connected to a series of perforated pipes laid at a suitable depth under the green area. This would allow the rainwater to percolate through the soil and recharge ground water reserves. This would also assist in providing a suitable environment for the greenery in the area.
- ii) Besides, the perforated pipes, network will be connected to several water soak pits in order to effect rapid percolation of rainwater. In the event of a sudden cloud-burst etc., the system will also be connected to the drainage system through overflow to avoid local flooding.

Recharging through Check Dams across Natural Courses.

As a measure of rain water harvesting, the DDA in consultation with the Central Ground Water Board has since completed construction of check dams across the storm water drain of Vasant Kunj, Ph.-II, the salient features are as under :-

Check Dam -I

Allowing for Evaporation, Run-off and overflow, the Central Ground Water Board has estimated that this dam would generate a maximum storage of about 23,370 Cum of water in a reservoir spread over an area of approximately 18,500 Sqm.

Check Dam-II

Allowing for evaporation, Run-off and overflow, the Central Ground Water Board has estimated that this dam would generate a storage of about 13,000 Cum of water in a reservoir spread over an area of approximately 14,700 Sqm.

The length and height of check dams are approximately 30Mt & 4 Mt. respectively.

Thus the total storage of the two check dams would be about 36,000 Cum of storm water, which is quite sufficient to block entire flow of a season.

Based on the studies carried out by the C.G.W.B. in the JNU area it is anticipated that about 75% of this stored water will be recharged into the ground reserves.

By undertaking water harvesting programme, DDA could attain some advantages which are enumerated as under:-

- Ground water table will be raised and maintained.
- Water quality will improve.
- Salinity in water will reduce
- Developments will tend to become self sustaining.

Treated Effluent.

Besides rain water harvesting, recharging of Ground Water Reservoir has also been attempted by utilizing treated effluent from S.T.P. at Vasant Kunj. The treated water from the Vasant Kunj Sewage Treatment Plant presently discharged into an open land and from there it flows following the natural course through storm water drain, in 530 Acres of Green Area known as Sanjay Van before it joins the main storm water nallah at Hauz Khas. In order to harvest this water, series of bund walls have been created across the flow to build storage reservoirs and allow natural recharge of ground water by enhanced percolation.

Similar efforts can be made by other development agencies.

The above proposals are submitted for consideration and advice of the Advisory Council.

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

The Engineer Member made an audio visual presentation explaining various initiatives taken by the DDA for harvesting the rain water and for meeting the growing demand of potable water in Delhi. He explained that:-

- i) The rain water from the roofs, terraces, roads, parking areas and other hard paved surfaces will be collected in a network of storm water pipes and led to a central green area where it will be connected to a series of perforated pipes to allow the rainwater to percolate through the soil. This will recharge the ground water reserves and green the entire area. The network will also be connected to water soak pits in order to ensure rapid percolation of rain water. In

17-A

the event of a sudden cloudburst, the system will be connected to the drainage system through overflow pipes to avoid local flooding.

[iii] The Finance Member informed the Council that the Supreme Court in CWP No. 537/1992 had appointed a Committee comprising of Engineer Member DDA and Ms. Sunita Narain, ^{a member of} an NGO, under the Chairmanship of Finance Member, DDA for carrying out water harvesting schemes in DDA colonies like Vasant Kunj and the adjoining areas where the residents were facing acute water shortage. He informed that DDA had completed two projects of rain water harvesting in Vasant Kunj and Sanjay Van areas and the Monitoring-cum-Technical Committee, will now formulate proposals for rain water harvesting for pockets B-1, D-3 and D-4 of Vasant Kunj because the residents' welfare associations had not been able to make any progress on their own. He informed that DDA had requested the Central Ground Water Board for preparing a scheme to use the existing storm water drainage system for these pockets and the two ponds existing along the Aruna Asaf Ali Road, for recharging the ground water.

The Advisory Council appreciated the efforts of the EM and the FM and desired that more public awareness should be created in the matter.

[iiii] On a suggestion by Shri Sunil Dev that rainwater harvesting and water conservation schemes being introduced by the DDA in Vasant Kunj/Alaknanda etc. should be introduced in the plotted housing societies like Maharani

Bagh, Vasant Vihar also, it was decided that DDA could provide technical know how to the residents' welfare associations/managements of the plotted housing societies, if they were willing to implement the schemes on their own.

(iv) The LG accepted the suggestion of Mrs. Veena Maitra, Director General, Defence Estates, that the DDA should take up the rain water harvesting and water conservation schemes in the Delhi Cantonment, on payment by the Cantonment authorities.

II The LG informed the Advisory Council that the Bawana stretch was being taken up for rain water harvesting. He also informed that a lot of work had been done on water harvesting and greening the area in and around the Asola Wild Life Sanctuary where 15 check dams had been constructed by the Delhi Government. He requested Shri Avtar Singh Bhadana, Member of Parliament, to use his good offices with the Haryana Government in stopping the colonisation and mining activities in the adjoining areas of Haryana and in the Aravali ranges so that the entire area could be developed into a beautiful green lung.

b) The LG also informed that for adequate storage of rain water, the level of the Najafgarh drain in Delhi was proposed to be raised by one metre, but due to the lack of proper embankments on the Haryana portion of the drain the water level had initially been raised only by one feet, so that there is no flooding of villages in Haryana.

He sought the assistance of both the Members of Parliament for providing necessary embankments by the Haryana Government on its segment of the drain at the earliest, so that storage capacity of the drain in Delhi could be further augmented.

c) Shri J.P. Goel suggested that a survey should be conducted to identify the old jauhars in the villages so that these could be used for rain water harvesting. Smt. Leela Bisht and Shri Ajit Singh, pointed out that the open jauhars had become sullage collection points. They, however, also agreed with the view that the sullage openly flows in the lanes and by lanes of the villages where ever the jauhars had been closed.

d) All the members sought early steps for providing proper drainage facilities in the rural areas. Mrs. Leela Bisht pointed out that the MCD was not filling up the open jauhars on the pretext that the Lt. Governor had issued instructions to this effect, with the result that the jauhars had become open grounds for defacation and mosquito breeding. The Lt. Governor informed that he had not issued any such instructions and assured that he will take up the matter with the GNCTD, who had possibly issued these instructions. He agreed with the view that open jauhars should be filled up and properly developed and maintained as beautiful green areas so that the land is not encroached upon.

Item No. TOWN PLANNING SCHEMES – A MORE FAIR, EQUITABLE AND
7/AC/2000 DEMOCRATIC METHOD FOR PLANNED URBAN GROWTH

F. Commr. (Plg.)/2000.

PRECIS

Need for planned growth

Indian cities are growing rapidly, it is inevitable that agricultural land in the periphery of cities will get converted to urban uses. This can happen in **haphazard manner or in planned manner**.

Unfortunately, in most cities, the conversion of agricultural land to urban uses happens in a haphazard manner. Since no planning for proper roads, infrastructure and social amenities is done ahead of time, growth in the periphery of these cities is chaotic. Chaotic growth imposes very high and long-term costs on cities reducing their efficiency and livability.

To ensure planned growth:

- i) The rural pattern of land holding has to be reorganised in patterns more suitable for modern urban use,
- ii) A portion of the land has to be appropriated for provision of road and social amenities (such as schools, gardens and housing for poor).
- iii) The cost of infrastructure provision has to be recovered through the development process. There are mainly two methods of developing agricultural land for urban use; bulk land acquisition and town planning schemes.

1. The Land Acquisition Method

This method, with some variation, is used for example, in Delhi, Haryana, Rajasthan, Andhra Pradesh, Karnataka and Maharashtra.

The Method of Development :

- i) Land is acquired in bulk by development agencies (e.g. Delhi Development Authority) from agricultural landholders (farmers) under the Land Acquisition Act,
- ii) Compensation paid to farmers is based on prevailing agricultural land prices. To minimize opposition to acquisition, farmers are paid prices marginally higher than agricultural land prices and in some cases plots amounting to a small percentage of the original land holding are **also given** to the owners as part of the compensation package.

- iii) Then a master plan of the area is prepared, laying out the roads, plots for social amenities and plots for sale.
- iv) Roads and infrastructure are then built, using government funds or loans.
- v) Services plots are then sold for urban uses at market rates, which are most often much higher than the rate at which land is acquired.

Merits/Demerits

- i) Adequate amounts of land for urban uses can be rapidly generated through this method, provided that there is little opposition to bulk acquisition from farmers.

To expedite acquisition, some states allow private developers to assemble land. In many cases, developers use extra-legal means to secure farmers consent.

- ii) There are very few constraints in preparing the master plan.
- iii) The benefit of appreciation of land value on its being converted to urban use, accrues to the development authority.

Original owners/farmers don't share this benefit in any manner.

- iv) In this method, farmers are essentially thrown off their land.

Unable to wisely invest the money received as compensation for their land and deprived of a means of livelihood, they have to join the pool of urban labor. This process of lumpenization adds to familiar urban problems – growth of slums, increase in crime rates, and increased informal sector economic activity.

- v) Development agencies using the method of bulk land acquisition end up being powerful large-scale land developers, controlling vast urban resources.

This is likely to breed corruption and is antiethical to the emerging paradigm where government plays a facilitator's role.

- vi) The development process is slow. Any person who needs land for urban use has to approach the urban development authority. The development authority ends up becoming a bottleneck for development.
- vii) Delay is also caused by litigation regarding the amount of compensation.

- viii) For bulk land acquisition, bulk funds are required up front. In some cases higher compensation is awarded by courts well after implementation of the project. In such cases recovery of this additional cost becomes a problem.

2. Town Planning Schemes

This method has been in use, for example, in Gujarat and Maharashtra since 1913. This Method of Development envisages:

- i) The entire land in the TP Scheme area, owned by different people, is pooled together and treated as if it were a single plot.
- ii) A master plan of the area is prepared, laying out the roads and plots for social amenities.
- iii) The remaining land is reconstituted for final plots for the original owners. The size of the final plot is in proportion to the size of the original plot and its location is as close as possible to the original plot.
- iv) Infrastructure is provided utilizing these funds.

Merits/Demerits

- i) All the land, except whatever is needed for infrastructure development and social amenities, remains with the original owners. The development agency plays a limited role of ensuring planned urban growth.

Development agencies using the earlier described method of bulk land acquisition end up being powerful large scale land developers, controlling vast urban resources. This is likely to breed corruption and is antithetical to the emerging paradigm where government plays a facilitator's role.

- ii) The increment in land value resulting from the development accrues to the original owner/farmer whenever the land is sold/developed for urban use.

Thus the benefit of development goes to the original owner/farmer instead of the development agency.

- iii) The original owner/farmer is not displaced in the process of land development and continues to enjoy access to the land resource. Thus the negative impact of the process of urbanization on farmers is minimized.

- iv) This method used to be time consuming due to various reasons.

However, amendments have already been made to the Gujarat Town Planning and Urban Development Act (in force from May, 1999) to

facilitate fast implementation of Town Planning Schemes. As a result of the amendment, the land for roads can be taken possession of immediately after declaration of the Draft TP Scheme. There is also a provision to complete the entire process of TP scheme preparation and finalization in a period of 27 months.

Moreover, delays can also be reduced by simplification of procedures, contracting of private planners and planning firms, and the use of advanced technology such as computerized surveys and GIS.

- v) Incremental contributions (betterment charges) are assessed at the beginning of TP scheme preparation. Due to the inordinate delays in finalizing schemes, the incremental contribution (betterment charges) levied on finalization of the schemes do not meet the cost of the infrastructure provided.

However, this problem can be overcome if incremental contribution (betterment charges) is appropriate in the form of a portion of the original land holding. Land thus appropriated can be sold later by the development agency to recover the total cost of the TP scheme preparation and implementation.

- vi) Availability of the serviced land for urban development depends on the willingness of the owner/farmer to sell the land for urban uses.

To ensure adequate supply of land for urban uses and prevent speculation in land, a vacant land tax may be imposed.

When all issues are considered, the Town Planning Scheme mechanism is far more equitable and democratic when compared to the method of bulk acquisition.

- 3. The above models are placed for consideration of the Advisory Council. The Council may like to advise which of the two models should be followed by the DDA in future with or without any further modifications.

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

The Lt. Governor sought recommendations of the Advisory Council on the different models of Land Pooling and Land Development in Delhi.

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He explained that the scheme of Large Scale Acquisition and Disposal of Land, which was introduced in the 1960's needed a fresh look, under the changed urban scenario, specially because there was a long time gap between the notification of land, its possession by the DDA and its ultimate utilisation. He was of the view that such a long time lag was responsible for unauthorised encroachments and mushrooming of jhuggi clusters. Another drawback of this scheme was that the benefit of value addition/urbanisation of land did not accrue to the land owners because they were compensated at the book value of land, which led to litigation and provided incentive for illegal colonisation. He sought the Council's views so that DDA could frame a pragmatic and practical land acquisition and development policy for planned development of Delhi's 600 sq. kms of rural/agricultural land on its outskirts.

ii) Shri J.P. Goel was of the view that the Town Planning schemes of Maharashtra and Gujarat may not be suitable for Delhi because Delhi does not have sufficient percentage of agricultural land as in Maharashtra & Gujarat.

iii) Mrs. Veena Maitra, Director General (Defence Estates) welcomed the proposals and suggested that sufficient land should be earmarked for relocation of slum clusters under the proposed policy.

iv). Apprehensions were however expressed by the members that adoption of the proposed town planning schemes could result in increased pressure of encroachments on Gaon Sabha lands, further sub-division of the existing housing stock and increased litigation between the land owners and the Government agencies.

II After detailed discussions, the LG agreed with the view that the agenda proposals required in-depth examination. He asked the Commr.(Plg.) to furnish the details of the town planning schemes introduced in other States of the country to the members so that further meaningful discussions could be held in the matter.

Item No.
8/AC/2000

Sub: Report on the follow-up Action on the recommendations made by the Advisory Council of DDA in its meeting held on 10.4.2000.

No. F.1(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 10.4.2000 is submitted for kind information of the Council. The report is appended at Appendix 'A' (Page No 23 to 40).

RECOMMENDATION

Noted.

REPORT OF THE FOLLOW UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 10.4.2000.

NO.	para/item NO.	Recommendation	Remarks.
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2/AC/2000		Sub: New initiatives being taken by the DDA in the financial year 2000-2001.	
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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:

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Noted

i) MASCOC 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.

Noted.

ii) Ready-mix concrete plants shall be set-up for improving the quality of construction,

Noted.

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.

Noted.

iv) Effluent water shall be recycled instead of using ground water.

Noted.

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,

2.

Greater thrust shall be given to the development of green areas.

vi)

As desired, greater thrust has since been given to the development of green areas by fixing targets as under:-

- i) Plantation: 2.00 lac, trees and shrubs.
- ii) D/O New Lawns: 110 acres.
- iii) Upgradation of parks: 29 Nos.
- iv) The millennium park planned along the Ring Road on an area of 104 acres from Sarai Kale Khan Bus Terminal to Bhairon Road will have ornamental lake with picnic spots, water cascades and an aeromatic garden on 25 acres of land after landscaping.

3.

Sector-6, Dwarka will be taken up for Model development.

vii)

The Designs for development of Sector -6 Dwarka, as Model Sector, have been prepared and forwarded to the Chief Engineer Dwarka for Execution.

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viii)

Left-out areas of East Delhi will be taken up for speedier development.

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The Zonal Development Plan approved by the Government of India for East Delhi prescribes use for each and every parcel of land. As per these plans, various areas have been detailed out and these are under different stages of development e.g. details of facility centre near Chand Cinema has been finalised. Similarly, in case of CBD Shahdara and Mayur Vihar District Centre, works are in progress. In Facility Centre, Geeta Colony, part of the land is under litigation and the balance land has already been developed/allotted.

ix)

Upgradation of DDA's shopping complexes/ commercial areas will be taken up in partnership with local with the local shopkeepers, on the NDC pattern.

In spite of repeated efforts and the help extended by the non-official members of the Authority, there has been no encouraging response from the associations of existing commercial complexes for their effective participation in the matter of upgradation of various services. Efforts are however still on.

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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.

Noted

xi)

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.

Noted.

xii) 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. Noted.

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. Noted.

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

NO. Para/item NO. Recommendation

Remarks

3/AG/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 of completion of the redevelopment plans in New Rajinder Nagar and Panchsheel Park.

Other points

1.2) A query by Dr. (Mrs) Anita Arya, the Lt. Governor informed that relocation/resettlement of shuggle shoppies was a very costly exercise and, therefore, the DDA's

Noted.

In case of New Rajinder Nagar, plans were prepared by DDA and sent to Commissioner (MCD). These plans were accepted and approved by the Standing Committee of MCD. Implementation of the plan is now required to be done by the MCD.

Being taken up.

priority was to first clear those jhuggies which had come on the 'project lands'. The next priority was to relocate the jhuggies coming in the 'right of way'. Noted.

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. Noted.

II.a) During discussion, the LG informed Sh. Raadana 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. Noted.

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

c) Shri Easwari 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.

Details yet to be given.

III.2)

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.

Under consideration.

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.

DDA has come up with the first multi-level parking cum commercial complex in Nehru Place. The project has been positioned for private participation. Tenders have been invited. Four parties have submitted their bids. Awar will take place shortly. The complex will create parking for a minimum of 1000 cars and 50 buses.

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.

Under consideration.

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.

At the time of transfer of colonies to MCD, encroachment on public land is identified by the Joint survey between MCD & DDA & MCD takes commitment from DDA that these be removed by the DDA or MCD will charge the demolition cost from the DDA.

REPORT OF THE FOLLOW-UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 10.4.2000.

No. Para/Item No. Recommendation

Remarks

IV(a)

Shri Tilak Raj Aggarwal requested for greening of the Yamuna Pusta 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 afforestation. 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.

Regarding development of the drain adjoining to the Kanti Nagar, Matter pertains to MCD. Necessary funds for this purpose have been provided to MCD by Trans Yamuna Area Development Board.

The land has been identified for handing over to the Police deptt. near Shyam Lal College in lieu of the land from them at Kanti Nagar, which was developed, into park. Some Additional facilities in Kanti Nagar have been separately identified i.e. community hall, old age home, under ground water reservoir and electric sub station, which are part of police lines land.

(b)

Shri Aggarwal was informed that the proposal to shift the Police lines from Kanti Nagar was under consideration and 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.

Land measuring 31.74 acres was allotted to Police Deptt. for construction of a police station/police line at Kanti Nagar. Possession was handed over for 25.0 acres on 21.1.83. There was a short fall of 6.74 acres of land. It was decided by the LG in 1998 that 10 acres land may be resumed from Police Deptt. for development of park/recreational facilities in the area. This decision was taken in view of the demand for a play area/park/recreational area and for providing other facilities to the residents.

As per decision, a part of land was allotted to Delhi Jal Board for construction of under ground.

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reservoir and booster pumping station.

As per the decision, a plot measuring 10 acres as alternate allotment has already been offered to the police department near Shyam Lal College.

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 proposal to construct a trumpet at the location proposed by Shri Aggarwal.

Since, the main wazirabad road has been closed for the flyover at Inter Section of road No.66 and Wazirabad road, the traffic is being diverted through slip roads resulting in traffic jam only during peak hours.

d)

Sh. Aggarwal requested for expeditious allotment of land to the police station in Dilshad Garden.

Land measuring 9100 sqm. has already been allotted to Police Deptt. in facility Centre No.10, Tahirpur. However, they are not agreeable to take over possession of plot due to a Mazar in the plot. Dy. Commissioner of Police DQ-III has again been requested to take over the possession of plot.

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- 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 1994 but continued to be in a state of neglect. The Engineer Member informed that all the LSC's in Trans Yamuna area were being taken up for immediate development, including the LSC at Surajmal Vihar.

The Dev. work in LSC in Trans Yamuna Area has been taken up. The Dev. work of LSC at Vashundhara Enclave and LSC at Rishab Jain EHS have been completed. The work of Dev. of LSC in Sarita Vihar is in progress. The tender for Dev. of LSC in Surajmal Vihar has been invited. The delay for Dev. work in Surajmal Vihar is due to non-approval of services by MCD/DJB.

Denotification of Dilshad Garden was approved by Technical Committee. Further process for denotification is being carried out. On completion of the process the proposal will be sent to GNCTD.

b)

Sh. 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.

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c) On 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. DDA is already providing concessional entry fees and monthly subscription to Sr. Citizens above the age of 60 years alongwith their spouse. Compared to normal entry fees of Rs.10000/-, Sr. citizens are being charged Rs.2000/-.

VI a) 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. Noted.

b) Mrs. Bisht sought simplifications of the procedures for transfer of properties in the names of family members and desired a review of the existing cumbersome documentation. Noted.

c) Mrs. Bisht suggested that the Government lands adjoining the residential/built-up areas should be earmarked for parking of vehicles by the residents/users. DDA has identified four sites for multi storey parking lots near Nehru Place, behind Hindustan Times building in NDMC area, on Ajmal Khan Road Karol Bagh and in front of Alankar Cinema. Similar efforts are being made to identify the sites, which can be converted into parking/multi storey parking lots to facilitate and ease the parking requirements. In all our future proposals for commercial centres adequate provisions for parking is also being made.

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d) 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 .

As per the report of LM Deptt., Devli/Sainik Farms is not a Development Area. Land of village Devli, though acquired but has not been handed over to the DDA for development.

e) Mrs. Bisht sought LG's intervention for proper planning of the Sanyam 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.

Sanyam Vihar is a large unauthorised colony, falling in Zone 'J' and is located on the land earmarked as 'Regional park', as per the MPD-2001, landuse plan. The draft zonal development plan for Zone 'J' is in the process of formulation.

Besides the above it is also stated that the matter regarding regularisation of unauthorised Colonies is sub-judice and is before Delhi High Court.

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

This road is maintained by MCD. Hence further action is to be taken by MCD.

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VII a)

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.

Under Process.

b)

Shri Goel drew the attention of the LG to the unauthorised structures on the entire wall opposite Rajghat, extending upto Kashmir Gate. He cited a specific instance of a transport godown which has been constructed by opening a gate near the D.V.B. transformer under the ISEF 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.

As per the report, the area having the wall opposite Rajghat extending up to Kashmir Gate is not with the DDA but with the MCD.

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c) 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.

In intensive drive has been undertaken to dispose off all old built up shops. 1000 out of 2000 built shops have been disposed off through tender recently. Another tender programme for remaining shops has been invited in Sept./Oct.-2000.

The matter was discussed in the Authority Meeting and after approval of Authority it was referred to Ministry of Urban Development for granting permission for calling of public objections/suggestions. However, the Ministry denied the permission.

Demolition is carried out by the DDA after serving the show-cause notice. Secondly, demolition is carried out to remove the encroachment either on the basis of the orders issued by the Courts or where the request is received from the Land owning Agency/user Deptt. that the land is required for any planned development. Land Management on its own does not follow the policy of pick & choose. Regular demolition programmes in all the 6 zones of DDA, are carried out after these have been prioritised in the fort-nightly demolition programmes.

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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.

Details of pending Court cases filed by DDA & against DDA in various Courts as on 1.4.2000 was as under:-

Supreme Court.	77
High Court.	5503
Tls Hazari Court.	3774

It has always been our endeavour to settle the cases as quickly as possible through out of Court settlement Committee constituted for this purpose. Further, the Hon'ble High Court of Delhi has since established a permanent Lok Adalat for settlement of DDA cases exclusively.

As per the report of IM Deptt. the entire stretch of road of Tibbia College is under the jurisdiction of MCD.

VIII.

Sh. Chatter Singh suggested that generation and distribution of electricity should be privatised in the new residential colonies.

IX.

In the end, all the non-official members requested the Lt. Governor that they should be shown the developmental activities in the developed parts of

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the world so that they are in a better position to advise the Authority. The LG asked the vice-Chairman to look in to the matter.

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DELHI DEVELOPMENT AUTHORITY
(COMMR. CUM. SECY'S OFFICE)

List of the agenda items to be discussed in the meeting of the Advisory Council of Delhi Development Authority fixed for 5th October, 2001 at 11.30 A.M. at Raj Niwas, Delhi.

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2.	2/AC/2001	Audio-Visual Presentation on Master Plan Delhi- 2021.	14 A
3.	3/AC/2001	Conservation/preservation of Heritage structures/buildings.	15-16
		<u>F.1(21)2001-MP.</u>	
4.	4/AC/2001	Development of River Yamuna Front.	17-21
		<u>F.1(21)2001-MP.</u>	
5.	5/AC/2001	Report on the follow-up action on the recommendations made by the Advisory Council in its meeting held on 13.11.2000.	22-40
		<u>F.1(2)2001/AC/MC/DDA.</u>	

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the Meeting of the Advisory Council of the DDA held on 5/10/2001 at 11:30 A.M. at Raj Niwas.

Following were present:

PRESIDENT

- 1 Shri Vijai Kapoor
Lt. Governor, Delhi

MEMBERS

- 1 Shri P K Hota
Vice-Chairman, DDA.
- 2 Dr (Mrs) Anita Arya
MP, Lok Sabha
- 3 Shri Tilak Raj Aggarwal
Councillor, MCD
- 4 Shri Ajit Singh
Councillor, MCD
- 5 Smt Leela Bisht
Councillor, MCD
- 6 Shri J P Goel
- 7 Shri Chattar Singh
- 8 Shri Sunil Dev
- 9 Shri Rakesh Mehta
Chairman, DTC
- 10 Mrs Veena Maitra
D G (Defence Estate)
Ministry of Defence
- 11 Shri K T Gurumukhi Addl Chief Planner, TCPO
- 12 Shri Niranjan Singh
G M, PM, MTNL

COMMISSIONER-CUM-SECRETARY

Shri V.M. Bansal

SPECIAL INVITEES

- 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 B.K. Gaur
Member (Plg.) CEA
- 5 Shri Anand Mohan Sharan
Commissioner (LD)
- 6 Shri R K Singh
Chief Vigilance Officer
- 7 Shri S K Tandon
Chief Legal Advisor
- 8 Vijay Risbud
Commissioner (Planning)
- 9 Shri D B Gupta
Commissioner (H)
- 10 Shri Parimal Rai
Commissioner (LM)-I
- 11 Shri U S Jolly
Commissioner (LM)-II
- 12 Shri C L Aggarwal
Chief Architect
- 13 Shri Alok Swarup
OSD to LG
- 14 Shri S P Rustogi
Chief Engineer (HQ)
- 15 Shri S K Goyal
FA (H)
- 16 Shri Chander Ballabh
Addl Commissioner (MPPR)/Planning
- 17 Shri N K Aggarwal
Addl Commr. (AP)
- 18 Shri B K Jain
Director (MPD) 2021
- 19 Shri Kuldeep Raj
Director (AP-IV)
- 20 Shri V D Dewan
Addl. Chief Architect
- 21 Shri D Sarkar
Director (Sports)
- 22 Shri Atul Rai
Director (LC)
- 23 Shri M L Mahajan
AGM (I) MTNI

Draft minutes of the meeting of the DDA's Advisory Council held on 5/10/2001 at 11.30 a.m. at Raj Nivas.

The President welcomed the Members.

ITEM NO.1/AC/2001

***Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 13th November, 2000.
F.1(2)2001/AC/DDA.***

Minutes of the Advisory Council meeting held on 13th November, 2000 were confirmed, as circulated.

ITEM NO. 2/AC/2001

Sub: Audio-Visual Presentation on Master Plan Delhi- 2001.

Commissioner (Planning) made a brief presentation on the new challenges and planning imperatives for the MPD-2021. The proposals were discussed in detail. It was decided that a copy of the presentation be sent to the Members for further advice.

a] The President pointed out that the time was running out and the final plan document should now be put up without further delay. He reminded that the Plan proposals should be realistic, and in time with the emerging requirements; the MPD-2021 should be a Flexible document with emphasis on "permissiveness" rather than ^{on} "restrictiveness".

b] The President advised that "sub-plans" should be prepared on infrastructural needs of the city, viz., Electricity, Water-Supply, Sewerage, Transport, Telecommunication & Information Technology, Education, Health, Environment etc., in consultation with the study groups specifically constituted for the purpose by the concerned departments of the Government.

c] The President advised that there should be separate Chapters on different subjects in the Master Plan and the first Chapter should be general in

nature taking entire Delhi in its ambit, with "Land Pooling" as the main approach rather than Large Scale Acquisition. This Chapter should also contain specific guidelines for integrating the village level development plans with the City's Master Plan.

d] The President pointed out that there should be separate Chapters on 'Flexible Land Uses' as also on 'Employment Planning' in the next 20 years, making necessary provision for related services like Trade, Commerce, Industry etc. A separate Chapter should be dedicated to Redevelopment which should include removing obstacles in redevelopment, encouraging individuals to take-up redevelopment activities - specially in the walled-city, DDA colonies and unauthorized colonies.

The President advised for a separate chapter in the Master Plan on the 'Environment', which should include subjects like green areas, quality of air/water etc. He suggested that intensive development should be planned along the Metro corridors/Express-way (if finalised) and there should be a separate chapter on this in the Master Plan along with an independent chapter on the Delhi's 'Heritage'. He advised that "strengthening of linkages with the NCR" was another important issue, which should be dealt with in an independent chapter, with another chapter on Sports & Entertainment in the Master Plan.

The President sought immediate finalisation of the MPD-2021 document, without any further delay.

ITEM NO. 3/AC/2001

*Sub: Conservation/Preservation of Heritage structures/buildings.
F.1(21)2001-MP.*

Efforts made by the DDA in conservation and preservation of heritage structures/buildings were explained by the President. Shri Sunil Dev suggested that all major entrance roads to the City should be taken up for intensive beautification.

ITEM NO. 4/AC/2001

Sub: *Development of River Yamuna Front.*
F.1(21)2001-MP.

The Council postponed discussion on this agenda item.

ITEM NO. 5/AC/2001

Sub: *Report on the follow-up action on the recommendations made by the Advisory Council in its meeting held on 13.11.2000.*
F.1(2)2001/AC/MC/DDA.

The Council noted the follow up action on its previous recommendations.

OTHER POINTS:

- 1] Shri Sunil Dev pointed out that inspite of recommendations by the Advisory Council, children were not being permitted to play in the public parks. Shri Tilak Raj Aggarwal and Shri Ajit Singh suggested that such facilities should be restricted to identified areas and should not be permitted in ornamental parks.
- 2] Shri J.P. Goel sought early implementation of Vijay Kumar Malhotra Committee Report.
- 3] Shri J.P. Goel suggested that the residential areas where more than 70% units had been converted to industrial uses, should be regularized as industrial and necessary changes carried out in the Master Plan.
- 4] Shri J.P. Goel requested that all the natural ponds/johars should be identified and preserved for water-harvesting.
- 5] Shri J.P. Goel sought action against unauthorized structures on the old heritage wall along the ISBT, which had been broken at a number of places by some transport companies. The President asked the Engineer Member to take necessary action in the matter.

- 6] Shri Tilak Raj Aggarwal requested for early construction of an under-pass near Shastri Park because of long traffic jams in the area.
- 7] Shri Tilak Raj Aggarwal suggested separate water lines for supplying drinking water and raw water.
- 8] Smt. Leela Bisht requested for widening the Mehrauli-Badarpur Road. She pointed out that thickness of the road will not help ease traffic congestion and sought construction of a flyover near Khanpur and Devli villages.
- 9] The President agreed with the request of the members that Council's meetings should be held every quarter.

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

ITEM NO.
1/AC/2001

SUB: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 13th November, 2000.

F.1(2)2001/AC/DDA

P R E C I S

Confirmation of the minutes of the meeting of Advisory Council of DDA held on 13th November, 2000 at Raj Niwas, Delhi. The minutes of the said meeting are appended at (Appendix 'A' Page No, 2 to 14).

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

Minutes of the Advisory Council meeting held on 13th November, 2000 were confirmed, as circulated.

DELHI DEVELOPMENT AUTHORITY
[OFFICE OF COMM-R-CUM-SECY]

Sub: Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13th November, 2000.

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

MEMBERS

- 1 Dr [Smt] Anita Arya
MP [Lok Sabha]
- 2 Sh Avtar Singh Bhadana
MP [Lok Sabha]
- 3 Sh Tilak Raj Aggarwal
Councillor, MCD
- 4 Sh Dushyant Kumar Gautam
Councillor, MCD
- 5 Smt Leela Bisht
Councillor, MCD
- 6 Sh Ajit Singh
Councillor, MCD
- 7 Shri J P Goel
- 8 Shri Sunil Dev
- 9 Mrs Veena Maitra
DG [Defence Estates]
Ministry of Defence
- 10 Shri Rakesh Mehta
Chairman, DTC
- 11 Shri Niranjjan Singh
GM [PM], MTNL

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 K Singh
Chief Vigilance Officer, DDA
- 5 Shri R C Chauhan
Chief Accounts Officer, DDA
- 6 Shri Sharda Prasad
Commissioner [LD], DDA
- 7 Shri D B Gupta
Commissioner [Housing], DDA
- 8 Shri Arvind Kumar
Commissioner [Personnel], DDA
- 9 Shri U S Jolly
Commissioner [LMI-II], DDA
- 10 Shri Vijay Risbud
Commissioner [Planning], DDA
- 11 Shri C L Aggarwal
Chief Architect, DDA
- 12 Shri Suresh Mehta
Chief Engineer [Dwarka], DDA
- 13 Shri A K Jain
Addl Commissioner [Planning], DDA
- 14 Shri Arvind Kadyan
Director [Vigilance], DDA
- 15 Shri B D Ram
Director [Hort]/North, DDA
- 16 Shri Atul K Rai
Director [LC], DDA
- 17 Shri K P Sharma
Dy CLA, DDA
- 18 Shri H R Kapoor
Joint Director [MC/C1], DDA

Draft minutes of the meeting of the Advisory Council of the Delhi Development Authority held on 13/11/2000

The LG thanked the Members for their valuable suggestions and hoped that they will continue to guide the Authority in future also.

ITEM NO. 5/AC/2000

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 10th April, 2000
F.1[2]2000/AC/MC/DDA

Minutes of the Advisory Council meeting held on 10th April, 2000 were confirmed, as circulated.

ITEM NO. 6/AC/2000

Sub: Initiatives taken by the DDA for rain water harvesting.
F.EM.4[2]98/Vol.II

The Engineer Member made an audio visual presentation explaining various initiatives taken by the DDA for harvesting the rain water and for meeting the growing demand of potable water in Delhi. He explained that:

ii) The rain water from the roofs, terraces, roads, parking areas and other hard paved surfaces will be collected in a network of storm water pipes and led to a central green area where it will be connected to a series of perforated pipes to allow the rainwater to percolate through the soil. This will recharge the ground water reserves and green the entire area. The network will also be connected to water soak pits in order to ensure rapid percolation of rain water. In

the event of a sudden cloudburst, the system will be connected to the drainage system through overflow pipes to avoid local flooding.

[iii] The Finance Member informed the Council that the Supreme Court in CWP No. 537/1992 had appointed a Committee comprising of Engineer Member DDA and Ms. Sunita Narain, ^{a member of} an NGO, under the Chairmanship of Finance Member, DDA for carrying out water harvesting schemes in DDA colonies like Vasant Kunj and the adjoining areas where the residents were facing acute water shortage. He informed that DDA had completed two projects of rain water harvesting in Vasant Kunj and Sanjay Van areas and the Monitoring-cum-Technical Committee will now formulate proposals for rain water harvesting for pockets B-1, D-3 and D-4 of Vasant Kunj because the residents' welfare associations had not been able to make any progress on their own. He informed that DDA had requested the Central Ground Water Board for preparing a scheme to use the existing storm water drainage system for these pockets and the two ponds existing along the Aruna Asaf Ali Road, for recharging the ground water.

The Advisory Council appreciated the efforts of the EM and the FM and desired that more public awareness should be created in the matter.

[iiii] On a suggestion by Shri Sunil Dev that rainwater harvesting and water conservation schemes being introduced by the DDA in Vasant Kunj/Alaknanda etc. should be introduced in the plotted housing societies like Maharani

Bagh, Vasant Vihar also, it was decided that DDA could provide technical know how to the residents' welfare associations/managements of the plotted housing societies, if they were willing to implement the schemes on their own.

[iv] The LG accepted the suggestion of Mrs. Veena Maitra, Director General, Defence Estates, that the DDA should take up the rain water harvesting and water conservation schemes in the Delhi Cantonment, on payment by the Cantonment authorities.

II The LG informed the Advisory Council that the Bawana stretch was being taken up for rain water harvesting. He also informed that a lot of work had been done on water harvesting and greening the area in and around the Asola Wild Life Sanctuary where 15 check dams had been constructed by the Delhi Government. He requested Shri Avtar Singh Bhadana, Member of Parliament, to use his good offices with the Haryana Government in stopping the colonisation and mining activities in the adjoining areas of Haryana and in the Aravali ranges so that the entire area could be developed into a beautiful green lung.

b) The LG also informed that for adequate storage of rain water, the level of the Najafgarh drain in Delhi was proposed to be raised by one metre, but due to the lack of proper embankments on the Haryana portion of the drain the water level had initially been raised only by one feet, so that there is no flooding of villages in Haryana.

He sought the assistance of both the Members of Parliament for providing necessary embankments by the Haryana Government on its segment of the drain at the earliest, so that storage capacity of the drain in Delhi could be further augmented.

c) Shri J.P. Goel suggested that a survey should be conducted to identify the old jauhars in the villages so that these could be used for rain water harvesting. Smt. Leela Bisht and Shri Ajit Singh, pointed out that the open jauhars had become sullage collection points. They, however, also agreed with the view that the sullage openly flows in the lanes and by lanes of the villages where ever the jauhars had been closed.

d) All the members sought early steps for providing proper drainage facilities in the rural areas. Mrs. Leela Bisht pointed out that the MCD was not filling up the open jauhars on the pretext that the Lt. Governor had issued instructions to this effect, with the result that the jauhars had become open grounds for defacation and mosquito breeding. The Lt. Governor informed that he had not issued any such instructions and assured that he will take up the matter with the GNCTD, who had possibly issued these instructions. He agreed with the view that open jauhars should be filled up and properly developed and maintained as beautiful green areas so that the land is not encroached upon.

ITEM NO. 7/AC/2000

Sub: Town Planning Schemes - A more fair, equitable and democratic method for planned urban growth.
F.Commr[Plg]/2000

The Lt. Governor sought recommendations of the Advisory Council on the different models of Land Pooling and Land Development in Delhi.

He explained that the scheme of Large Scale Acquisition and Disposal of Land, which was introduced in the 1960's needed a fresh look, under the changed urban scenario, specially because there was a long time gap between the notification of land, its possession by the DDA and its ultimate utilisation. He was of the view that such a long time lag was responsible for unauthorised encroachments and mushrooming of jhuggi clusters. Another drawback of this scheme was that the benefit of value addition/urbanisation of land did not accrue to the land owners because they were compensated at the book value of land, which led to litigation and provided incentive for illegal colonisation. He sought the Council's views so that DDA could frame a pragmatic and practical land acquisition and development policy for planned development of Delhi's 600 sq. kms of rural/agricultural land on its outskirts.

ii) Shri J.P. Goel was of the view that the Town Planning schemes of Maharashtra and Gujarat may not be suitable for Delhi because Delhi does not have sufficient percentage of agricultural land as in Maharashtra & Gujarat.

iii) Mrs. Veena Maitra, Director General (Defence Estates) welcomed the proposals and suggested that sufficient land should be earmarked for relocation of slum clusters under the proposed policy.

iv) Apprehensions were however expressed by the members that adoption of the proposed town planning schemes could result in increased pressure of encroachments on Gaon Sabha lands, further sub-division of the existing housing stock and increased litigation between the land owners and the Government agencies.

II After detailed discussions, the LG agreed with the view that the agenda proposals required in-depth examination. He asked the Commr.(Plg.) to furnish the details of the town planning schemes introduced in other States of the country to the members so that further meaningful discussions could be held in the matter.

ITEM NO. 6/AC/2000

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 10/4/2000
F.1E2I/2000/AC/MC/DDA

Noted.

OTHER POINTS :

i] Shri J.P. Goel expressed concern on the functioning of the DDA, specially in the light of recent raids by the CBI.

The LG informed that the new Commissioner (Housing) had detected irregularities in 122 files of the Housing

Department and all these cases had been referred by him to the anti-corruption department of the Delhi Police for investigation.

Regarding the CBI raids, the LG stressed on the need to cooperate with the CBI so that the corrupt and the guilty could be brought to book.

ii) The LG agreed with the suggestion of Shri Sunil Dev that the Green areas, the open parks and the DDA's Sports Complexes should be opened for use to the public at large, including the children. Dr. (Mrs.) Arya suggested that the public parks should be allowed for marriage purposes also.

iii) The Lt. Governor made it clear that play-field areas could not be earmarked for individual schools anymore and that such facilities should be put to common and optimum utilisation.

iv) In response to the request of Shri Tilak Raj Aggarwal for shifting the Police from the land under their unauthorised occupation in Kanti Nagar, the LG informed that the Police Department had already been allotted some alternate land and their remaining requirement will also be met very soon whereafter the Police would be made to vacate the existing site. He assured that the land thus vacated will be taken up for immediate development.

v) The Engineer Member informed Shri Tilak Raj Aggarwal that the 'Majnu ka Tilla' Transport Centre was proposed to

be shifted because the present site was required by the DMRC; no money could, therefore, be spent on carrying out further improvements in the existing Transport Centre.

vi) On the request of Shri Tilak Raj Aggarwal regarding the aforestation of the Yamuna Pushta, he was informed that the Forest Department was carrying out massive tree plantation on 150 acres of land.

vii) Shri Tilak Raj Aggarwal pointed out that the Trans-Yamuna area faced a number of developmental problems and senior officers of DDA should have detailed interaction with the members of the Advisory Council who represent the Trans-Yamuna areas.

viii) Shri Aggarwal requested for construction of a Transport Centre near the Delhi Gurgaon border.

ix) Shri J P Goel and other non-official members sought LG's intervention and pointed out that the complaints made to senior officers were being invariably passed on to the junior functionaries and to the persons complained against.

The LG assured that necessary measures shall be taken in the matter.

x) Shri Ajit Singh sought immediate action against the staff for continuing illegal constructions in Dilshad Colony. He pointed out that there were massive violations of building bye-laws and most of the premises in the area had been constructed beyond the permissible limits in connivance with the DDA staff. He requested for fresh

inspection of all the built up plots which were still under the jurisdiction of the DDA and strict action in all the cases.

He also drew the attention of the Council to the extensive ongoing illegal construction on plot no. D-255, alleging that commercial shops were being constructed on this residential plot. He also sought penal action on the residential plots in C-Block, Dilshad Garden where shops were being unauthorisedly constructed at the front and a large number of flats at the rear. He pointed out that he had been regularly making complaints against these illegal constructions and encroachments to Shri U S Jolly and he had personally also apprised Shri Jolly of these details, but there has been no action in the matter. The LG asked Shri U.S. Jolly, Commissioner (LM)-II to immediately look into these cases and asked the Commr. [Planning] to expedite denotification of the area.

Shri Ajit Singh also sought similar action on the property belonging to Zulf-e-Bengal situated at the G.T. Road, Dilshad Garden where a number of unauthorised structures were allegedly coming up on about 5 to 6 acres of open land.

xi) Shri Dushyant Kumar Gautam drew the attention of the LG to the problems being faced by the elected representatives in identifying the ownership of the properties under encroachment. He suggested that unauthorised encroachments on the Government land could be

checked if the land owning agencies were easily identifiable. The LG told him that the District Task Force should be contacted in such matters.

xii) Shri Gautam also pointed out that the public land in Basant Gaon, which had been recently cleared of 'unauthorised construction material shops' was being re-encroached upon with the help of the Police.

xiii) Dr (Mrs) Anita Arya and Shri Dushyant Kumar Gautam sought LG's intervention in timely disposal of the freehold applications and the mutation cases.

Commissioner (Housing) and Commissioner (LD) explained the details of the measures introduced by them in clearing the backlog and informed that most of the cases of direct allottees had already been disposed of.

b1 The LG asked the Commr. (LD) and the Commr. (Housing) to put up a detailed note on the subject in the next meeting of the Advisory Council.

xiv) The LG welcomed the suggestion of Dr. (Mrs.) Anita Arya that commercial properties should also be converted to freehold. The Commissioner (LD) informed that allotment of shops was now being done on freehold basis.

xv) Mrs. Leela Bisht sought LG's intervention for immediate measures to ease the traffic congestion on the Mehrauli-Badarapur Road. The LG informed that he had already

sanctioned a project in this area which will result in a lot of improvement in the near future.

xvii) Shri Avtar Singh Bhadana suggested that the Mehrauli-Fatehpur-Faridabad road should be immediately repaired so that direct traffic flowing from Mehrauli to Faridabad could use this road, thus easing traffic on the existing highway.

The LG welcomed this suggestion and asked the Engineer Member and Commissioner (Planning) to put-up a detailed report in the matter.

xvii) Commissioner (Planning) was asked to put up the details of the Express-Way proposals in the next meeting of the Advisory Council.

xviii) The Lt. Governor advised the members to get in touch with the Commissioner-Cum-Secretary whenever they wanted to discuss any specific issues with the senior officers of the DDA.

The LG agreed with the suggestion that the Advisory Council meetings should be held quarterly.

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

Sub: Audio-Visual Presentation on Master Plan Delhi- 2001.

RECOMMENDATION

Commissioner (Planning) made a brief presentation on the new challenges and planning imperatives for the MPD-2021. The proposals were discussed in detail. It was decided that a copy of the presentation be sent to the Members for further advice.

- a] The President pointed out that the time was running out and the final plan document should now be put up without further delay. He reminded that the Plan proposals should be realistic, and in time with the emerging requirements; the MPD-2021 should be a Flexible document with emphasis on "permissiveness" rather than ^{or} "restrictiveness".
- b] The President advised that "sub-plans" should be prepared on infrastructural needs of the city, viz., Electricity, Water-Supply, Sewerage, Transport, Telecommunication & Information Technology, Education, Health, Environment etc., in consultation with the study groups specifically constituted for the purpose by the concerned departments of the Government.
- c] The President advised that there should be separate Chapters on different subjects in the Master Plan and the first Chapter should be general in

nature taking entire Delhi in its ambit, with "Land Pooling" as the main approach rather than Large Scale Acquisition. This Chapter should also contain specific guidelines for integrating the village level development plans with the City's Master Plan.

d] The President pointed out that there should be separate Chapters on 'Flexible Land Uses' as also on 'Employment Planning' in the next 20 years, making necessary provision for related services like Trade, Commerce, Industry etc. A separate Chapter should be dedicated to Redevelopment which should include removing obstacles in redevelopment, encouraging individuals to take-up redevelopment activities - specially in the walled-city, DDA colonies and unauthorized colonies.

The President advised for a separate chapter in the Master Plan on the 'Environment', which should include subjects like green areas, quality of air/water etc. He suggested that intensive development should be planned along the Metro corridors/Express-way (if finalised) and there should be a separate chapter on this in the Master Plan along with an independent chapter on the Delhi's 'Heritage'. He advised that "strengthening of linkages with the NCR" was another important issue, which should be dealt with in an independent chapter, with another chapter on Sports & Entertainment in the Master Plan.

The President sought immediate finalisation of the MPD-2021 document, without any further delay.

Item No.
3/AC/2001

Sub: Conservation/Preservation of Heritage structures/
building.

F.1(21)2001-MP/

P R E C I S

1.0 Background:

There are just over 1200 heritage components and 25 conservation areas have been identified and listed in INTACH/DDA listing 1996-97.

In spite of it, a significant portion of Delhi's Heritage buildings fall within DDA zones A, C, D and F, bounded by river Yamuna on the east and the Ridge on the west. Over 40% of these buildings fall within the urbanized villages where development is not controlled by planning laws & regulations. The Lal-Dora policy framed much earlier to protect the village fields from being built upon, has worked to the detriment of monuments in rural pockets, which have been urbanized, at a rapid pace. Some structures are under protection of ASI while 80% of these are under the ownership of govt.agencies/public trusts or privately owned, which are more prone to demolition and rebuilding as a result of economic thrust. Apart from this built heritage, there are diverse natural heritage such as ridges, gardens and water-bodies, which also are integral part of the historic fabric of Delhi's past and the envisaged future.

2.0 Master Plan Provisions:

As per Delhi Master Plan-2001 five historically significant areas have been designated as Controlled Conservation Areas.

1. Walled City of Delhi,
2. Central Vista,
3. Nizamuddin,
4. Area near Qutub (presently being identified as Mehrauli Heritage Zone)
5. Area near Vijay Mandal.

3.0 DDA's Endeavour:

DDA has been making concerted efforts to ensure upkeep and proper maintenance of buildings of heritage value.

3.1 An awareness program is initiated by instituting awards-*DDA Urban Heritage Awards* (since 1993) to the buildings, which reflect the architectural images, social values and traditions of its time. Till now 27 buildings have been recognized under these awards.

3.2 Further, with a view to safeguard the built and natural heritage of Delhi through collaborative efforts of all concerned, Delhi Heritage Foundation (DUHF) has been set up by DDA, in exercise of its power under Sec.5-A of Delhi Development Act, under the Chairmanship of Hon'ble Lt.Governor of Delhi

Delhi Urban Heritage Foundation (DUHF) has been constituted to promote the Conservation of Civic and Urban Heritage with following important Objectives/Functions:

- At3 (c) To promote reuse of old buildings for appropriate utilization.
- At3 (g) To provide assistance to individuals, institutions and NGO's in their effort To save all or in parts components of urban heritage.
- At3 (k) To prepare, examine and review the proposals and policies as related to Heritage.
- At5 (ii) To permit major alterations to heritage buildings or areas excluding those Which are under ASI, only in exceptional cases, without changing the Character, architectural/historical features of the building or areas.

3.3 In order to facilitate the Conservation and Protection of Cultural Resources a separate Heritage Regulations/ Guidelines have been framed and are in the process of incorporation in Master plan-2021.

4.0 Proposal Outline:

Delhi Development Authority aims to develop the heritage of the city thro' conservation, restoration, adaptation so as it weave it into the fabric of living community
This would involve:

- 4.1 Need to create a data bank of historic assets-proper mapping and documentation.
- 4.2 A Cultural Resource Management Plan needs to be prepared keeping in view the interpretative, recreational and educational use.
- 4.3 Create mechanisms for self-supporting conservation and preservation of the cultural resource.
- 4.4 A city wide process to create community awareness about the need of conservation is to be initiated. Efforts must be made to make the movement of preservation and conservation of built heritage people's movement by involving each and every citizen right from a child to a grown up adult who shall then zealously guard it against any misuse or damage.
"The above is placed for further advice of the Advisory Council."

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

Efforts made by the DDA in conservation and preservation of heritage structures/buildings were explained by the President. Shri Sunil Dev suggested that all major entrance roads to the City should be taken up for intensive beautification.

Item No.
4/AC/2001

Sub: Development of River Yamuna Front.

F.1(21)2001-MP/

P R E C I S

1.0 BACKGROUND

- 1.1 The Yamuna is one of the most important natural features of Delhi and a source of major water supply to the city. It draws its water from the upper reaches of Yamunotry Glacier and traverses a distance of about 400 km. before joining river Ganga at Allahabad.
- 1.2 The River Yamuna in NCTD cuts through the city from the North to the South for a length of merely 50 kms. of which about 22 km. is within the urban stretch and the balance of about 28 km. in the rural stretch.
- 1.3 The total of about 9700 ha of land is situated in the designated River Bed defined by the existing marginal bund on the Eastern and Western side. The part of the Eastern Bank is within NCTD and also falls in the neighbouring state of U.P.

2.0 MASTER PLAN 2001 RECOMMENDATIONS

- 2.1 MPD-2001 has made recommendations with regard to development of land along river Yamuna, which are as follows:
 - 2.1.1 Ecological balance to be maintained : Delhi has two distinct natural features - The ridge and the River Yamuna.
 - 2.1.2 River Yamuna is to be made pollution free through various measures : On the big expanse of its banks, large recreational areas are to be developed and is to be integrated with other Urban Developments so that the River is an integral part of the city - physically and visulally.
 - 2.1.3 Channelisation of River Yamuna : River in the major metropolitan cities of the world like Thames in London and Seine in Paris have been channelised providing unlimited opportunities to develop the river fronts. After the results of the model studies for the Channelisation the River Yamuna become available, development of river front should be taken up, considering all the ecological and scientific aspects, as a project of special significance for the city.
- 2.2 Besides, MPD-2001 Plan other various plans prepared like MPD-62, DUAC Conceptual Plan-2001, Steering Committee on review of MPD-2001 etc. also have recommended the utilisation of lands along River Bank of Yamuna after suitable Management/channelisation.

3.0 STUDY FOR CHANNELISATION OF RIVER YAMUNA

- 3.1 For this purpose DDA had assigned Hydraulic Model Studies for channelisation of River Yamuna in Delhi to CWPRS, Pune who submitted a Technical Report No.3060 to Delhi Development Authority in May, 1993.
- 3.2 DDA has been giving serious thought to prepare a comprehensive Environmental Management Plan for River Yamuna through these studies.

4.0 OTHER DECISIONS

- 4.1 The Ministry of Environment and Forest have also worked out Yamuna Action Plan for the purpose of pollution abatement etc. for river Yamuna within the reach of Delhi.
- 4.2 The Delhi Development Authority in the year 1995 formulated a Ph.I scheme for an area measuring 490 ha comprising of 3 pockets i.e. Pkt.I, II and III, an area of 50 ha, 180 ha and 260 ha respectively. While considering the scheme the Authority vide its resolution No.115 of 1995 (Ref. Annex.II) resolved as under:
 - 4.2.1 Presentation of the scheme be also made before the Ministry of Environment & Forests for possible funding by the Govt. of India under Yamuna Action Plan, specially with reference to the river bund and boulevard.
 - 4.2.2 Planning activity for spiritual park, hotels, & convention centre be immediately be taken up after consultation with the Ministry alongwith action in parallel for completion of procedural formalities relating to the change in land use etc.
 - 4.2.3 International competition be invited after receipt of necessary clearance from the Ministry.
 - 4.2.4 Requirement of land for convention centre can be met within Pkt.2.
 - 4.2.5 Requirement of land for allotment to "Bochasanwasi Akshar Pushottam Sansthan" can be met within Pkt.3 based on the detail plans to be prepared and processing the change of land uses wherever required on the basis of the details plans. seeking the approval of concerned agencies like CWC, DUAC etc. if necessary.
- 4.3.1 The Central Water Commission/Yamuna Committee Govt. of India considered the proposal of channelisation in its 56th meeting, however, the clearance was given only for Pkt.III measuring 260 ha. The proposal of Pkt.I and II is still under consideration with the CWC.

- 4.3.2 The gazettee notification inviting objections/suggestions for the proposed change of land use under section 11 'A' was published on 23.6.97. A total of 3 objections/suggestions were received with regard to the said notification.
- 4.3.3 As decided in the authority the initial environmental examination study for the entire Yamuna basin was given to NEERI, the authority also agreed to allow change of land use for 35 ha. of the land, subject to environmental clearance by the designated authority i.e. NEERI. The authority vide its resolution No.170/97 further decided to have a time bound environmental impact study separately conducted for this pocket within 3 months from NEERI. Till then the allotment of land should not be made.
- 4.3.4 In accordance with the authority resolution no.170/97 dtd. 23.12.97, study of environmental impact assessment was given to NEERI and NEERI has submitted its report on 'Initial Environmentally Examination of Development Plan in River Yamuna Stretch between New Railway Bridge and ILFS Bridge, in June, 1999.
- 4.3.5 MOUA&E vide its notification no.K-20013/21/193-DDIB dated 21.9.1999 made the modification in the Master Plan in the form of change of land use of 42.5 ha. of land from Agricultural and Water body to Public and Semi Public.
- 4.3.6 A proposal for a Cricket and a football stadium complex in approximately 85 ha. land near Delhi NOIDA Toll Bridge has been submitted to Hon'ble LG for consideration.

4.4 Zonal Development Plan:

Zonal Development Plan for River Yamuna area Zone 'O' and Part Zone 'P' was considered in the technical committee meeting held on 7.4.98 wherein a decision was taken to obtain the observation of Deptts. like Land and Bldg., GNCTD, I&F Deptt., GNCTD, CWC, NCRPB, MCD, TCPO, L&DO and NDMC etc. After receiving the comments from all these Deptts., the case will be put up to the Technical Committee and Authority. The thrust of the preparation of the Zonal Development Plan is on the following :

- i) Water Supply Augmentation
- ii) Pollution Abatement
- iii) Land Utilisation/Management
- iv) Eco Friendly Development

5.0 ENVIRONMENTAL MANAGEMENT PLAN

In pursuance of the Authority Decision DDA approached NEERI to undertake the preparation of Environmental Management Plan for the river Yamuna falling in GNCTD keeping in view the objectives cited above in the Master Plan-2001 and Draft Zonal Development Plan:

- 5.1 To study the degree of existing environmental degradation taking place, its causes and projected impact if Environmental Plan is not formulated/implemented.
- 5.2 To prepare an Environmental Management Plan which could recommend the following:
 - 5.2.1 Short term physical and management measures required to be initiated to mitigate/arrest the existing environmental degradation.
 - 5.2.2 Long term measures to arrest the environmental degradation.
 - 5.2.3 Impact of approved plan of Phase-I within framework of the Overall Environmental Plan and modifications or the corrective measures required to be taken therein.
 - 5.2.4 Nature and Sensitivity of uses/activities (along with their specific location) that may be permitted in the study area. The details of support infrastructure for such uses/activities should also be indicated.
- 5.3 Draft report of NEERI for the total of 50 km. stretch of River Yamuna in the NCTD has been received in March 2000 is being considered/examined by a committee of experts.

6.0 GENERAL GUIDE LINES FOR DEVELOPMENT OF RIVER BED

Through the results obtained from ground level survey and hydrodynamic simulations, it has been established that:

- a. The stretch has lost in carrying capacity substantially due to long term sitting.
- b. The present width of the river is desirable for conveying maximum flow of 12.750 cusses to avoid flooding of adjoining flood plains.

Considering the plans for rejuvenation/management of such water body, following general guidelines are proposed:

Sitting of the riverbed has diminished its carrying capacity, storage capacity and groundwater recharge potential. The loss of water through evaporation is becoming significant more and more. Accordingly, regular dredging is recommended particularly in the upstream of Wazirabad Barrage. Priority should be given to increase pondage near Wazirabad and Okhla Barrages. Large-scale sedimentation is evident from survey data at both these location. The silt should be taken out of the river bed.

It is recognised that the flood plain of the river has been narrowed down and modified in the past at several stretches like those between Old Railway Bridge and Indra Prashtha Barrage, upstream

of Wazirabad Barrage and between Okhla Weir and Okhla Barrage. Unauthorized encroachment begins the unplanned development process, which must be checked at any cost. Unless de-silting is carried out, serious flooding can occur due to slow sedimentation taking place all along the riverbed over a long time.

- For any of the proposed developmental activities on the riverbed, large volume of construction materials from outside should be not permitted. The riverbed slope towards the water channel should be maintained. Unless channelisation and subsequent dressing of river bed as proposed in this study is followed, no modification of topography (except minor leveling using soil from the riverbed itself) should be permitted.
- Dense afforestation should not be developed in any stretch of the riverbed. Trees having high rates of transpiration like eucalyptus should be avoided.
- Until the river water quality is improved to the designated standard, access/approach to the water channel may be discouraged.
- No residential or industrial facilities requiring permanent structures should be provided on the riverbed.
- Access roads shall be created at the riverbed level.
- Modification of river bed topography and proposed channelisation should not be viewed in isolation. Topography may be modified as suggested in the report only after the channelisation of the river.
- Direct passage of the opening between bridge to bridge in all the river stretches must not be blocked by any structure.
- Effective Emergency Warning system and Evacuation Plan should be prepared for all modified land uses for each development.
- Whatever development is carried out on the river bed, the authority responsible for such development must ensure proper solid and liquid waste management practices and in no case the waste shall be permitted to be discharged on the river bed.

7.0 The matter is placed before the Advisory Council for consideration and advice.

RECOMMENDATION

The Council postponed discussion on this agenda item.

Item No.
5/AC/2001

Sub: Report on the follow-up action on the recommendations made by the Advisory Council of DDA in its meeting held on 13.11.2000.

No.F.1(2)2001/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 13.11.2000 is submitted for kind information of the Council. The report is appended at Appendix 'A' (Page No. 23 to 40).

RECOMMENDATION

The Council noted the follow up action on its previous recommendations.

REPORT OF THE FOLLOW UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 13.11.2000.

Para/Item No. Recommendation Remarks

6/AC/2000 The Engineer Member made an audio visual presentation explaining various initiatives taken by the DDA for harvesting the rain water and for meeting the growing demand of potable water in Delhi. He explained that, for rain water harvesting.

F.EM4(2)98/
Vol.II.

- i) The rain water from the roofs, terraces roads, parking areas and other hard paved surfaces will be collected in a network of storm water pipes and led to a central green area where it will be connected to a series of perforated pipes to allow the rainwater to percolate through the soil. This will recharge the ground water reserves and green the entire area. The network will also be connected to water soak pits in order to ensure rapid percolation of rain water. In the event of a sudden cloudburst, the system will be connected to the drainage system through overflow pipes to avoid local flooding.

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ii) The Finance Member informed the Council that the Supreme Court in CWP No.537/1992 had appointed a Committee comprising of Engineer Member DDA and Ms.Sunita Narain,a member of an NGO, under the Chairmanship of Finance Member, DDA for carrying out water harvesting schemes in DDA colonies like Vasant Kunj and the adjoining areas where the residents were facing acute water shortage. He informed that DDA had completed two projects of rain water harvesting in Vasant Kunj and Sanjay Van areas and the Monitoring-cum-Technical Committee will now, formulate proposals for rain water harvesting for pockets B-1,D-3 and D-4 of Vasant Kunj because the residents welfare associations had not been able to make any progress on their own. He informed that DDA had requested the Central Ground Water Board for preparing a scheme to use the existing storm water drainage system for these pockets and the two ponds existing along the Aruna Asaf Ali Road, for recharging the ground water.

-----3.

The Advisory Council appreciated the efforts of the EM and the FM and desired that more public awareness should be created in the matter..

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iii) On a suggestion by Sh. Sunil Dev that rainwater harvesting and water conservation schemes being introduced by the DDA in Vasant Kunj/Alaknanda etc. should be introduced in the plotted housing societies like Maharani Bagh, Vasant Vihar also, it was decided that DDA could provide technical know how to the residents welfare associations/managements of the plotted housing societies, if they were willing to implement the schemes on their own.

The technical know how for the water harvesting to the Residents Welfare Association/Management for the plotted housing societies will be considered/extended after their formal proposal is received by the DDA.

3.

iv) The LG accepted the suggestion of Mrs. Veena Maitra, Director General, Defence Estate, that the DDA should take up the rain water harvesting and water conservation schemes in the Delhi Cantonment, on payment by the Cantonment authorities.

Action on this issue will be taken by DDA on receipt of the proposal from the Delhi Cantonment Authorities. On receipt of the proposal the activities will be worked out and the scheme will be executed by DDA as a 'Deposit Work'.

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d) All the members sought early steps for providing proper drainage facilities in the rural areas Mrs. Leela Bisht pointed out that the MCD was not filling up the open jauhars on the pretext that the Lt. Governor had issued instructions to this effect, with the result that the jauhars had become open grounds for defecation and mosquito breeding. The Lt. Governor informed that he had not issued any such instruction and assured that he will take up the matter with the GNCPD, who had possibly issued these instructions. He agreed with the view that open jauhars should be filled up and properly developed and maintained as beautiful green areas so that the land is not encroached upon.

7/AC/2000
Town Planning Schemes
A more fair, suitable
and democratic method
for planned urban
growth.

F. Commr. (Plg.) 2000

The Lt. Governor sought recommendations of the Advisory Council on the different models of Land Pooling and Land Development in Delhi.

He explained that the scheme of Large Scale Acquisition and Disposal of land, which was introduced in the 1960's needed a fresh look, under the changed urban scenario, specially because there was a long time gap between the notification of land, its possession by the DDA and its ultimate utilisation. He was of the view that such a long time lag was responsible for unauthorised encroachments and mushrooming of jhuggi clusters. Another drawback of this scheme was that the benefit of value addition/urbanisation of land did not accrue to the land owners because they were compensated at the book value of land,

A presentation regarding this aspect was made by Commissioner (Plg.).

2.

which led to litigation and provided incentive for illegal colonisation. He sought the Council's views so that DDA could frame a pragmatic and practical land acquisition and development policy for planned development of Delhi's 600 Sq. Kms. of rural/agricultural land on its outskirts.

ii) Shri J.P.Goel was of the view that the Town Planning schemes of Maharashtra and Gujrat may not be suitable for Delhi because Delhi does not have sufficient percentage of agricultural land as in Maharashtra and Gujrat.

iii) Mrs. Veena Maithra, Director General (Defence Estates) welcomed the proposals and suggested that sufficient land should be earmarked for relocation of slum clusters under the proposed policy.

Efforts have been made from time to time by DDA to provide sufficient land for slums. The facts and figures in this regard are as follows.

Total and under JJ clusters: 1112 acres (As per GNCTD survey).

Land under DDA and under JJ clusters : 459 Acres
1.77 lakh household:
375 Clusters.

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iv) Apprehensions were however expressed by the members that adoption of the proposed town planning schemes could result in increased pressure of encroachments on Gáon Sabha lands, further sub-division of the existing housing stock and increased litigation between the land owners and the Government agencies.

ii. After detailed discussions, the LG agreed with the view that the agenda proposals required in-depth examination. He asked the Commr. (Plg.) to furnish the details of the town planning schemes introduced in other States of the country to the members so that further meaningful discussions could be held in the matter.

-31-
REPORT ON THE FOLLOW-UP ACTION ON THE OTHER POINTS RAISED BY
THE MEMBER OF ADVISORY COUNCIL MEETING HELD ON 13.11.2000

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i) Shri J.P. Goel expressed concern on the functioning of the DDA, specially in the light of recent raids by the CBI.

The LG informed that the new Commissioner (Housing) had detected irregularities in 122 files of the housing Department and all these cases had been referred by him to the anti-corruption department of the Delhi Police for investigation.

Regarding the CBI raids, the LG stressed on the need to cooperate with the CBI so that the corrupt and the guilty could be brought to book.

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ii) The LG agreed with the suggestion of Shri Sunil Dev that the Green areas, the open parks and the DDA's sports Complexes should be opened for use to the public at large, including the children. Dr. (Mrs.) Arya suggested that the public parks should be allowed for marriage purposes also.

3.

DDA has developed sports infrastructure in the form of logging/fitness trails, childrens' play areas, play fields, multigyms in green areas and sports complexes. Of these, all the facilities developed in the green areas are open to the public for use free of charge. The multigyms developed in green areas can be availed of by the public on payment of nominal charges. As far as the sports complexes are concerned, facilities can be availed of either on pay and play basis or by the members. However, special concessional rates can be availed of by school/collegestudents and Sr.Citizens. Concessional ground booking rates can also be availed of by schools..

iii) The Lt. Governor made it clear that play-field areas could not be earmarked for individual schools anymore and that such facilities should be put to common and optimum utilisation.

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iv) In response to the request of Shri Tilak Raj Aggarwal for shifting the Police from the land under their unauthorised occupation in Kanti Nagar, the LG informed that the Police Department had already been allotted some alternate land and their remaining requirement will also be met very soon whereafter the Police would be made to vacate the existing site. He assured that the land thus vacated will be taken up for immediate development.

v) The Engineer Member informed Shri Tilak Raj Aggarwal that the Majnu Ka Tilla Transport Centre was proposed to be shifted because the present site was required by the DMRC; no money could therefore, be spent on carrying out further improvements in the existing Transport Centre.

3.

2. On the request of Shri Tilak Raj Aggarwal regarding the aforesaid of the Yamuna Pushta, he was informed that the Forest Department was carrying out massive tree plantation on 150 acres of land.

vii) Sh. Tilak Raj Aggarwal pointed out that the Trans-Yamuna area faced a number of developmental problems and senior officers of DDA should have detailed interaction with the members of the Advisory Council who represent the Trans-Yamuna areas.

The developmental problems of Trans Yamuna are being attended to in the meetings being held under the Chairmanship Hon. Minister of Urban Development GNCTD under the forum of Trans Yamuna Development Board.

Transport Centre near Delhi Gurgaon border (other points) MPD-2001 has already recommended development of integrated Freight Complexes in four directions. The proposed locations are: Madanpur Khadar (NH-2) in the South, Patpargang/Chazipur (NH-24) in the East, GT Road NH-1 (Narela) in the North, Bharathal, NH-8 (Dwarka) in the South West.

viii) Shri Aggarwal requested for construction of a Transport Centre near the Delhi Gurgaon border.

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ix) Shri J.P. Goel and other non-official members sought LG's intervention and pointed out that the complaints made to senior officers were being invariably passed on to the junior functionaries and to the persons complained against.

The LG assured that necessary measures shall be taken in the matter .

x) Sh. Ajit Singh sought immediate action against the staff for continuing illegal constructions in Dilshad Colony. He pointed out that there were massive violations of building bye-laws and most of the premises in the area had been constructed beyond the permissible limits in connivance with the DDA staff. He requested for fresh inspection of all the built up plots which still under the jurisdiction of the DDA and strict action in all the cases.

DDA has already approved the proposal of Denotification of Dilshad Garden Area and forwarded to Secretary (LS&B) to issue the Notification. In regard to unauthorised construction DDA has issue 207 show cause notice 2/172 sealing cum demolition orders.

He also drew the attention of the Council to the extensive ongoing illegal construction on plot no.D-255 alleging that commercial shops were being constructed on this residential plot. He also sought penal action on the residential plots in C-Block, Dilshad Garden where shops were being unauthorisedly constructed at the front and a large number of flats at the rear. He

In D. Block of plotted development of Dilshad Colony there is no plot No.D-255.

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pointed out that he had been regularly making complaints these illegal constructions and encroachments to te Shri U.S.Jolly and he had personally also apprised Shri Jolly of these details, but there has been no action in the matter. The LG asked Shri U.S.Jolly, Commr. (LM)II to immediately look into these cases and asked the Commr. (Plg.) to expedite denotification of the area.

Unauthorised construction at Zulf-e-Bengal where the owner/builder are constructing the plots unauthorisedly have been booked & notices have been issued to them under DD Act-1957. Action for demolition in their cases will be taken on completion of the due process of law under the DD Act-1957.

Sh.Ajit Singh also sought similar action on the property belonging to Zulf-e-Bengal situated at the G.T. Road, Dilshad Garden where a number of unauthorised structures were ellegedly coming up on about 5 to 6 acres of open land.

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xi) Shri Dushyant Kumar Gautam drew the attention of the LG to the problems being faced by the elected representatives in identifying the ownership of the properties under encroachment. He suggested that unauthorised encroachments on the Government land could be checked if the land owning agencies were easily identifiable. The LG told him that the District Task Force should be contacted in such matters.

xii) Shri Gautam also pointed out that the public land in Basant Gaon, which had been recently cleared of unauthorised construction material shops was being re-encroached upon with the help of the Police.

Encroachments from Vasant Gaon have been removed. The land is free encroachment now.

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(Mrs) Anita Arya and Shri Dushyant Kumar Gautam sought LG's intervention in timely disposal of the freehold applications and the mutation cases.

Commr. (Housing) and Commr. (LD) explained the details of the measures introduced by them in clearing the backlog and informed that most of the cases of direct allottees had already been disposed of.

b) The LG asked the Commr. (LD) and the Commr. (Housing) to put up a detailed note on the subject in the next meeting of the Advisory Council.

xiv) The LG welcomed the suggestion of Dr. (Mrs) Anita Arya that commercial properties should also be converted to freehold. The Commr. (LD) informed that allotment of shops was now being done on freehold basis.

While built up properties i.e. shops are now being disposed of on freehold basis a proposal for conversion of landed property from leasehold to freehold has been referred to the Ministry.

3.

Almost all the cases of original allottees have been cleared. Their Conveyance Deeds are being executed.

2.

xv) Mrs. Leela Bisht sought LG's intervention for immediate measures to ease the traffic congestion on the Mehrauli-Badarpur Road. The LG informed that he had already sanctioned a project in this area which will result in a lot of improvement in the near future.

The Mehrauli-Badarpur road is maintained by MSD.

3.

xvi) Sh. Avtar Singh Bhadana suggested that the Mehrauli-Fatehpur-Faridabad road should be immediately repaired so that direct traffic flowing from Mehrauli to Faridabad could use this road, thus easing traffic on the existing highway.

Mehrauli-Fatehpur -Faridabad Road is maintained by WCD.

The LG welcomed this suggestion and asked the Engineer Member and Commr. (Plg.) to put-up a detailed report in the matter.

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xvii) Commr. (Plg.) was asked to put up the details of the Express-Way proposals in the next meeting of the Advisory Council.

The Expressway proposals have been prepared by PWD. and have been recently submitted to DDA.

3.

xviii) The Lt. Governor advised the members to get in touch with the Commr. Cum. Secretary whenever they wanted to discuss any specific issues with the senior officers of the DDA.


सचिव
सलाहकार परिषद
दिल्ली विकास प्राधिकरण


अथान,
सलाहकार परिषद,
दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority Advisory Council held on 19th August, 2002 at 12:45 PM at Raj Niwas.

Following were present:

PRESIDENT

1. Shri Vijai Kapoor
Lt. Governor, Delhi.

MEMBERS

1. Shri P.K. Hota
Vice-Chairman, DDA
2. Smt. Nirmala Vats
Councillor, MCD
3. Shri Sugreev Singh
Councillor, MCD
4. Shri Hiren Tokas
Councillor, MCD
5. Shri Rohit Manchanda,
Councillor, MCD
6. Shri J.P. Goel
7. Shri A.J.S. Sahney,
Chairman, D.T.C.
8. Shri K T Gurumukhi
Chief Planner, TCPO
9. Shri D P Singh
GM, PM, MTNL

SPECIAL INVITEES

1. Shri K.P. Laxman Rao,
Finance Member, DDA
2. Shri R.K. Bhandari,
Engineer Member, DDA
3. Smt. B. Prasad
Secretary to LG
4. Shri Gurdial Singh,
Secretary, CEA
5. Shri Vijay Risbud
Commissioner [Planning], DDA
6. Shri D.B. Gupta,
Commissioner(Housing)

7. Shri A. M. Sharan,
Commissioner [LD], DDA
8. Shri Dharmendra,
Commissioner [LM]-I, DDA
9. Shri Sunil Sharma,
Commissioner [Personnel], DDA
10. Shri U.S. Jolly,
Commissioner (LM)-II
11. Smt. Ameeta Saini,
Chief Vigilance Officer, DDA
12. Shri C L Aggarwal,
Chief Architect, DDA
13. Shri Alok Swaroop,
OSD to LG
14. Shri Atul Rai,
Director [LC], DDA
15. Shri D Sarkar,
Director [Sports], DDA
16. Shri B.K. Jain,
Director(MPD)2021
17. Shri Ashok Kumar,
OSD(MP)

Draft minutes of the meeting of the Delhi Development Authority Advisory Council held on 19.08.2002 at Raj Niwas.

The Lt. Governor welcomed the new members and expressed the hope that the Council will benefit from their advice.

ITEM NO. 1/2002

Sub: Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 5th October, 2001.
F.1(2)2002/AC/DDA.

Minutes of the Advisory Council meeting held on 5.10.2001 were confirmed, as circulated.

ITEM NO. 2/2002

Sub: Master Plan for Delhi 2021 presentation to Advisory Council.
F.Dir.(MPD-21)/2001/F.222/Pt./F.226.

Commissioner(Planning) made an audio-visual presentation on the status of MPD-2021 based on the input received from a number of seminars conducted by the DDA and the feedback received from 13 sub-groups on different functional aspects of the new Plan.

Shri J.P. Goel advised that the problems which had defied solution all these years should be identified and fully addressed in the new Master Plan.

ITEM NO. 3/2002

Sub: Performance of the DDA between the year 2000 to 2002.
F.1(2)2002/AC/MC/DDA.

The Vice-Chairman apprised the Council of DDA's improved performance during the year 2001-2002 vis-à-vis the previous year. He informed that five lakh saplings were being planted during the current year with emphasis on improved rate of survival. The VC also apprised the Council of the steps taken in clearance of the huge backlog in the cases relating to freehold conversion, improving DDA's public interface, computerisation, heritage conservation, technological upgradation, slum clearance etc. etc. He also apprised the Council of the noticeable down-trend in new litigation against the DDA.

The Advisory Council appreciated all round improvements made by the DDA during the year 2001-2002.

ITEM NO. 4/2002

Sub: Development of River Yamuna Front.
F.1(21)2001-MP.

This agenda item shall be discussed in the next meeting of the Council.

ITEM NO. 5/2002

Sub: Report on the follow-up action on the recommendations made by the Advisory Council in its meeting held on 5.10.2001.

Noted.

Other Points

- i) Shri J.P. Goel pointed out that a large number of trucks were still continuing to unauthorisedly enter the green belt of the DDA opposite Nigam Bodh Ghat and unauthorised structures had come up on the old heritage wall along the ISBT. The LG ordered lodging of an FIR and clearance of the area within a week.
- ii) Shri Goel sought early implementation of the Malhotra Committee Report.
- iii) Shri Hiren Tokas suggested that the slums/jhuggi dwellers removed from R.K. Puram should be accommodated in the nearby areas so that they do not have to look for new employment opportunities, elsewhere. He suggested Kusumpur Pahari as one of the relocation options.
- iv) Shri Tokas discussed the VAMBAY scheme. It was decided that details of the scheme should be sent to all the non-official members for their kind information.
- v) Shri Rohit Manchanda sought proper maintenance and upkeep of both the DDA parks in Saket. EM was advised to take necessary action in the matter. Shri Manchanda will liaise with the Engineer Member.

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

DELHI DEVELOPMENT AUTHORITY
(COMMR. CUM. SECY'S OFFICE)

List of the agenda items to be discussed in
the meeting of the Advisory Council of Delhi Development
Authority fixed for 19th, August, 2002 at 12.15 A.M.
at Raj Niwas, Delhi.

I N D E X

S.No.	Item No.	Subject	Page No.
1.	1/AC/2002	Confirmation of the draft minutes of the meeting of the Advisory Council of DDA held on 5th October 2001.	1-7
		<u>F.1(2)2002/AC/DDA.</u>	
2.	2/AC/2002	Master Plan for Delhi-2021 presentation to Advisory Council	8-15
		<u>Dir. (MPD-21)/2001/E-222/Pt/F-226.</u>	
3.	3/AC/2002	Performance of the DDA between the year 2000 to 2002.	16-18
		<u>F.1(2)2002/AC/MC/DDA.</u>	
4.	4/AC/2002	Development of River Yamuna Front.	19-23
		<u>F.1(21)2001-MP.</u>	
5.	5/AC/2002	Report on the follow-up action on the recommendations made by the Advisory Council in its meeting held on 5.10.2001.	24-30
		<u>F.1(2)2002/AC/MC/DDA.</u>	

Item No. Sub : Confirmation of the draft minutes of the
1/AC/2002 meeting of the Advisory Council of DDA
held on 5th October, 2001.

F.1(2) 2001/AC/MC/DDA.

P R E C I S _

Confirmation of the minutes of the meeting of
the Advisory Council of DDA held on 5th October,
2001 at Raj Niwas, Delhi. The minutes of the said
meeting are appended at (Appendix 'A' Page No.2 to
7).

RECOMMENDATION

Minutes of the Advisory Council meeting held
on 5.10.2001 were confirmed, as circulated.

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the Meeting of the Advisory Council of the DDA held on 5/10/2001 at 11:30 A.M. at Raj Niwas.

Following were present:

PRESIDENT

- 1 Shri Vijai Kapoor
Lt. Governor, Delhi

MEMBERS

- 1 Shri P K Hota
Vice-Chairman, DDA.
- 2 Dr (Mrs) Anita Arya
MP, Lok Sabha
- 3 Shri Tilak Raj Aggarwal
Councillor, MCD
- 4 Shri Ajit Singh
Councillor, MCD
- 5 Smt Leela Bisht
Councillor, MCD
- 6 Shri J P Goel
- 7 Shri Chattar Singh
- 8 Shri Sunil Dev
- 9 Shri Rakesh Mehta
Chairman, DTC
- 10 Mrs Veena Maitra
D G (Defence Estate)
Ministry of Defence
- 11 Shri K T Gurumukhi Addl Chief Planner, TCPO
- 12 Shri Niranjana Singh
G M, PM, MTNL

COMMISSIONER-CUM-SECRETARY

Shri V.M. Bansal

SPECIAL INVITEES

- 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 B.K. Gaur
Member (Plg.) CEA
- 5 Shri Anand Mohan Sharan
Commissioner (LD)
- 6 Shri R K Singh
Chief Vigilance Officer
- 7 Shri S K Tandon
Chief Legal Advisor
- 8 Vijay Risbud
Commissioner (Planning)
- 9 Shri D B Gupta
Commissioner (H)
- 10 Shri Parimal Rai
Commissioner (LM)-I
- 11 Shri U S Jolly
Commissioner (LM)-II
- 12 Shri C L Aggarwal
Chief Architect
- 13 Shri Alok Swarup
OSD to LG
- 14 Shri S P Rustogi
Chief Engineer (HQ)
- 15 Shri S K Goyal
FA (H)
- 16 Shri Chander Ballabh
Addl Commissioner (MPPR)/Planning
- 17 Shri N K Aggarwal
Addl Commr. (AP)
- 18 Shri B.K Jain
Director (MPD) 2021
- 19 Shri Kuldeep Raj
Director (AP-IV)
- 20 Shri V D Dewan
Addl. Chief Architect
- 21 Shri D Sarkar
Director (Sports)
- 22 Shri Atul Rai
Director (LC)
- 23 Shri M L Mahajan
AGM (L), MTNL.

*Draft minutes of the meeting of the DDA's Advisory Council held on
5/10/2001 at 11.30 a.m. at Raj Niwas.*

The President welcomed the Members.

ITEM NO.1/AC/2001

*Sub: Confirmation of the draft minutes of the meeting of the Advisory Council
of DDA held on 13th November, 2000.
F.1(2)2001/AC/DDA.*

Minutes of the Advisory Council meeting held on 13th November, 2000
were confirmed, as circulated.

ITEM NO. 2/AC/2001

Sub: Audio-Visual Presentation on Master Plan Delhi- 2001.

Commissioner (Planning) made a brief presentation on the new challenges
and planning imperatives for the MPD-2021. The proposals were discussed in
detail. It was decided that a copy of the presentation be sent to the Members for
further advice.

a] The President pointed out that the time was running out and the final plan
document should now be put up without further delay. He reminded that the
Plan proposals should be realistic, and in time with the emerging requirements;
the MPD-2021 should be a Flexible document with emphasis on "permissiveness"
rather than ^{or} "restrictiveness".

b] The President advised that "sub-plans" should be prepared on
infrastructural needs of the city, viz., Electricity, Water-Supply, Sewerage,
Transport, Telecommunication & Information Technology, Education, Health,
Environment etc., in consultation with the study groups specifically constituted
for the purpose by the concerned departments of the Government.

c] The President advised that there should be separate Chapters on different
subjects in the Master Plan and the first Chapter should be general in

nature taking entire Delhi in its ambit, with "Land Pooling" as the main approach rather than Large Scale Acquisition. This Chapter should also contain specific guidelines for integrating the village level development plans with the City's Master Plan.

d] The President pointed out that there should be separate Chapters on 'Flexible Land Uses' as also on 'Employment Planning' in the next 20 years, making necessary provision for related services like Trade, Commerce, Industry etc. A separate Chapter should be dedicated to Redevelopment which should include removing obstacles in redevelopment, encouraging individuals to take-up redevelopment activities - specially in the walled-city, DDA colonies and unauthorized colonies.

The President advised for a separate chapter in the Master Plan on the 'Environment', which should include subjects like green areas, quality of air/water etc. He suggested that intensive development should be planned along the Metro corridors/Express-way (if finalised) and there should be a separate chapter on this in the Master Plan along with an independent chapter on the Delhi's 'Heritage'. He advised that "strengthening of linkages with the NCR" was another important issue, which should be dealt with in an independent chapter, with another chapter on Sports & Entertainment in the Master Plan.

The President sought immediate finalisation of the MPD-2021 document, without any further delay.

ITEM NO. 3/AC/2001

Sub: Conservation/Preservation of Heritage structures/buildings.
F.1(21)2001-MP.

Efforts made by the DCA in conservation and preservation of heritage structures/buildings were explained by the President. Shri Sunil Dev suggested that all major entrance roads to the City should be taken up for intensive beautification.

ITEM NO. 4/AC/2001

Sub: Development of River Yamuna Front.
F.1(21)2001-MP.

The Council postponed discussion on this agenda item.

ITEM NO. 5/AC/2001

Sub: Report on the follow-up action on the recommendations made by the
Advisory Council in its meeting held on 13.11.2000.
F.1(2)2001/AC/MC/DDA.

The Council noted the follow up action on its previous recommendations.

OTHER POINTS:

- 1] Shri Sunil Dev pointed out that inspite of recommendations by the Advisory Council, children were not being permitted to play in the public parks. Shri Tilak Raj Aggarwal and Shri Ajit Singh suggested that such facilities should be restricted to identified areas and should not be permitted in ornamental parks.
- 2] Shri J.P. Goel sought early implementation of Vijay Kumar Malhotra Committee Report.
- 3] Shri J.P. Goel suggested that the residential areas where more than 70% units had been converted to industrial uses, should be regularized as industrial and necessary changes carried out in the Master Plan.
- 4] Shri J.P. Goel requested that all the natural ponds/johars should be identified and preserved for water-harvesting.
- 5] Shri J.P. Goel sought action against unauthorized structures on the old heritage wall along the ISBT, which had been broken at a number of places by some transport companies. The President asked the Engineer Member to take necessary action in the matter.

Item No.
2/AC/2002

No. Dir. (MPD-21)/2001/F-222/Pt/F-226

PRECIS

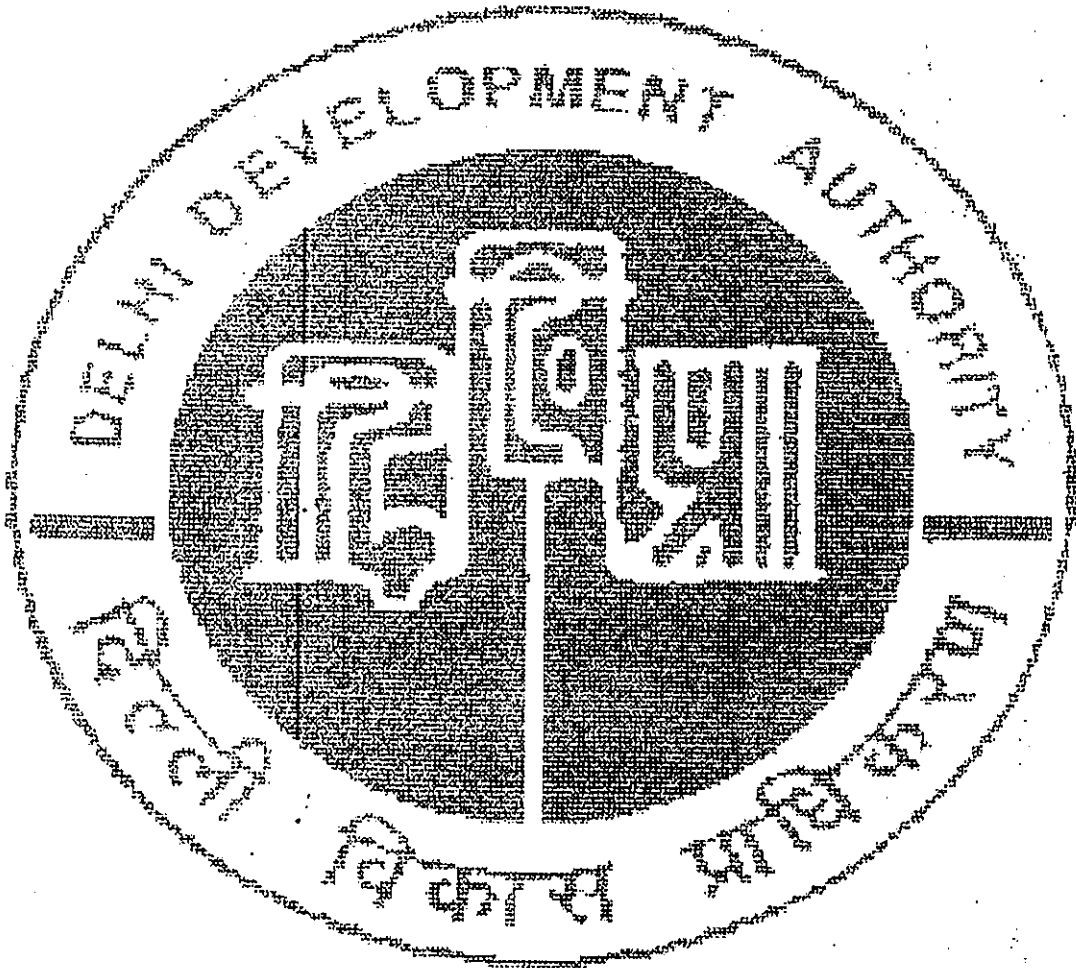
A CONCEPTUAL FRAMEWORK

**MASTER PLAN
FOR
DELHI-2021
PRESENTATION TO
ADVISORY COUNCIL**

AUGUST, 2002

FOR MEMBERS ONLY.

MASTER PLAN FOR DELHI-2021



OFFICE OF MASTER PLAN OF DELHI-2021
DELHI DEVELOPMENT AUTHORITY

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- 1.0 BACKGROUND**
- 2.0 MASTER PLAN FOR DELHI 1962 (MPD-62)**
- 3.0 MASTER PLAN FOR DELHI 2001 (MPD-2001)**
- 4.0 APPROACH TO MASTER PLAN FOR DELHI 2021 (MPD-2021)**
- 5.0 VISION FOR MPD-2021**
- 6.0 WHAT CITY NEEDS.**
- 7.0 PLANNING CONCEPTS**
- 8.0 PLANNING OPTIONS:**
- 9.0 PRESENT STATUS OF WORK (MPD-2021)**

1.0 BACKGROUND

The National Capital territory of Delhi, admeasuring 1485 sq. kms, has established a continuous growth of population since independence, resulting horizontal sprawl of the city as well as densification in certain areas even beyond acceptable levels. As an outcome the circulation and other infrastructural networks are getting excessively stressed and may soon be at thresholds if appropriate planned efforts are not done in recent future.

1.1 For the orderly development of national capital, Delhi Development Provisional Authority (DDPA) was constituted in 1955, but the enactment of Delhi Development Act 1957, gave a new impetus to it and Delhi Development Authority (DDA) came into existence in 1957. The complete responsibility of Planning and Development was bestowed to it by Govt. of India.

2.0 MASTER PLAN FOR DELHI 1962 (MPD-62)

2.1 The first Comprehensive Plan i.e. Master Plan for Delhi was formulated by a team of Ford Foundation and TCPO, GOI in 1957-61, which was promulgated in September 1962. The MPD-62, the first step towards modern planning in India, shall remain an exemplary document, being pioneer successful attempt of integrated Planning and Development of city of Delhi.

2.2 The MPD-62 recommended an area of about 45000 ha for urbanization and projected the population of Delhi about 4.6 million by the year 1981. It envisaged urban and rural continuum and projected balanced growth of Region by shifting of identified activities in NCR from Delhi city. The main attributes of the MPD-62 are as under:

- Planning in regional context
- Comprehensive planning for both urban & rural
- Segregated land use for appropriate built environment
- Perfect zoning and sub-division regulations
- Multinodal hierarchical development
- Harmonious neighborhood planning
- Performance based industrial development
- Conservative surgery of outlived areas
- Efficient traffic & transportation network
- Extensive lung spaces/open spaces

2.3 The MPD-62 could achieve planned development in the city in various areas which gave excellent built environment to residential areas. Similarly several commercial centres of different hierarchy could be developed to take care of the needs of commercial areas in the city. Planned industrial areas accommodated a large number of industries, those were located in different parts of the city and could provide employment to the city population. A well organised open space system got established and provided healthy environment to different neighbourhoods. A hierarchical system of road network could also be implemented to facilitate easy movement of people and goods in the city.

2.4 There was mis-match between demand and supply, hence as envisaged in MPD-62 no fool-proof check could be exercised on the growth of informal sector and unauthorised colonies and due to the mis-match the informal sector and unauthorised colonies mushroomed in different parts of the city. The land acquired for planned development could not be developed fully resulting encroachments on those lands resulting unintended growth in different parts of the city. The old built up areas could not be developed and in turn got more congestion due to increased commercial and warehousing activities.

3.0 MASTER PLAN FOR DELHI 2001 (MPD-2001)

3.1 In order to cater to the increasing & changing requirements of the city and guide the development upto the year 2001, the MPD-62 was extensively modified by the DDA. The modified plan envisaged 24000 to 40000 ha. of additional urban area, projected a total population of 12.8 million in NCTD by the year 2001 and was promulgated on 1st August 1990.

3.2 The MPD-2001 envisaged the contiguous urban extensions to accommodate over spill of population & identified activities, efficient circulation system, decongestion of core areas and densification of thinly built existing urban areas. The main tenets of MPD-2001 are as under:

- Delhi to be an integral part of its region
- Ecological balance to be maintained
- The central city area to be the special area
- Urban heritage of Delhi to be conserved
- The city centre to be decentralised
- Mass transport system to be multi-modal
- Development to be low rise-high density
- Development to be hierarchical

3.3 The other contemporary issues/aspects which had emerged with time and gained increased eminence were also considered and incorporated in the Plan and are as under:

- Urban Design
- City Personality
- Policy on Tall Buildings & Hoardings
- Environment
- Heritage Conservation
- Mixed Use & Detailed Permissibility
- Pedestrianisation
- Plan Monitoring & Review

4.0 APPROACH TO MASTER PLAN FOR DELHI 2021 (MPD-2021)

4.1 The city of Delhi continues with the rapid growth of population, both by natural growth and migration. The annual growth amounts to 4.3% per year with estimated

growth of over 3-lakh persons/year by natural growth and over 2-lakh persons/year by migration. The estimated population of NCTD by the expert group consisting of members from concerned offices is 22 million upto the year 2021.

4.2 This would mean inclusion of another about 50000 Ha. to urban area if the development norms are adopted as on date, and the city shall also need additional land, housing, work centers, physical and social infrastructure, recreational spaces etc. for the huge incoming population. In addition a large backlog which exists also need to be provided for, in order to achieve acceptable quality of life and built environment.

5.0 VISION FOR MPD-2021

5.1 The city of Delhi by the year 2021 is contemplated to be a restructured city with mass rapid transit system having high density of population and activities along its corridors. It is to be a city made by citizens with less dependence on Govt. bodies, having eco-friendly development blended with high-tech inventions, respecting its traditional character and acting as repository of values & culture, with conservation of historic and natural heritage.

5.2 It must have vision, its flexible planning and capacity to respond to the growing needs of the city with time. The city must remain compact in size with more intensive land utilization.

5.3 The old built up areas need to be rejuvenated and built environment to be upgraded. The hazardous and noxious alongwith other identified activities need to be restricted/shifted to lend appropriate living and working environment of the city.

5.4 The rural use zone and its utility also need to be understood to achieve continuum of rural and urban areas depending upon their economic capacities and opportunities.

6.0 WHAT CITY NEEDS.

6.1 MPD-2021 must be based on the true assessment of current problems, meet the needs/aspirations of city population to make it acceptable and effective in implementation. Some of the issues, which need to be addressed, are:

6.2 REGIONAL ASPECTS: To cope with the problems, Delhi needs to be planned with respect to its region. It region must counter the rapid growth of Delhi and should not end by becoming a conurbation and further increase to its problems. It must have absorption potential of select activities and population of its mother city in case of need. The Region must have self-sustainability and not to impose burden in terms of infrastructure to the Delhi city.

6.3 SHELTER: to improve the housing condition in the city is important to make available timely the serviced land/ dwelling units at affordable prices to all income groups by channelizing public money. The improvement in built environment of existing planned and unplanned housing areas is also crucial to be looked into. Innovative scheme of land assembly, long term financing provisions and use of land as a resource mixed use, public and private sector partnership, cross financing etc., may also be useful in subsidizing EWS housing and improvement of built environment.

6.4 **COMMERCIAL AREAS:** The commercial areas need to be developed in synchronization with residential areas. The concept of District and Community centres need to be examined to make it more practical/acceptable to the people. The improvement in built environment and up-keep of existing commercial areas may be done with the help of local entrepreneurs. Concentration of wholesale trade causing congestion and traffic disruptions need to be checked. The development of counter Wholesale markets, Freight complexes and provision for informal sectors may help in improving the situation.

6.5 **INDUSTRIES:** Improvement in existing performance standards of industries is of utmost importance. Restrictions on land and labour intensive units and permission to only Consumer goods and Hi-tech industries seems to be most appropriate option with respect to industries. The management and maintenance of existing industrial areas and accepted industrial clusters with the help of local entrepreneurs also need to be considered seriously.

6.6 **TRANSPORTATION:** An effective, economic and comfortable public transport system to reduce reliance on personalised modes is required in the city. The development of high-speed corridors in forms of Expressways and Freeways linking Delhi with its region is also very important. The land use pattern also need to be rationalised to minimize number and length of trips, separation of goods & passenger movements, slow & fast moving and light & heavy traffic. To reduce air pollution by vehicles the average speed of city roads needs to be increased which will also help in reducing the travelling time.

6.7 **PHYSICAL INFRASTRUCTURE:** Every part of the city need to be covered by water supply and sewerage network, Electricity should be available in every part of the city with safe wiring system. Efficient solid waste collection system is to be ensured to make the street garbage free.

6.8 **SOCIAL INFRASTRUCTURE:** Equity in provision of social facility in every part of the city. Innovative ideas may be used to ensure timely provision of social facilities. Check on misuse of social facility lands by non-genuine institutions is also to be looked into.

6.9 **OPEN SPACES, RECREATIONAL AREAS & CONSERVATION:** The city needs encroachments free vibrant open spaces. The maintenance of parks and other open spaces with the possible help of local people and business houses may also be useful. The over all open space standards may also be revised for just provision of open spaces. The open spaces also need to be integrated with heritage sites.

6.10 **RIDGE, RIVER & ENVIRONMENT:** Ambient air quality in every part of the city is must for good health of the citizens. The drinking water free from impurities in every part of the city is to be ensured alongwith hygienic physical environment. Eco-system of river & ridge to be maintained. Green buffers, city forests etc. needs to be more valued for enhanced quality of life.

6.11 **URBAN DESIGN & CITY AESTHETICS:** The city requires a pleasant built environment with proper City and Streetscape, cohesive planning & development to give homogeneity and distinct personality to it. An appropriate incorporation of large lung spaces like river, ridge, central vista etc. are required for building a distinct city

image. Appropriate blending and conservation of traditional & modern areas, buildings and public spaces of significance are also required to be done.

7.0 PLANNING CONCEPT

- 7.1 Delhi is to be planned in context of its region. The proposals thus formulated need to be implemented with the help of NCRPB and respective States.
- 7.2 The old builtup residential areas need to be redeveloped and redensified by improving circulation network and augmentation of physical infrastructure so that the city can have enhanced holding capacity resulting limited urban sprawl and appropriate built environment.
- 7.3 The commercial areas to be revived by flexible permissibility and increased parking provisions with improved urban aesthetics.
- 7.4 Non polluting industries to be accepted for desired environment with flexible permissibility based on needs of the city.
- 7.5 The whole city is to be serviced with physical infrastructure for appropriate physical environment.
- 7.6 Major transport corridors especially the MRTS corridors need to be densified with liberal permissibility for better origin and destination.
- 7.7 Mixed use concept in different parts of the city to be adopted for responsive planning.
- 7.8 The lung spaces and heritage areas to be conserved for vibrance in city life.

8.0 PLANNING OPTIONS:

8.1 For the planning of city of Delhi with a perspective upto year 2021 we have the following options:

- A. Continue adoption of present planning standards & accept the city to grow horizontally – *Least resistance option.*
- B. Contain the city within present spread and retain rural zone as existing – *Ecologically most acceptable option.*
- C. 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.*

8.2 To make the plan a reality it is important that all the actors and stakeholders are involved in plan making for better understanding of the requirements and make the plan realistic and responsive to the changing needs of the city with time. All the actors involved in plan implementation must join hands without reservations.

9.0 PRESENT STATUS OF WORK (MPD-2021)

9.1 The work on Master Plan for Delhi-2021 is in progress at its office at Vasant Kunj and is in initial stage of preparation. The work has been identified in form of different functional aspects related to urban system and for each of the functional aspects expert sub-group has been constituted with members from concerned Govt. Depts., academic institutes, NGOs and eminent persons in the field. So far we have constituted 13 sub-groups on following functional aspects:-

Sl. No. Functional Aspects

1. Population Projection & Demographic Profile
2. Physical Infrastructure
3. Regional and Sub-Regional Aspect
4. Mixed Land Use
5. Industries
6. Shelter
7. Environment & Pollution
8. Conservation and Urban Renewal
9. Trade and Commerce
10. Traffic & Transportation
11. Social Infrastructure
12. Development Control Norms
13. Urban Land Policy

The members of the each Sub-Groups having wide experience of the subject deliberate on the issues and are supposed to submit report on the functional aspect alongwith their recommendations.

9.2 To discuss the important issues four seminars have also been organised in Vigyan Bhawan where a galaxy of experts, professionals and other eminent persons deliberated. The recommendations of the seminar have also been compiled and are being considered for the work of MPD-2021. The issues on which seminars have been organised are as under:-

- i) Future Planning Strategies and Review of Master Plan for Delhi-2001 - 21, 22 Aug., 97
- ii) Delhi- A city of our vision and aspiration by 2021.-15th October 99.
- iii) Rural Use Zone and green belt in Master Plan of Delhi-2021.-13th May 2000.
- iv) Physical Infrastructure for Delhi 2021.- Issues and Options.-29th Sept. 2000

RECOMMENDATION

Commissioner (Planning) made an audio-visual presentation on the status of MPD-2021 based on the input received from a number of seminars conducted by the DDA and the feedback received from 13 sub-groups on different functional aspects of the new plan.

Sh. J.P. Goel advised that the problems which had defied solution all these years should be identified and fully addressed in the new Master Plan.

ITEM NO.
3/AC/2002

Sub: Performance of the DDA between the year 2000 to 2002.

F.1(2) 2002/AC/MC/DDA.

During the last two years DDA has geared up itself to new challenges. Improvements in its functioning have been made almost in all the spheres. Its performance for the year 2001-02 vis-à-vis the year 2000-2001 under different heads is put up for the kind information of the Advisory Council (Appendix-A page no. 17- 18).

RECOMMENDATION

The Vice-Chairman apprised the Council of DDA's improved performance during the year 2001-2002 vis-a-vis the previous year. He informed that five lakh saplings were being planted during the current year with emphasis on improved rate of survival. The VC also apprised the Council of the steps taken in clearance of the huge backlog in the cases relating to freehold conversion, improving DDA's public interface, computerisation, heritage conservation, technological upgradation, slum clearance etc. etc. He also apprised the Council of the noticeable down-trend in new litigation against the DDA.

The Advisory Council appreciated all round improvements made by the DDA during the year 2001-2002.

Rededicating DDA: Initiating a New Algorithm

Housing

	2000-2001	2001-2002	% Growth
New Houses Taken up	2,084	17,176	724
Allotments Made	4,215	8,032	91
Demand Letters	3,900	9,897	154
Dispatch in Computerized Mode	463	3,870	735

Land Acquisition:

Acquisition of additional 1694 acres in 2001-2002 on top of 1732 acres in 2000-2001.

Land Disposal

	2000-2001	2001-2002	% Growth
Commercial Plots Allotted	287	438	53
Possession Letters	78	438	462
Allotment for Community Halls	0	24	
Allotment to Govt. Depts.	34	81	138

Revenues

The gross receipts of DDA during 2001-2002 were up 19% at Rs. 668.06 crore.

Sports

	2000-2001	2001-2002	% Growth
New Sports Complexes	0	4	
New Multigyms	0	3	
Coaching Camps	30	40	33

Greens

	2000-2001	2001-2002	% Growth
Children's Park or Children's Corner	11	45	309
Lighting in Parks	65	140	115
Cultural Programmes	5	166	3,220

Vigilance

	2000-2001	2001-2002
Removal/Dismissal/Compulsory Retirement	0	6

Building Plans

	2000-2001	2001-2002	% Growth
Building Plans Sanctioned	3,138	5,023	60

Rededicating DDA: Initiating a New Algorithm

Delhi Development Authority has tremendous achievements to its credit in its twin roles of planning and development. Yet, the public face of the organization suffers due to complaints of corruption, lack of accountability and absence of redressal mechanism. In the last one year, a new algorithm has been put in place. This algorithm gives precedence to the problems of the people over the abstract issues of planning.

A summary of the steps taken and the results thereof is as follows-

- A. **Liquidating the Long Wait for Houses**
 1. 35000 persons were on the wait list for houses since 1979. A time bound programme with housing melas has reduced wait list to 28.000 for houses. Construction of 33000 houses launched to liquidate wait list in two years.
 2. 38000 were on the wait list for plots. 3000 acres of land acquired in Rohini and acquisition on for 5000 acres to take care of backlog of plots.
- B. **Improving Public Interface:**
 1. Introduction of a computerized receipts and dispatch system to cut time and ensure delivery of letters
 2. Overhaul of Reception Area to give it a welcoming approach and facile touch
 3. Counselors appointed to guide customers through the procedures
 4. An officer of rank of Director and above to be available on call to public.
 5. Web-site and guidebooks
 6. Endless iterative procedures removed with standard system of costing to give finality to transactions
 7. Delay in possession formalities simplified with delegation of powers
- C. **Conversion from Leasehold to Freehold:** Out of 70,000 application for conversion from plots, less than 1000 remain to be finalized. For housing, the pending cases stand at 400 against total of 37,000 applications.
- D. **Making Reforms Pay:** The increase in speed of transactions on above accounts led to improvement in revenues by 20% in 2001-2002.
- E. **Public Private Partnership Projects :** Management of community halls entrusted to RWAs.
- F. **DDA's Greens lauded by Forest Dept.**
- G. **Priceless Heritage rescued from neglect at Sultangarhi, Rai Pithora etc.**
- H. **In-situ Resettlement under VAMBAY initiated**
- I. **Joint-less construction for better housing**
- J. **Conceptualizing human resource policy for DDA to reduce the proportion of graying workforce and reskilling the organization in modern management including project management. VRS approved in principle, detailed implementation this year.**
- K. **Vigilance strengthened to weed out congenitally corrupt and summary removal of the corrupt has been ordered wherever feasible.**

Item No.
4/AC/2002

Sub: Development of River Yamuna Front.

F.1(21)2001-MP/

P R E C I S

1.0 BACKGROUND

- 1.1 The Yamuna is one of the most important natural features of Delhi and a source of major water supply to the city. It draws its water from the upper reaches of Yamunotry Glacier and traverses a distance of about 400 km. before joining river Ganga at Allahabad.
- 1.2 The River Yamuna in NCTD cuts through the city from the North to the South for a length of merely 50 kms. of which about 22 km. is within the urban stretch and the balance of about 28 km. in the rural stretch.
- 1.3 The total of about 9700 ha of land is situated in the designated River Bed defined by the existing marginal bund on the Eastern and Western side. The part of the Eastern Bank is within NCTD and also falls in the neighbouring state of U.P.

2.0 MASTER PLAN 2001 RECOMMENDATIONS

- 2.1 MPD-2001 has made recommendations with regard to development of land along river Yamuna, which are as follows:
 - 2.1.1 Ecological balance to be maintained : Delhi has two distinct natural features - The ridge and the River Yamuna.
 - 2.1.2 River Yamuna is to be made pollution free through various measures : On the big expanse of its banks, large recreational areas are to be developed and is to be integrated with other Urban Developments so that the River is an integral part of the city - physically and visulally.
 - 2.1.3 Channelisation of River Yamuna : River in the major metropolitan cities of the world like Thames in London and Seine in Paris have been channelised providing unlimited opportunities to develop the river fronts. After the results of the model studies for the Channelisation the River Yamuna become available, development of river front should be taken up, considering all the ecological and scientific aspects. as a project of special significance for the city.
- 2.2 Besides, MPD-2001 Plan other various plans prepared like MPD-62, DUAC Conceptual Plan-2001, Steering Committee on review of MPD-2001 etc. also have recommended the utilisation of lands along River Bank of Yamuna after suitable Management/channelisation.

3.0 STUDY FOR CHANNELISATION OF RIVER YAMUNA

- 3.1 For this purpose DDA had assigned Hydraulic Model Studies for channelisation of River Yamuna in Delhi to CWPRS, Pune who submitted a Technical Report No.3060 to Delhi Development Authority in May, 1993.
- 3.2 DDA has been giving serious thought to prepare a comprehensive Environmental Management Plan for River Yamuna through these studies.

4.0 OTHER DECISIONS

- 4.1 The Ministry of Environment and Forest have also worked out Yamuna Action Plan for the purpose of pollution abatement etc. for river Yamuna within the reach of Delhi.
- 4.2 The Delhi Development Authority in the year 1995 formulated a Ph.I scheme for an area measuring 490 ha comprising of 3 pockets i.e. Pkt.I, II and III; an area of 50 ha, 180 ha and 260 ha respectively. While considering the scheme the Authority vide its resolution No.115 of 1995 (Ref. Annex.II) resolved as under:
 - 4.2.1 Presentation of the scheme be also made before the Ministry of Environment & Forests for possible funding by the Govt. of India under Yamuna Action Plan, specially with reference to the river bund and boulevard.
 - 4.2.2 Planning activity for spiritual park, hotels, & convention centre be immediately be taken up after consultation with the Ministry alongwith action in parallel for completion of procedural formalities relating to the change in land use etc.
 - 4.2.3 International competition be invited after receipt of necessary clearance from the Ministry.
 - 4.2.4 Requirement of land for convention centre can be met within Pkt.2.
 - 4.2.5 Requirement of land for allotment to "Bochasanwasi Akshar Pushottam Sansthan" can be met within Pkt.3 based on the detail plans to be prepared and processing the change of land uses wherever required on the basis of the details plans, seeking the approval of concerned agencies like CWC, DUAC etc. if necessary.
- 4.3.1 The Central Water Commission/Yamuna Committee Govt. of India considered the proposal of channelisation in its 56th meeting, however, the clearance was given only for Pkt.III measuring 260 ha. The proposal of Pkt.I and II is still under consideration with the CWC.

- 4.3.2 The gazettee notification inviting objections/suggestions for the proposed change of land use under section 11 'A' was published on 23.6.97. A total of 3 objections/suggestions were received with regard to the said notification.
- 4.3.3 As decided in the authority the initial environmental examination study for the entire Yamuna basin was given to NEERI, the authority also agreed to allow change of land use for 35 ha. of the land, subject to environmental clearance by the designated authority i.e. NEERI. The authority vide its resolution No.170/97 further decided to have a time bound environmental impact study separately conducted for this pocket within 3 months from NEERI. Till then the allotment of land should not be made.
- 4.3.4 In accordance with the authority resolution no.170/97 dtd. 23.12.97, study of environmental impact assessment was given to NEERI and NEERI has submitted its report on 'Initial Environmentally Examination of Development Plan in River Yamuna Stretch between New Railway Bridge and ILFS Bridge, in June, 1999.
- 4.3.5 MOUA&E vide its notification no.K-20013/21/193-DDIB dated 21.9.1999 made the modification in the Master Plan in the form of change of land use of 42.5 ha. of land from Agricultural and Water body to Public and Semi Public.
- 4.3.6 A proposal for a Cricket and a football stadium complex in approximately 85 ha. land near Delhi NOIDA Toll Bridge has been submitted to Hon'ble LG for consideration.

4.4 Zonal Development Plan:

Zonal Development Plan for River Yamuna area Zone 'O' and Part Zone 'P' was considered in the technical committee meeting held on 7.4.98 wherein a decision was taken to obtain the observation of Deptts. like Land and Bldg., GNCTD, I&F Deptt., GNCTD, CWC, NCRPB, MCD, TCPO, L&DO and NDMC etc. After receiving the comments from all these Deptts., the case will be put up to the Technical Committee and Authority. The thrust of the preparation of the Zonal Development Plan is on the following :

- i) Water Supply Augmentation
- ii) Pollution Abatement
- iii) Land Utilisation/Management
- iv) Eco Friendly Development

5.0 ENVIRONMENTAL MANAGEMENT PLAN

In pursuance of the Authority Decision DDA approached NEERI to undertake the preparation of Environmental Management Plan for the river Yamuna falling in GNCTD keeping in view the objectives cited above in the Master Plan-2001 and Draft Zonal Development Plan:

- 5.1 To study the degree of existing environmental degradation taking place, its causes and projected impact if Environmental Plan is not formulated/implemented.
- 5.2 To prepare an Environmental Management Plan which could recommend the following:
 - 5.2.1 Short term physical and management measures required to be initiated to mitigate/arrest the existing environmental degradation.
 - 5.2.2 Long term measures to arrest the environmental degradation.
 - 5.2.3 Impact of approved plan of Phase-I within framework of the Overall Environmental Plan and modifications or the corrective measures required to be taken therein.
 - 5.2.4 Nature and Sensitivity of uses/activities (along with their specific location) that may be permitted in the study area. The details of support infrastructure for such uses/activities should also be indicated.
- 5.3 Draft report of NEERI for the total of 50 km. stretch of River Yamuna in the NCTD has been received in March 2000 is being considered/examined by a committee of experts.

6.0 GENERAL GUIDE LINES FOR DEVELOPMENT OF RIVER BED

Through the results obtained from ground level survey and hydrodynamic simulations, it has been established that:

- a. The stretch has lost in carrying capacity substantially due to long term sitting.
- b. The present width of the river is desirable for conveying maximum flow of 12.750 cusses to avoid flooding of adjoining flood plains.

Considering the plans for rejuvenation/management of such water body, following general guidelines are proposed:

Sitting of the riverbed has diminished its carrying capacity, storage capacity and groundwater recharge potential. The loss of water through evaporation is becoming significant more and more. Accordingly, regular dredging is recommended particularly in the upstream of Wazirabad Barrage. Priority should be given to increase pondage near Wazirabad and Okhla Barrages. Large-scale sedimentation is evident from survey data at both these location. The silt should be taken out of the river bed.

It is recognised that the flood plain of the river has been narrowed down and modified in the past at several stretches like those between Old Railway Bridge and Indra Prashtha Barrage, upstream

of Wazirabad Barrage and between Okhla Weir and Okhla Barrage. Unauthorized encroachment begins the unplanned development process, which must be checked at any cost. Unless de-silting is carried out, serious flooding can occur due to slow sedimentation taking place all along the riverbed over a long time.

- For any of the proposed developmental activities on the riverbed, large volume of construction materials from outside should be not permitted. The riverbed slope towards the water channel should be maintained. Unless channelisation and subsequent dressing of river bed as proposed in this study is followed, no modification of topography (except minor leveling using soil from the riverbed itself) should be permitted.
- Dense afforestation should not be developed in any stretch of the riverbed. Trees having high rates of transpiration like eucalyptus should be avoided.
- Until the river water quality is improved to the designated standard, access/approach to the water channel may be discouraged.
- No residential or industrial facilities requiring permanent structures should be provided on the riverbed.
- Access roads shall be created at the riverbed level.
- Modification of river bed topography and proposed channelisation should not be viewed in isolation. Topography may be modified as suggested in the report only after the channelisation of the river.
- Direct passage of the opening between bridge to bridge in all the river stretches must not be blocked by any structure.
- Effective Emergency Warning system and Evacuation Plan should be prepared for all modified land uses for each development.
- Whatever development is carried out on the river bed, the authority responsible for such development must ensure proper solid and liquid waste management practices and in no case the waste shall be permitted to be discharged on the river bed.

7.0 The matter is placed before the Advisory Council for consideration and advice.

RECOMMENDATION

This agenda item shall be discussed in the next meeting of the Council.

ITEM NO.
5/AC/2002

Sub: Report on the follow-up Action on the recommendations made by the Advisory Council of DDA in its meeting held on 5th October, 2001.

No. F.1(2)2002/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 5.10.2001 is submitted for kind information of the Council. The report is appended at Appendix 'A' Page no. 25 to 30).

RECOMMENDATION

Noted.

REPORT OF THE FOLLOW-UP ACTION ON THE RECOMMENDATION
MADE BY ADVISORY COUNCIL IN ITS MEETING HELD ON 5.10.2001

Para/Item No.	Recommendation	Remarks
2/AC/2001 Audio-Visual Presentation on Master Plan Delhi-2021.	Commissioner (Planning) made a brief presentation on the new challenges and planning imperatives for the MPD-2021. The proposals were discussed in detail. It was decided that a copy of the presentation be sent to the Members for further advice.	Copy of presentation made in the Council meetings were sent to the Members of the Advisory Council.

a) The President pointed out that the time was running out and the final plan document should now be put up without further delay. He reminded that the plan proposals should be realistic, and in time with the emerging requirements, the MPD-2021 should be a flexible document with emphasis on "permissiveness" rather than on "restrictiveness".

b) The President advised that "sub-plans" should be prepared on infrastructural needs of the city, viz., Electricity, Water-supply, Sewerage, Transport, Telecommunication & Information Technology, Education, Health, Environment etc, in consultation with the study groups specifically constituted for the purpose by the concerned departments of the Government.

c) The President advised that there should be separate Chapters on different subjects in the Master Plan and the first Chapter should be general in nature taking entire Delhi in its ambit, with "Land Pooling" as the main approach rather than Large Scale Acquisition. This Chapter should also contain specific guidelines for integrating the village level development plans with the City's Master Plan.

d) The President pointed out that there should be separate Chapters on 'Flexible Land Uses' as also on 'Employment Planning' in the next 20 years, making necessary provision for related services like Trade Commerce, Industry etc. A separate Chapter should be dedicated to Redevelopment which should include, removing obstacles in redevelopment, encouraging individuals to take-up redevelopment activities- specially in the walled-city, DDA colonies and un-authorised colonies.

The President advised for a separate chapter in the Master Plan on the 'Environment', which should include subjects like green areas, quality of air/water etc. He suggested that intensive development should be planned along the Metro corridors/Express-way (if finalised) and there

2.

II) The LG informed the Advisory Council that the Zawana stretch was being taken up for rain water harvesting. He also informed that a lot of work had been done on water harvesting and greening the area in and around the Asola Wild Life Sanctuary where 15 check dams had been constructed by the Delhi Government. He requested Sh. Avtar Singh Bhadana, Member of Parliament, to use his good offices with the Haryana Govt. in stopping the colonisation and mining activities in the adjoining areas of Haryana and in the Aravalli ranges so that the entire area could be developed into a beautiful green long.

Pertains to CNCTD.

b) The LG also informed that for adequate storage of rain water, the level of the Najafgarh drain in Delhi was proposed to be raised by one metre, but due to the lack of proper embankments on the Haryana portion of the drain the water level had initially been raised only by one feet, so that there is no flooding of villages in Haryana.

3.

2.

He sought the assistance of both the Members of Parliament for providing necessary embankments by the Haryana Government on its segment of the drain at the earliest, so that storage capacity of the drain in Delhi could be further augmented.

c) Shri J.P. Goel suggested that a survey should be conducted to identify the old jauhars in the villages so that these could be used for rain water harvesting. Smt. Leela Bisht and Shri Ajit Singh, pointed out that the open jauhars had become sullage collection points. They, however, also agreed with the view that the sullage openly flows in the lanes and by lanes of the villages where ever the jauhars had been closed.

1.

3.

1. 2.

should be a separate chapter on the Delhi's Heritage'. He advised that "Strengthening of linkages with the NCR was another important issues, which should be dealt with in an independent chapter, with another chapter on Sports & Entertainment in the Master plan.

The President sought immediate finalisation of the MPD-2021 document, without any further delay.

Efforts made by the DDA in conservation and preservations of heritage structures/buildings were explained by the President. Shri Sunil Dev suggested that all major entrance roads to the City should be taken up for intensive beautification.

3/AC/2001
Conservation/
Preservation
of Heritage
structures/
buildings.

F.1(21)2001/
MP

1.

2.

3.

4/AC/2001
Development
of River-
Yamuna
Front.

The Council postponed discussion on this agenda item.

F.1(21)
2001-MP

OTHER POINTS

1.

Shri Sunil Dev pointed out that inspite of recommendations by the Advisory Council, children were not being permitted to play in the public parks. Shri Tilak Raj Aggarwal and Shri Ajit Singh suggested that such facilities should be restricted to identified areas and should not be permitted in ornamental parks.

In order to provide sports facilities to the general public (specially the weaker section of society) 26 playfield have been developed by DDA all over Delhi, where outdoor games like Cricket, Basketball, Volleyball etc. can be played. Local residents can play without paying any fee in these fields, and can also utilise the same for recreational purposes. Local schools and colleges can book these playfields for team events.

2.

Shri J.P. Goel sought early implementation of Vijay Kumar Malhotra Committee Report.

Ministry of Urban Development vide notification No.K-12016/9/79-DD-IA/VA-IB(Pt.) dated 28.11.2000 issued the clarification that the provisions of the notification issued on 23.7.98 will continue. However Hon. Supreme Court has stayed this notification.

3.

1.

2.

Shri J.P. Goel suggested that the residential areas where more than 70% units had been converted to industrial uses, should be regularized as industrial and necessary changes carried out in the Master Plan.

DDA considered the report of the Committee constituted by Delhi Govt. for regularisation of certain non-confirming industrial areas. However the same was rejected by Ministry in October, 2000. Ministry vide letter dt. 22.11.2001 have asked DDA to examine the same while preparing plan for 2021.

4.

Shri J.P. Goel requested that all the natural ponds/johars should be identified and preserved for water-harvesting.

The water bodies in green areas in the Directorate of Hort. have been identified and being maintained satisfactorily.

5.

Shri J.P. Goel sought action against unauthorised structures on the old heritage wall along the ISBT, which had been broken at a number of places by some transport companies. The President asked the Engineer Member to take necessary action in the matter.

There is a green belt along Bela Road Yamuna Bazar and old city wall. A transporter had opened the passage through the green belt since long and he has obtained the status quo order from the High Court. However the green belt in front of transport has been planted and is being maintained. As informed by Director (Hort.) North the case is coming on merit and likely to be discussed any time by the court.

1.

2.

6.

Shri Tilak Raj Aggarwal requested for early construction of an underpass near Shastri Park because of long traffic jams in the area.

3.

Underpass has been planned in Shastri park connecting Metro with the District Centre.

7.

Shri Tilak Raj Aggarwal suggested separate water lines for supplying drinking water and raw water.

Member was informed that the dual water supply system has already been adopted in the New Mega Housing Scheme.

8.

Smt. Leela Bisht requested for widening the Mehrauli-Badarpur Road. She pointed out that thickness of the road will not hold ease traffic congestion and sought construction of a flyover near Khanpur and Devil Villages.

The road is not with the Engineering Wing of DDA and the same is with the PWD, Delhi.

9.

The President agreed with the request of the members that Council's meetings should be held every quarter.

सचिव

सलाहकार परिषद

दिल्ली विकास प्राधिकरण



प्रधान,
सलाहकार परिषद,
दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Advisory Council held on 10th January, 2005 at 10.30 a.m. at Raj Niwas.

Following were present:

PRESIDENT

1. *Shri B.L. Joshi*
Lieutenant Governor, Delhi

MEMBERS

1. *Shri Madhukar Gupta*
Vice-Chairman, DDA
2. *Shri Sajjan Kumar*
MP, Lok Sabha
3. *Smt. Nirmla Vats*
Councillor, MCD
4. *Shri Sugreev Singh*
Councillor, MCD
5. *Shri J.P. Goel*
6. *Shri Chatter Singh*
7. *Shri Sunil Dev*
8. *Smt. Veena Maitra*
D.G. (Defence Estates) Ministry of Defence
9. *Shri S.N. Sahai*
Chairman & Managing Director, DTC
10. *Shri H.L. Bajaj*
Chairman, CEA
11. *Shri K.T. Gurumukhi*
Chief Planner, TCPO
12. *Shri K.N. Tiwari*
Municipal Health Officer, MCD

PRINCIPAL COMM. - CUM-SECRETARY

Shri V.M. Bansal

SENIOR OFFICERS PRESENT:

1. *Shri P.K. Mishra*
Member-Secretary, NCR Planning Board
2. *Shri A.K. Patnaik*
Finance Member, DDA

3. *Shri O.P. Kelkar*
Principal Secretary (UD), GNCTD
4. *Shri Rakesh Mehta*
Commissioner, MCD
5. *Sh. D.B. Gupta*
Principal Commissioner, DDA
6. *Shri R.K. Singh*
Commissioner (LD), DDA
7. *Shri Sunil Sharma*
Commissioner (Personnel), DDA
8. *Shri A.K. Jain*
Commissioner (Planning)
9. *Shri V.D. Dewan*
Chief Architect, DDA.
10. *Shri K.K. Jindal*
Addl. Commissioner (Transport), GNCTD
11. *Shri Ashok Kumar*
Addl. Commissioner (Planning) DDA
12. *Shri Rajeev Malhotra*
Chief Regional Planner, NCRPB
13. *Shri S.C. Sharma*
Chief Engineer (H.Q.), DDA
14. *Shri B.K. Jain*
Director (DC&RYP), DDA
15. *Shri Alok Swaroop*
OSD to LG
16. *Shri P.B. Mahashbdey*
Director (Planning), DDA
17. *Smt. M. Bawa*
Jt. Director (Planning), DDA
18. *Mrs. Archana Mahapatra*
Joint Director (Planning) MPPR, DDA
19. *Shri S.P. Pathak*
Joint Director (Planning) MPPR, DDA
20. *Shri P.S. Uttarwar*
Joint Director (Planning), DDA.
21. *Shri J.N. Barman*
Joint Director, NCRPB.
22. *Shri A.S. Meena*
Dy. General Manager (Development), MTNL
23. *Shri H.K. Bharti*
Asstt. Director (Planning), DDA

ITEM NO. 1/AC/2005

Sub: Draft Master Plan for Delhi 2021.
F.No.Dir./MPD-21/1012/97/Main(Vol.)

The Lt. Governor welcomed the Members of the Advisory Council and informed that the basic draft of the Master Plan 2021 had been finalized after extensive deliberations, consultations and inter-action at various levels, including public representatives, professional groups, non-governmental organizations and the concerned Government Departments. He pointed out that, based on the experience of the previous Master Plans, some important issues needed to be considered at this stage, both at the policy and the implementation levels. Referring to the experience of the land acquisition and development under the existing policy, he mentioned that we would, perhaps, now need to go in for need-based acquisition, and ways would also need to be found for the involvement of private sector in the process of land assembly and development as also in the field of housing. The Lt. Governor emphasized the need for timely preparation of Zonal Plans so that speedy development could be ensured. He mentioned that there was also need to take note of various developments in the economic field, for example, the proposal to introduce VAT and to see how such developments would affect the process of planning so that necessary provisions could be made accordingly. He stressed on the need for regular review and close monitoring of implementation of the Master Plan which, inter alia, would also enable mid-term correctives as may be necessary and pointed out that the draft document provides for a structured mechanism for this purpose. After his brief introductory remarks, the Lt. Governor requested the Members to give their views and suggestions so that the MPD-2021 could become a realistic and meaningful document.

The Vice-Chairman, DDA, informed the Advisory Council that the process of formulation of MPD-2021 had been started in 1997-98. During all these years there has been interaction at formal and informal levels with various professional groups, public representatives and officers of various concerned departments/agencies through Seminars, Conferences, presentations, etc. 12 sub-groups had been constituted to study and make suggestions in respect of various sectors, and a number of studies had also been got undertaken on certain specialized subjects. He informed that about 3000 suggestions had also been received in pursuance of the guidelines issued by the Govt. of India on the subject in 2003, which had been taken into account while preparing the draft Plan.

The Vice-Chairman also informed that the draft Master Plan had also been discussed in a number of meetings with the officers of Delhi Government and the civic agencies and a presentation had also been made to the Council of Ministers of the GNCTD. Suggestions received during these deliberations were being incorporated in the draft, and an addendum/Corrigendum had also been prepared. He assured that further suggestions

that may be received from the members and the Government of NCT of Delhi would also be included in the Plan before sending the MPD-2021 proposals to the Govt. of India. Further, the Draft would be published for inviting objections and suggestions when there would be a further opportunity for this.

The Vice-Chairman pointed out that an attempt had been made to analyse and review the experience of the past two Master Plans to identify important areas where changes of policy and approach may be called for. Referring to the observation of LG that land acquisition in future should be need based and the private sector should also be involved in the process of land assembly and development, he mentioned that this had been incorporated and detailed proposals in this regard were being worked out after studying the experience of various other States, and would be submitted to the Authority/Government separately.

He also mentioned that during the process of finalization of the Master Plan, DDA shall simultaneously try to prepare the Structure/Zonal plans for the proposed urbanizable areas so that delays and resultant unplanned/unauthorized development and construction is avoided. The Vice-Chairman pointed out the need for better coordination, linkages and synergy between the MPD-2021 and the proposed Regional Plan of the NCR so that development in the entire region could be dove-tailed and fine-tuned. In this context, it was being suggested that Delhi and the Central NCR should be seen as a continuum.

The Vice Chairman informed the Council that in the context of "Shelter", a distinction had been made between the "Urban Poor", comprising mainly of slum dwellers and informal service providers, and the other Economically Weaker Sections in the context of housing typologies like L.I.G., etc. The suggestions given by the Committee constituted by the Govt. of India on making Delhi Slum Free had also been included in the draft Plan. An important element of this is to go in for multi-storeyed built up accommodation instead of plotted rehabilitation, and in situ upgradation, wherever feasible, and involvement of the private sector in this process. Possible models for this were being prepared. Provisions had also been made for the informal sector with reference to the development of commercial areas.

The VC informed that the new Master Plan also carried a provision of its regular review and monitoring and for this purpose the setting up of a high level Committee had also been proposed.

After the general briefing by VC about some highlights as above, Commr. (Planning) DDA made a detailed presentation of the proposals contained in the draft Master Plan 2021 to the Advisory Council. Thereafter, the Chairman invited the Members to give their views and suggestions. The Members appreciated the efforts put in by the officers of the Authority in preparing a comprehensive Draft Plan, and gave the following suggestions :

SHRI SAJJAN KUMAR:

Shri Sajjan Kumar gave the following suggestions:

- i) There should be regular monitoring of Master Plan provisions.
- ii) Zonal Plans should be developed in a time bound manner on the basis of a fixed time schedule.
- iii) In order to meet the huge housing need, involvement of the private sector was essential and while doing so a minimum of housing for the economically weaker sections must be ensured. In addition, DDA should ensure adequate accommodation for this category directly.
- iv) To step-up housing activities, the possibility of a setting up a separate Housing Board should be explored.
- v) DDA had done lot of good work in setting up Resettlement colonies in the 70's. This work needs to be taken up again, and the colonies set up earlier need to be upgraded. Delhi should be made Slum/Jhuggi free before the Commonwealth Games.
- vi) Wherever possible multi-storyed development should be carried out in the existing J.J. clusters by involving the private sector, if those lands are not earmarked for any specific projects/activities.
- vii) Slum department has been repeatedly transferred between DDA and the MCD. A separate Slum Board needs to be created. There is an anomaly that lands of the slum colonies are with the DDA and their maintenance is with the MCD.
- viii) DDA has been coming out with various housing schemes in the recent times even though registrants were still waiting since 1979/1981. This backlog should be cleared on priority.
- ix) Development of the villages should be done in accordance with proper plans, and DDA should deploy adequate resources for these purposes. Presently all the development is taking place on the lands acquired around the villages whereas the villages remain unattended and undeveloped. Greens and facilities should be developed on the outer peripheries of the villages.

- x) *Industrial growth around the villages should be taken care of in the urbanization plan of the villages.*
- xi) *Provision of Kabristan/Shamshan Ghats etc. should be made in all the new/old colonies as per census population.*
- xii) *Requirements of service personnel like dhobi/washermen, barbers, lohars/redi-patri - khomcha wale etc. should be accommodated in all the colonies. 5% dwelling units, which had been earmarked for the service personnel in the Group housing/Cooperative housing societies, should be utilized for the earmarked purposes. In addition to the Slum housing, there should be residential colonies for the industrial labour also.*
- xiii) *Levy of 50% of unearned increase on the DDA properties should be withdrawn.*
- xiv) *The concept of commercial user on the ground floor with the residential user on the first floor should be considered.*
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After detailed discussions, the Advisory Council decided to endorse the draft of the MPD-2021 and to forward it alongwith its recommendations to the Authority.

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

Item No.

1/2005

AC

Sub: Draft Master Plan for Delhi 2021
(File No Dir./MPD-21/1012/97/Main (Vol.)

CONFIDENTIAL

1. **Background:**

Delhi Development Act 1957 under Sections 7 to 11 prescribes the procedure and enables the Authority to prepare a Master Plan / Zonal Plan to develop Delhi in a planned manner in accordance with the Plan, approved by the Central Government. The Act also empowers the Authority to make any modification in the Master Plan/ Zonal Plan under section 11(A) which is approved by the Central Government.

The Master Plan for Delhi-1962 was promulgated on 1st Sept.1962 for the perspective period of 20 years. The MPD-62 was further extensively modified, under section 11 (A) of the Act and was finally notified by the Govt. of India on 1st August 1990 as MPD-2001.

2. **MPD-2021 Preparation:**

2.1 Work for the preparation of the Master Plan for Delhi-2021 (MPD-2021) was started in January 2000, adopting the following procedure:

- (a.) Review of the existing policies of MPD-2001 and the established trends to arrive at the future projections and to assess the future housing, infrastructure, commercial and other related requirements for the projected population.
- (b.) Constitution of 12 Sub-groups on various aspects of the MPD-2021, involving about 200 experts and professionals in the field, Local bodies, Organizations, NGOs and Public representatives. Sub-groups were constituted in respect of the following themes/subjects:

- i. Regional and Sub-Regional aspects
- ii. Population Projections and Demographic Profile
- iii. Shelter
- iv. Trade and Commerce
- v. Industries
- vi. Social Infrastructure
- vii. Physical Infrastructure
- viii. Conservation and Urban Renewal
- ix. Environment and Pollution
- x. Traffic and Transportation
- xi. Development Control Norms
- xii. Mixed Land use.

2.2 Some of the specific studies for the MPD-2021 preparation were entrusted to outside organizations and experts as given below:

- a) Land Policy for Development Considering Techniques of Land Pooling etc. - Association of Metropolitan and Urban Development Authorities, New Delhi.
- b) Economic Activities and Employment Opportunities / Plan - National Institute of Urban Affairs, New Delhi.
- c) Densification Along MRTS Routes and Other Major Transport Corridors - School of Planning and Architecture, New Delhi.
- d) Redevelopment of Traditional / Old Built up Areas - School of Planning and Architecture, New Delhi.

2.3 During the Plan preparation, a series of seminars was also organized under the Chairmanship of Lt. Governor of Delhi, in which experts from different fields, officers of the concerned Ministries of Central and State Government, Departments of Delhi Administration, Experts and Professionals in the field, Local Bodies, Organizations, NGOs, Chief Minister and MLAs and stakeholders participated. The seminars covered the following aspects:

- a) Future Planning Strategies for MPD-2021 and Review of Master Plan for Delhi-2001 (21-22 August, 1997).
- b) Delhi-A City of our Vision and Aspiration by 2021 (15th Oct, 1999).
- c) Rural Use Zone and Green Belt in Master Plan for Delhi-2021 (13th May 2000).
- d) Physical Infrastructure for Delhi-2021- Issues and Options (29th September 2000).
- e) Land Development Policies, Issues and Options (26th August 2002).

The concepts of the draft MPD-2021 were presented twice in the meeting of the Advisory Council in October, 1999 and 2001 respectively. The draft plan proposals were subsequently presented before the NCR Planning Board in June, 2003, before the Lt. Governor and Chief Minister, Delhi on 26th August, 2004, and before the Secretary, MOUD, Govt. of India on 20/9/04.

2.4 **Guidelines by Ministry of Urban Development and Poverty Alleviation.**

The Ministry of Urban Development and Poverty Alleviation in July 2003 issued Guidelines to facilitate finalization of the Delhi Master Plan for 2021. The Guidelines, while recognizing the past experience of planning and implementation, emphasized the need for innovative approaches to deal with the problems that affect Delhi and make planning a participatory process. The Guidelines were widely disseminated to the media, Residents Welfare Associations, Traders Associations, Experts, Professional Bodies, and individuals and were also put on DDA website, inviting suggestions from the public. Nearly 2000 responses were received within 3 months, which have been duly considered by the DDA and draft Master Plan incorporates many of their suggestions.

3. Proposal

Based on the reports and recommendations of the various Sub-Groups. Studies and the analysis of the available secondary data, the proposals have been formulated on the various aspects of the Master Plan for Delhi-2021 .

- i. The National Capital Territory of Delhi has an area of 1483 sq.km. out of which about half of the area is already urbanized. For the remaining area optimum utilisation of land is required keeping in view that the natural features like major green areas, defined water bodies and areas of national importance are conserved.
- ii. Envisaging a balanced Regional Development, the projected population of Delhi ranges between 220 - 230 lacs by the year 2021. The requirement of land, provision of infrastructure and transportation etc. is proposed to be planned for the projected population of 230 lacs. For which around 28000 Ha. of land is proposed for development in the Urban Extension area.
- iii. The Regional Plan 2021 prepared by the NCR Planning Board has recently been considered and approved by the Board for inviting objections/suggestions from the public. The Regional Plan-2021 has, in general, synergy with the Draft MPD-2021 proposals.
- iv. The estimated additional housing required during the plan period of 2001-2021 is 24 lacs Dwelling Units, out of which 20 lacs dwelling units are required to cater to the need of additional population, in next two decades and the remaining 4 lac dwelling units to meet the backlog.
- v. In order to control the development in the N.C.T. of Delhi the land use plan of MPD-2021 has been revised based on the a) Requirement of additional physical and social infrastructure, transportation and employment centres. b) Re-structuring of land uses and c) Modification in the land uses already approved.

The report containing the draft proposals of MPD-2021 is annexed and is placed before the Authority for its consideration and approval for its onward submission to the Govt. of India for conveying approval for inviting objections/suggestions from the public.

RESOLUTION

The Lt. Governor welcomed the Members of the Advisory Council and informed that the basic draft of the Master Plan 2021 had been finalized after extensive deliberations,

Contd.....

consultations and inter-action at various levels, including public representatives, professional groups, non-governmental organizations and the concerned Government Departments. He pointed out that, based on the experience of the previous Master Plans, some important issues needed to be considered at this stage, both at the policy and the implementation levels. Referring to the experience of the land acquisition and development under the existing policy, he mentioned that we would, perhaps, now need to go in for need-based acquisition, and ways would also need to be found for the involvement of private sector in the process of land assembly and development as also in the field of housing. The Lt. Governor emphasized the need for timely preparation of Zonal Plans so that speedy development could be ensured. He mentioned that there was also need to take note of various developments in the economic field, for example, the proposal to introduce VAT and to see how such developments would affect the process of planning so that necessary provisions could be made accordingly. He stressed on the need for regular review and close monitoring of implementation of the Master Plan which, inter alia, would also enable mid-term correctives as may be necessary and pointed out that the draft document provides for a structured mechanism for this purpose. After his brief introductory remarks, the Lt. Governor requested the Members to give their views and suggestions so that the MPD-2021 could become a realistic and meaningful document.

The Vice-Chairman, DDA, informed the Advisory Council that the process of formulation of MPD-2021 had been started in 1997-98. During all these years there has been interaction at formal and informal levels with various professional groups, public representatives and officers of various concerned departments/agencies through Seminars, Conferences, presentations, etc. 12 sub-groups had been constituted to study and make suggestions in respect of various sectors, and a number of studies had also been got undertaken on certain specialized subjects. He informed that about 3000 suggestions had also been received in pursuance of the guidelines issued by the Govt. of India on the subject in 2003, which had been taken into account while preparing the draft Plan.

The Vice-Chairman also informed that the draft Master Plan had also been discussed in a number of meetings with the officers of Delhi Government and the civic agencies and a presentation had also been made to the Council of Ministers of the GNCTD.

that may be received from the members and the Government of NCT of Delhi would also be included in the Plan before sending the MPD-2021 proposals to the Govt. of India. Further, the Draft would be published for inviting objections and suggestions when there would be a further opportunity for this.

The Vice-Chairman pointed out that an attempt had been made to analyse and review the experience of the past two Master Plans to identify important areas where changes of policy and approach may be called for. Referring to the observation of LG that land acquisition in future should be need based and the private sector should also be involved in the process of land assembly and development, he mentioned that this had been incorporated and detailed proposals in this regard were being worked out after studying the experience of various other States, and would be submitted to the Authority/Government separately.

He also mentioned that during the process of finalization of the Master Plan, DDA shall simultaneously try to prepare the Structure/Zonal plans for the proposed urbanizable areas so that delays and resultant unplanned/unauthorized development and construction is avoided. The Vice-Chairman pointed out the need for better coordination, linkages and synergy between the MPD-2021 and the proposed Regional Plan of the NCR so that development in the entire region could be dove-tailed and fine-tuned. In this context, it was being suggested that Delhi and the Central NCR should be seen as a continuum.

The Vice Chairman informed the Council that in the context of "Shelter", a distinction had been made between the "Urban Poor", comprising mainly of slum dwellers and informal service providers, and the other Economically Weaker Sections in the context of housing typologies like L.I.G., etc. The suggestions given by the Committee constituted by the Govt. of India on making Delhi Slum Free had also been included in the draft Plan. An important element of this is to go in for multi-storeyed built up accommodation instead of plotted rehabilitation, and in situ upgradation, wherever feasible, and involvement of the private sector in this process. Possible models for this were being prepared. Provisions had also been made for the informal sector with reference to the development of commercial areas.

The VC informed that the new Master Plan also carried a provision of its regular review and monitoring and for this purpose the setting up of a high level Committee had also been proposed.

After the general briefing by VC about some highlights as above, Commr. (Planning) DDA made a detailed presentation of the proposals contained in the draft Master Plan 2021 to the Advisory Council. Thereafter, the Chairman invited the Members to give their views and suggestions. The Members appreciated the efforts put in by the officers of the Authority in preparing a comprehensive Draft Plan, and gave the following suggestions :

SHRI SAJJAN KUMAR:

Shri Sajjan Kumar gave the following suggestions:

- i) There should be regular monitoring of Master Plan provisions.
- ii) Zonal Plans should be developed in a time bound manner on the basis of a fixed time schedule.
- iii) In order to meet the huge housing need, involvement of the private sector was essential and while doing so a minimum of housing for the economically weaker sections must be ensured. In addition, DDA should ensure adequate accommodation for this category directly.
- iv) To step-up housing activities, the possibility of a setting up a separate Housing Board should be explored.
- v) DDA had done lot of good work in setting up Resettlement colonies in the 70's. This work needs to be taken up again, and the colonies set up earlier need to be upgraded. Delhi should be made Slum/Jhuggi free before the Commonwealth Games.
- vi) Wherever possible multi-storied development should be carried out in the existing J.J. clusters by involving the private sector, if those lands are not earmarked for any specific projects/activities.
- vii) Slum department has been repeatedly transferred between DDA and the MCD. A separate Slum Board needs to be created. There is an anomaly that lands of the slum colonies are with the DDA and their maintenance is with the MCD.
- viii) DDA has been coming out with various housing schemes in the recent times even though registrants were still waiting since 1979/1981. This backlog should be cleared on priority.
- ix) Development of the villages should be done in accordance with proper plans, and DDA should deploy adequate resources for these purposes. Presently all the development is taking place on the lands acquired around the villages whereas the villages remain unattended and undeveloped. Greens and facilities should be developed on the outer peripheries of the villages.

- x) *Industrial growth around the villages should be taken care of in the urbanization plan of the villages.*
- xi) *Provision of Kabristan/Shamshan Ghats etc. should be made in all the new/old colonies as per census population.*
- xii) *Requirements of service personnel like dhobi/washermen, barbers, lohars/redi-patri - khomcha wale etc. should be accommodated in all the colonies. 5% dwelling units, which had been earmarked for the service personnel in the Group housing/Cooperative housing societies, should be utilized for the earmarked purposes. In addition to the Slum housing, there should be residential colonies for the industrial labour also.*
- xiii) *Levy of 50% of unearned increase on the DDA properties should be withdrawn.*
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सचिव
सहायकार परिषद
दिल्ली विकास प्राधिकरण


प्रधान
सहायकार परिषद
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DELHI DEVELOPMENT AUTHORITY
(Meeting Cell)

List of Agenda items for the meeting of the Advisory Council of DDA to be held on Friday, the 3rd November 2006 at 11.00 AM at Raj Niwas, Delhi.

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Item No.	Item
1/2006	Welcome to the new members of the Advisory Council.
2/2006	Confirmation of the minutes of the meeting of Advisory Council held on 10.1.2005.
3/2006	Presentation on Draft Master Plan of Delhi 2021.
4/2006	Suggestions on Beautification of the City of Delhi.
5/2006	Suggestions on celebration of 50 th year of DDA.
6/2006	Any other item with the permission of the chair.

DELHI DEVELOPMENT AUTHORITY

*Minutes of the meeting of the Advisory Council held on 3rd November, 2006
at 11.00 a.m. at Raj Niwas, Delhi.*

Following were present:

PRESIDENT

1. *Shri B.L. Joshi
Lieutenant Governor, Delhi*

MEMBERS

1. *Shri Dinesh Rai
Vice-Chairman, DDA*
2. *Shri Jai Prakash Agarwal
M.P. Rajya Sabha)*
3. *Shri Rohit Manchanda
Councillor, MCD*
4. *Smt. Nirmala Vats
Councillor, MCD*
5. *Shri J.P. Goel*
6. *Shri Sunil Dev*
7. *Shri Anshu Parkash
Chairman, DTC*
8. *Shri C.R. Mohapatra
Director General (Defence Estates) Ministry of Defence*

PRINCIPAL COMMR.-CUM-SECRETARY

Shri V.M. Bansal

SENIOR OFFICERS PRESENT:

1. *Shri A.K. Patnaik
Finance Member, DDA*
2. *Shri A.K. Sarin
Engineer Member, DDA*
3. *Shri S.N. Sahay
Secretary, Lt. Governor*
4. *Shri V.K. Sadhu
Principal Commissioner, DDA*
5. *Shri A.K. Jain
Commissioner (Planning), DDA*
6. *Shri V.D. Dewan
Chief Architect, DDA*

7. *Shri R.K. Verma*
Director, CEA
8. *Shri D.S. Arora*
Director (IPT), Central Electricity of India
9. *Shri Prabhat Krishna*
Chief Engineer, Director General (RD)
10. *Shri M.L. Chotani*
Town Planner (TCPO)
11. *Smt. Pramila H. Bhargava*
Commissioner (Personnel), DDA
12. *Shri C.K. Chaturvedi*
Chief Legal Advisor, DDA
13. *Smt. Neemo Dhar*
Director (PR & PG), DDA
14. *Shri R.K. Pandey*
Chief Accounts Officer, DDA
15. *Shri R.B. Singh*
S.E. (Ministry of Transport)
16. *Shri P.V. Mahashabdey*
Director (Planning), DDA
17. *Shri D. Sarkar*
Director (Sports), DDA
18. *Shri Prahlad Singh*
Director (LC), DDA

Item No. 1/2006

Sub: Welcome to the new members of the Advisory Council.

The Lt. Governor/President of the Council welcomed the members and indicated that the Council meetings should be held on 6 monthly basis. The LG informed that the DDA had taken a major decision of moving away from a controlled regime to private participation in housing. He assured that henceforth the land acquisition shall be confined to actual requirements and informed that the Board of Inquiry and Hearing comprised of an elected representative also.

The LG agreed with Shri Sunil Dev and desired that action taken notes on the Council's recommendations should always be tabled in the next meeting.

b) The Vice-Chairman informed that the recommendations made by the members in the last meeting had already been considered and 15 meetings of the Board of Inquiry and Hearing had been held. He informed that the report of the Tejendra Khanna

Committee has been received and the reports of the P.P. Srivastava and the K.K. Mathur committees are likely to be received by December whereafter the Master Plan would be finalized. The VC assured that the DDA is creating lot more commercial and parking areas to take care of the growing requirements. The VC also informed that the DDA is entering its 50th year on 27th December, 2006 and year long celebrations are being planned.

Item No. 2/2006

Sub: Confirmation of the minutes of the meeting of Advisory Council held on 10.1.2005.

Minutes of the last meeting of the Advisory Council held on 10.1.2005 were confirmed as circulated.

Item No. 3/2006

Sub: Presentation on Draft Master Plan of Delhi 2021.

Commissioner (Planning) informed that earlier a presentation had been made on the draft MPD in the last meeting of the Council on 10th January, 2005. He informed that the recommendations made by the members were considered and the Draft Master Plan was published inviting public objections/suggestions in March/April 2005. Now the Draft Master Plan is at final stage and today's recommendations shall also be duly considered before notifying the Master Plan.

Commissioner (Planning) thereafter made a detailed presentation on the Master Plan of Delhi 2021. The members made the following suggestions:

1. Shri Jai Prakash Agarwal M.P.

- i] While complimenting the DDA for Draft MPD-2021, Shri Agarwal suggested that the DDA should take steps to highlight the good work done and come out with regular press hand outs and advertisements. All the members supported this suggestion and commended DDA's contribution.
- ii) Shri Agarwal desired to know how and when the requirement of 40000 shops for the City had been worked out. He advised that commercial area requirements of the city should be worked out futuristically and immediate steps be taken to fill the gaps.
- iii] Integrated Freight Complexes should be well linked by a network of wide roads, the Metro, truck terminal and work centres.

- iv] *A gist should be prepared of the 7000 objections/suggestions received on the draft Master Plan with the action taken notes.*
- v] *The proposal of declaring the land of peripheral villages as Green upto the depth of one revenue village in para - 9.6 at page 324 of the draft Plan can be implemented only if the proposed land is identified and taken up for immediate acquisition. He cautioned that declaring this entire land as green while in private hands would lead to similar situation as exists in Delhi today and that it will not be possible to check the growth of large scale unauthorized colonies on this land. He suggested that this land should be planned keeping in view the urbanization of lands across the Delhi border.*
- vi] *Shri Agarwal suggested that the Delhi Development Authority should learn from the examples of other capitals of the world. He advised that the Master Plan must focus on making Delhi a world class city with futuristic vision.*
- vii] *Shri Agarwal and all the members of the Council advised that Delhi Development Authority should coordinate with GNCTD for infrastructure services and timely provision of water and electricity synchronized with urban growth.*
- He advised that the planners of the Delhi Development Authority should be regularly sent abroad so that they pick up the best practices in urban management and planning.*
- viii] *Beautification/development of Delhi should not overlook the needs of the small and poor.*
- ix] *The DDA must immediately come up with an action plan for development of new shopping and commercial centres to attend to its shortage.*
- x] *The shifting of markets from non-conforming areas should not cause discomfort to the allottees and the land rates should be kept reasonable.*
- xi] *Delhi Development Authority should have innovative designs for its flats.*
- xii] *While introducing public-private partnership in urban development, the system of change of land use should be kept simple and transparent.*
- xiii] *Redevelopment schemes and strategies should be worked out for old areas/villages etc.*

xiv) *Ramlila Maidan is a historic place and it should not be allowed to be used for such purposes which affect its historic heritage and legacy.*

2. *Smt. Nirmala Vats supported all the recommendations made by Shri J.P. Agarwal, M.P. and objected to the repeated notices being sent by the Delhi Development Authority to unauthorised colonies on Rohtak Road which are under regularization.*

The LG informed that regularisation of unauthorised colonies is under consideration of the Ministry of Urban Development.

3. *Shri Rohit Manchanda supported all the suggestions given by Shri J.P. Agarwal, M.P. and sought early frequency of the meetings of the Council.*

Shri Manchanda sought LG's intervention for proper development of PVR complex, Priya Complex and pointed out that the elected representatives and members of the Advisory Council should be associated with the developmental schemes in their areas.

Shri Manchanda advised that Delhi Development Authority should concentrate on proper upkeep, maintenance and upgradation of its existing markets and commercial complexes. Rain shelters and sitting spaces should be provided for the senior citizens in its parks/greens.

The LG appreciated these suggestions and informed that he had already directed the DDA to associate the public representatives with the developmental schemes.

4. *Shri Sunil Dev re-iterated the recommendations made by Shri J.P. Agarwal, M.P. and advised that DDA parks and greens should be better maintained and children's entry in these greens should not be restricted. He volunteered to lend his services in this direction and suggested that Delhi Development Authority should encourage adoption of parks by 3rd parties. He advised that the walkways in the parks/greens should be soft and sought intervention against encroachments in the New Friends Colony park.*

The LG advised setting up of local residents' committees for major DDA parks.

5. *Shri J.P. Goel pointed out that the heritage of Ramlila Maidan should be restored as it is within danger of becoming a dumping ground.*

The LG assured that his Secretary and the Commissioner, MCD will be asked to visit the area alongwith Shri Goel. VC, DDA may send extract of this para to Commissioner, MCD.

Shri Goel further suggested the following:

- ii] Plots/flats allotted to the jhuggi dwellers in Jahangirpuri opposite Azadpur Subzi Mandi are being unauthorisedly sold out.*
- iii] Allotments made in Holambi Kalan for chemical godowns are not being utilized for the purpose.*
- iv] Land owners whose lands have been acquired in Holambi Kalan and other areas continue to occupy these lands inspite of taking compensation.*
- v] Commercial activities are being carried out in DDA flats in Rohini.*
- vi] Farm houses which have been constructed in accordance with the sanctioned building plans should not be acquired.*

- 6. Chief Engineer Shri Prabhat Krishna from the Ministry of Surface Transport, Govt. of India advised that the future roads and transport network should be clearly marked on the Master Plan so that planning of the services could be done accordingly. He advised that traffic flow patterns from the International Airport, Railway stations, Delhi Metro stations, major Commercial complexes, Freight complexes etc. should be carefully planned.*

The LG advised the DDA to act accordingly and asked Shri Prabhat Krishna to provide necessary inputs from his Ministry.

- 7. Shri D.S. Arora, Director, Central Electricity Authority pointed out that the Power projections given in the MPD 2021 need to be updated.*

The LG advised that the power, water and other infrastructural projections should be updated in consultation with the concerned agencies.

- 8. Shri M.L. Chotani, Town Planner, TCPO informed that Delhi will be left with no urbanisable land after 2021 and advised that the land should be optimally planned in a wider context of the region due to its extreme scarcity.*

- ii] He advised that the existing and the proposed 'land use plans' must form part of the draft MPD-2021.*

9. *The LG advised that the Advisory Council members should be invited to the presentation on River Yamuna to be made by the Delhi Jal Board.*

He advised that complete information about the development of commercial centres/shops during last decades should be provided alongwith the future plans in this direction.

The LG advised that Members of the Council should have field visits with the officers.

Item No. 4/2006

Sub: Suggestion on Beautification of the City of Delhi.

The Members informed that they had already given their suggestions while discussing the draft Master Plan in item no. 3 of the agenda.

Item No. 5/2006


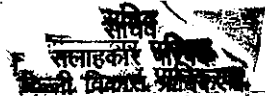
Sub: Suggestions on celebration of 50th year of DDA.


The Vice-Chairman informed the members that DDA is entering its 50th year on 27th December 2006 and year long celebrations were planned on this occasion.

The Principal Commissioner-cum-Secretary informed that 15 empanelled advertising agencies had been called to make their presentations and based on their proposals a scheme has been work out for celebrating the 50th year of the DDA. He informed that the agencies had given an approximate budget of Rs. 30 to 35 crore and suggested engaging separate event management companies and setting up of independent committees for detailed planning and execution of various activities. LG suggested that expenditure incurred on these celebrations should not be excessive and proper financial controls should be exercised.

Presentation on the proposals was made by the Director (Public Relations). The proposals were appreciated by the Council. The members suggested introduction of new welfare measures also for the employees and the pensioners and volunteered to assist various committees constituted for organizing different activities.

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


 प्रधान
 सलाहकार परिषद
 दिल्ली विकास प्राधिकरण
 29/6/2010