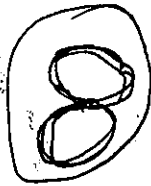


DRAFT MINUTES OF ADVISORY
COUNCIL OF MEETINGS

HELD ON: 29-10-1999





November 4, 1999

Draft minutes of the meeting of Advisory Council of DDA held on 29th October, 1999 are submitted for kind consideration. [cp 1-10].

[Signature]
LV M BANSALI
COMM-CUM-SECY
04/11/99

Dr. 4765
Dtd. 4/11/99

PC

As corrected. M part of a final copy.

VC

*Akhamand
15/11*

LG

[Signature]

1629-secy
17/11/99

Revised minutes are submitted for LG's kind approval.

Pc (on leave)

[Signature]
18/11/99
VM Bansal

Ce

Ve

Please get it rechecked before sending the HQ. 19/11/99
S/c

N/ci-851/cg/RN/99
22/11/99

Draft minutes of the Advisory Council meeting held on 29th October are submitted for LG's kind approval.

[Signature]
22/11/99
VM Bansal

229/99/523
24.11.99

Pc (on leave)

[Signature]
22.11.99

1644-secy
19.11.99

Ve

[Signature]
24/11/99 S/c

63267
22/11

List of the members of the Advisory Council who attended the meeting held on 29th October, 1979

PRESIDENT

Shri Vijai Kapoor
Lt Governor, Delhi

MEMBERS

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

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

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

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

Draft minutes of the meeting of the Advisory Council of the DDA held on 29th October, 1977 at 12:00 Noon at Raj Niwas

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

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

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

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

2 ITEM NO.1/AC/99

Confirmation of draft minutes of the meeting of Advisory Council of DDA held on 28/7/97
F.1121/99-AC/MC/DDA

Minutes of the meeting held on 28.7.97 were confirmed.

3 ITEM NO.2/AC/99

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

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

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

I. Shri Tilak Raj Aggarwal suggested that:

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

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

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

c1 A Transport Centre and a Railway terminal should be constructed near the Delhi-Gurgaon border, on the pattern of Sanjay Gandhi/Punjabi Bagh Transport Centres to avoid movement of trucks into the city.

d1 Multi-storeyed resettlement colonies for JJ units should be constructed at a number of places on the periphery of Delhi and those units should be allotted to them on licence fee basis. This would be better than allotment of 25 sq. mtr. plots on lease-hold basis which change hands and go to non-targetted groups in no time.

ce1 Cheap housing should be developed near the industrial areas/work places to accommodate the labours there.

f1 Construction of high-rise buildings should be encouraged.

g1 There should be dual water system one for filtered water and other for potable. This will reduce the pressure on the consumption of treated water which is often wasted for gardening.

h1 Supervisory responsibility should be fixed for every pocket of land and trees be planted around all the land pockets to check future encroachments.

i1 Land earmarked for the police station in Dilshad Garden should be expeditiously allotted.

j1 A quick decision needs to be taken on the future of abandoned flats in Dilshad Garden.

k1 Slow moving traffic should be segregated from the fast moving traffic in order to have better traffic control.

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

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

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

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

III. Shri Chatter Singh made the following suggestions:

i1 The land owners should be allowed to develop their land as per the land use plan, in partnership with private developers, in the ratio of 51:49. This will curb the growth of unauthorised colonies.

IV. Shri Dushyant Kumar Gautam suggested that:

i1 Drawbacks and weakpoints of previous Master Plan should be identified so that the same mistakes are not repeated in future.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2 ITEM NO.1/AC/99

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

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

I. Shri Tilak Raj Aggarwal suggested that:

a1 Yamuna river front should be taken up for extensive beautification because 1/3rd of Delhi's population lives in trans-Yamuna area. Development of bathing ghats and picnic spots should also be taken up along the river front.

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

b1 Massive tree plantation should be done on both sides of the roads, specially along the road no. 57, to check encroachments.

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

d] Multi-storeyed *resettlement colonies for go units* ~~jhuggi clusters~~ should be constructed at a number of places on the periphery of Delhi and ^{these} units should be allotted to them on licence fee basis. *This would be better than* rather than allotment of 25 sq. mtr. plots on leasehold basis. *which change hands & go to non-targetted groups in no time*
Cheap housing

e] Jhuggi clusters should be developed near the *Industrial areas/work places to accommodate the labourers*
There

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

g] *There should be dual water system one for filtered water and other for potable*
Old water lines should carry only the unfiltered water which should be utilized by the people for their daily activities. New water lines should be laid for supply of drinking water. This will reduce the pressure on the consumption of treated water. *which is often wasted in for the gardening*

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

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

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

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

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

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

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

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

III. Shri Chatter Singh made the following suggestions:

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

IV. Shri Dushyant Kumar Gautam suggested that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PRESIDENT

Shri Vijai Kapoor
Lt Governor, Delhi

MEMBERS

- 1 Shri Tilak Raj Aggarwal
Councillor, MCD
- 2 Shri Dushyant Kumar Gautam
Councillor, MCD
- 3 Shri Ajit Singh
Councillor, MCD
- 4 Smt Leela Bisht
Councillor, MCD
- 5 Shri J P Goel
- 6 Shri Chattar Singh
- 7 Shri Sunil Dev
- 8 Shri P K Ghosh
Vice-Chairman, DDA
- 9 Shri G S Chima
Chairman, DTC
- 10 Shri Niranjan Singh
GM, PMEN1, MTNL
- 11 Shri K N Tiwari
Municipal Health Officer

COMMISSIONER-CUM-SECRETARY

Shri V M Bansal

DDA/OTHER OFFICERS WHO ATTENDED THE MEETING

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

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

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

The Lt Governor welcomed the members ~~and informed~~ *LG welcome stated that hereafter* that the meetings of the Council shall be held *in a regular manner* quarterly in future. *once in a month*

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- ii] The advisability to set up an Urban renewal and redevelopment Authority.
- iii] Maintaining agricultural green belt around Delhi.
- (R) ~~LG sought members views~~ whether the green belt should be maintained through compulsory land acquisition or by giving incentive to the land owners.
- iv] Policy on proposed Industrial development.
- v] Permitting high rise buildings.

h

2 ITEM NO.1/AC/99

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

Minutes of the meeting held on 28.7.97 were confirmed.

3 ITEM NO.2/AC/99

Approach to the Master Plan for Delhi -2021.
F.Commr.[P1g1/99/DDA

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

j] *Agencies are needed to be aware on the future of*
Abandoned flats in Dilshad Garden, should be ~~attended to,~~ and

be

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

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

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III. Shri Chatter Singh made the following suggestions:

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IV. Shri Dushyant Kumar Gautam suggested that:

i] We should identify the ^{drawbacks and weaknesses of} ~~weaknesses in the~~ previous Master Plan ^{should be identified in future} so that the same ~~are not repeated in the new~~ Plan.

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

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

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

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

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

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~~iiii] Recommendations for membership of DDA's Sports Complexes made by the Members should be given priority consideration under intimation to the members.~~

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

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

ii] A number of water treatment plants should be set-up in the city.

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

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

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

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

The LG informed that the concept of mixed land use was under consideration.

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

la

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

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

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

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

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

It was also decided that strict action should be taken against the corrupt officials. ^{Special also made such remarks.}

[101

The LG thanked the Members for their valuable suggestions. He directed that henceforth all the policy papers and the relevant information on the MPD-2021 should be regularly circulated to all the Members. He informed that the next meeting of the Council shall be held ^{will} in ^{be held} the month of February 2000. ^{9th & 10th Council}

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

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

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

I N D E X

S.No.	Item no.	S u b j e c t	Page no.
1.	1/AC/99	Confirmation of draft minutes of the meeting of Advisory Council of DDA held on 28.7.97. <u>F.1(2)/99-AC/MC/DDA.</u>	1 - 16
2.	2/AC/99	Approach to the Master Plan for Delhi- 2021. <u>Commr. (Plg.)/99/DDA.</u>	17 - 20

ITEM NO.
1/AC/99

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

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

P R E C I S

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

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

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

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

MEMBERS

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

COMMR.-CUM-SECRETARY.

Shri V.M. Bansal.

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

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

Contd/.....

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

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

Item No. 5/AC/97

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

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

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

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

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

Amendments against para No. 3 [a]:

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

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

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

Item No. 6/AC/97

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

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

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

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

Item No.7/AC/97

Action Taken Report on the recommendations of the Council meeting held on 29-11-96.
No.F.1[21]/97/AC-MC/Vol.I/DDA

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

Para 3 [a] [ii]

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

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

Item No.8/AC/97

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

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

Item No.9/AC/97

Follow-up Action Report on the recommendations of the Council meeting held on 26-3-97.
F.1[21/97-AC/MC/Vol.II/DDA

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

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

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

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

OTHER ITEMS OF 26-03-97 MEETING!

1 Removal of encroachments

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

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

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

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

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

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

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

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

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

OTHER POINTS TAKEN UP IN THE 28TH JULY MEETING!

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

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

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

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

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

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

2 Nodal Officer!

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

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

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

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

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

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

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

LG ordered that:

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

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

6 Fixation of responsibility for encroachments!

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

I Video filming of existing encroachments!

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

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

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

II CBD Shahdara

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

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

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

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

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

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

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

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

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

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

7. Fencing of Lands:

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

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

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

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

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

8 Completion of land records!

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

9 Encroachments in DDA parks!

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

[b] Formation of Committee!

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

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

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

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

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

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

Next meeting of the Council:

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

ITEM NO.
2/AC/99

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

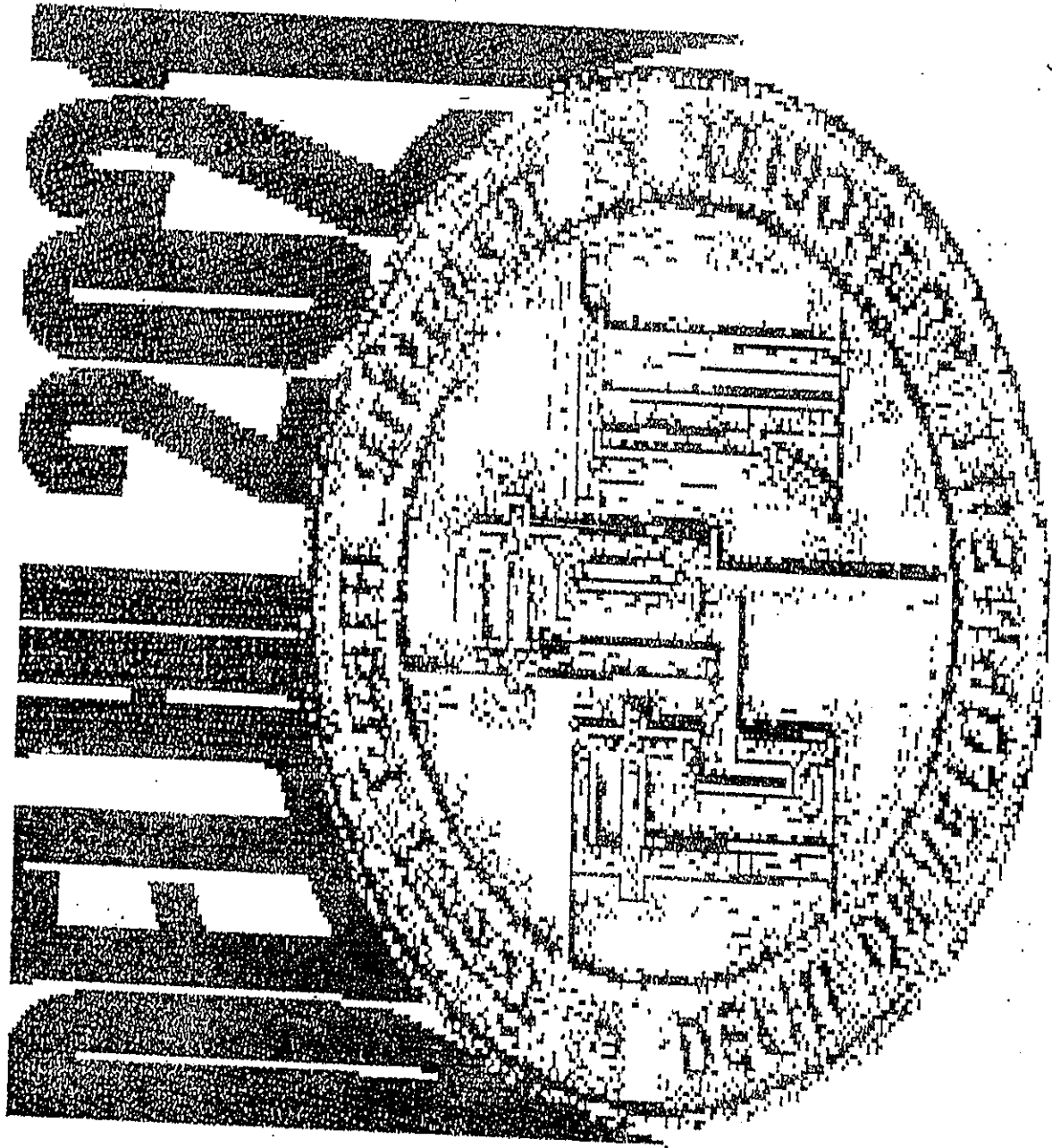
F.No.Commr.(Plg.)/99/DDA.

P R E C I S

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

A Seminar on this subject was recently organised by the DDA and the Ministry of Urban Development on 15th October '99 on "Delhi a Vision for next millennium". A short summary of the suggestions which emerged in this Seminar is at appendix 'B', page 18 to 20. The matter is placed before the Advisory Council for consideration.

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



DELHI DEVELOPMENT AUTHORITY

A Presentation

on

DELHI : A VISION

for

NEXT MILLENNIUM

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ORDER OF PRESENTATION

Part I - Delhi : A Planning Background

Part II - Emerging Scenario &
Planning Needs

Part III - Delhi in Next Millennium



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Part I

Delhi : A Planning Background



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DELHI : THE CAPITAL CITY

Delhi is

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

and has a

Rich Planning History.

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

"If there is Paradise on the earth

It is here:

It is here:

It is here"

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



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PLANNING : AN IMPERATIVE

Throughout the World in all Urban Areas

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

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

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Planning : an Imperative

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

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



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MASTER PLAN FOR DELHI - 1962

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



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MPD, 1962 - ATTRIBUTES

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



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MASTER PLAN FOR DELHI - 2001

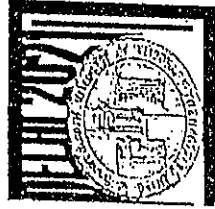
- To cater to the increasing population & changing requirements of the city upto 2001, extensive modifications of MPD'62 were made by the DDA.
- The modified plan, MPD - 2001 approved by the GOI, was promulgated on 1st August, 1990



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TENETS OF MPD - 2001

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



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Other Attributes: MPD - 2001

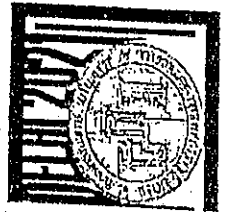
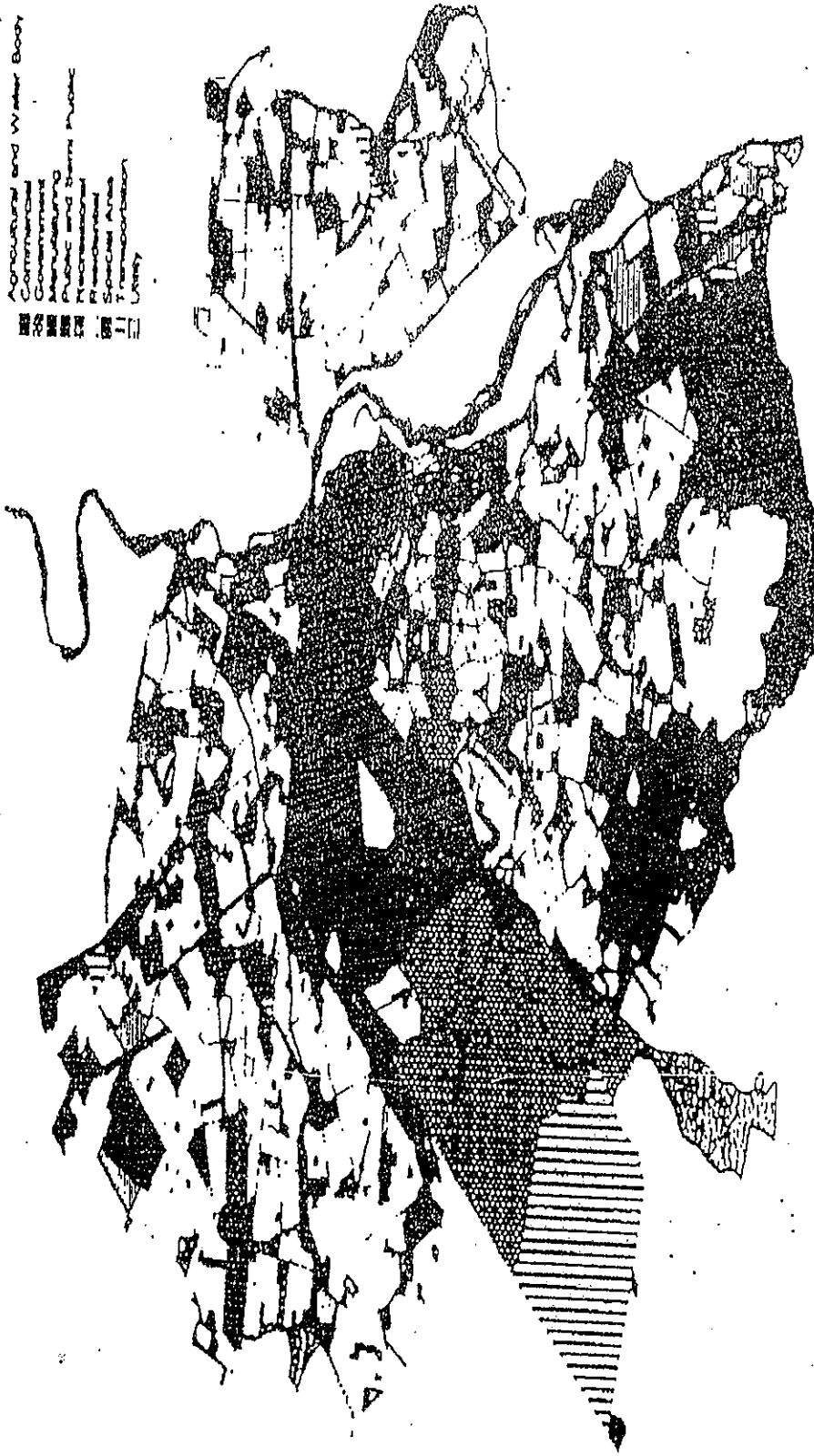
- Urban Design
- City Personality
- Policy on tall Buildings and Hoardings
- Environment
- Heritage Conservation
- Mixed Use
- Pedestrianization
- Plan Monitoring & Review



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MPD - 2001 LANDUSE PLAN

- Major Landuse Category
- ▨ Agriculture and Water Body
 - ▨ Commercial
 - ▨ Government
 - ▨ Manufacturing
 - ▨ Public and Semi Public
 - ▨ Residential
 - ▨ Special Area
 - ▨ Transportation
 - ▨ Utility



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PLAN IMPLEMENTATION : CONSTRAINTS

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



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STEERING COMMITTEE & SEMINAR ON MPD - 2001

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

Contd...



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VIEWS EMERGED:

Review of Policy Issues

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

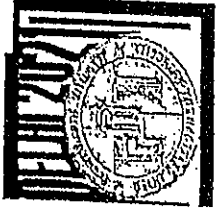


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Other Recommendations

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



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Part II

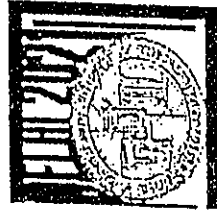
EMERGING SCENARIO AND PLANNING NEEDS

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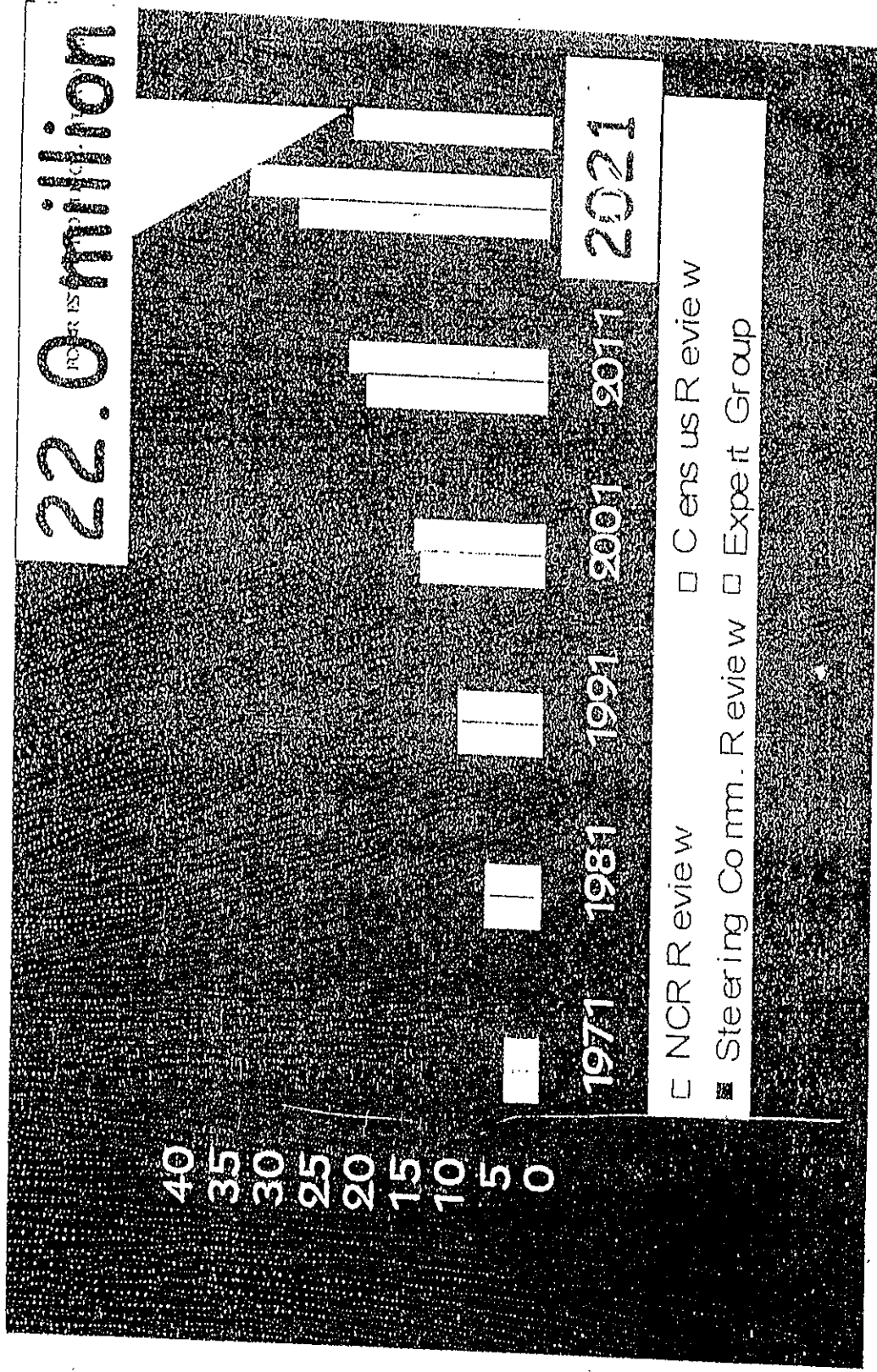
URBAN PHENOMENON : DELHI

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



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POPULATION TREND OF DELHI



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ADDITIONAL REQUIREMENTS

Thus city will need: -

- Additional Land = 50,000 ha approx.

With present density & intensity of use -

Present Delhi Urban Area - 60,000 ha

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



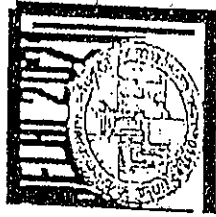
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ADDITIONAL REQUIREMENTS

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

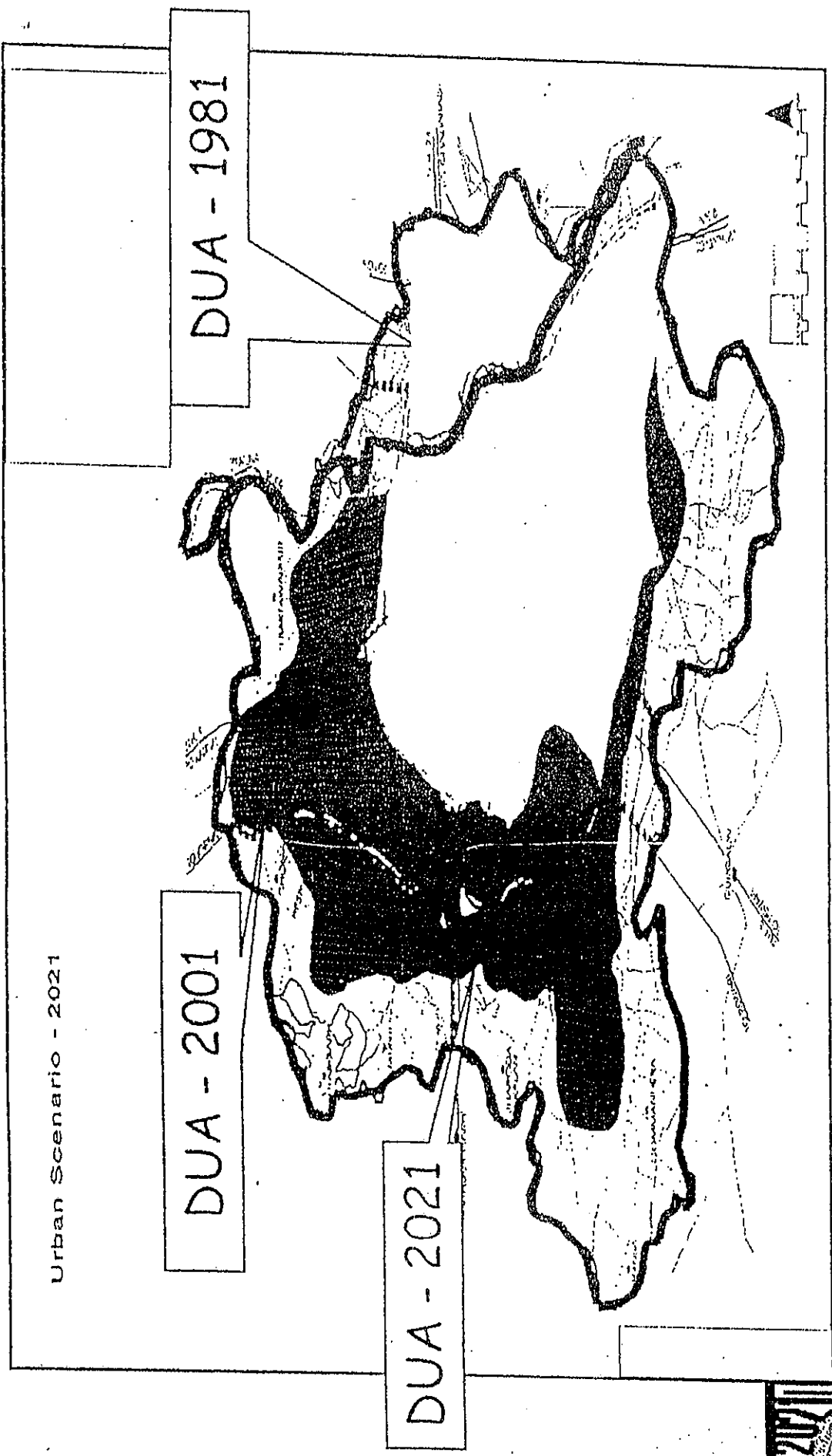
And so on

+ a large backlog



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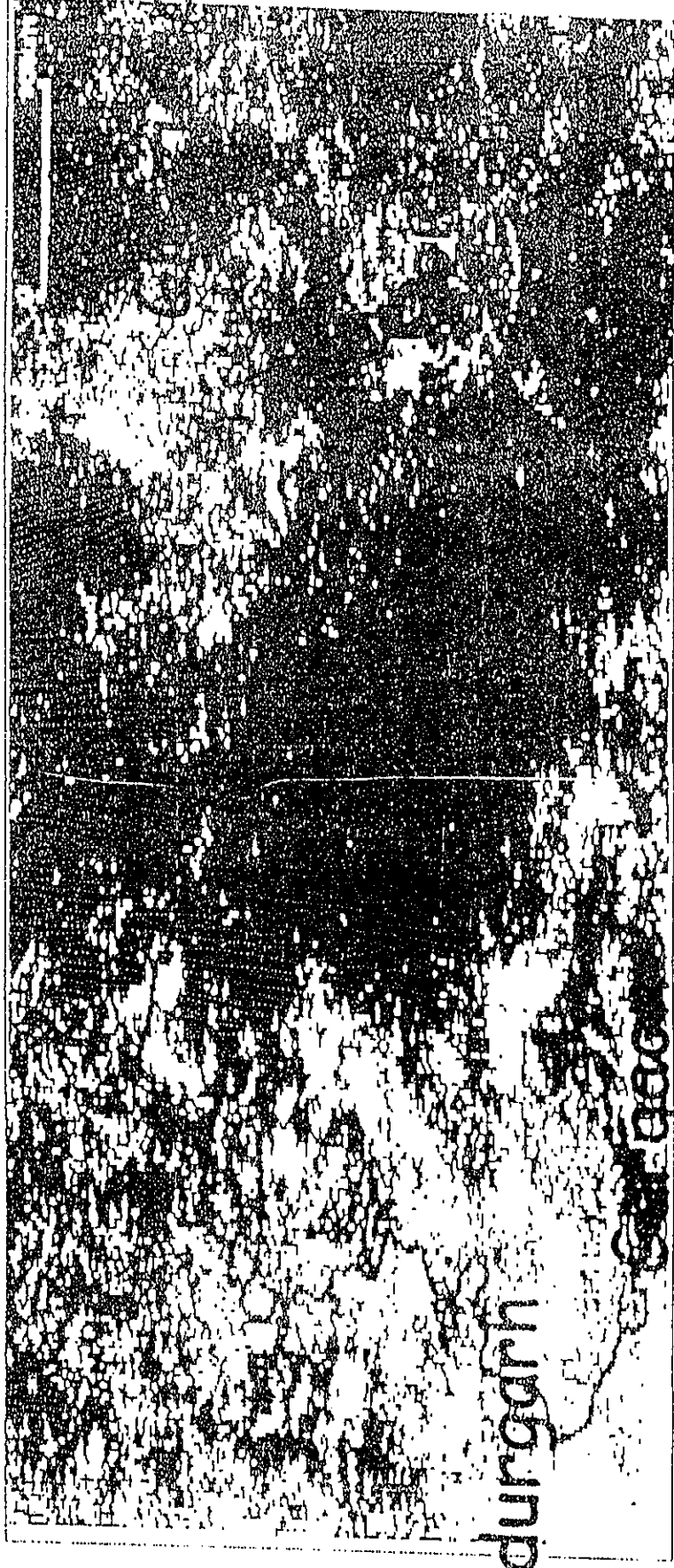
POSSIBLE SCENARIO : DELHI URBAN AREA - 2021



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EMERGING SCENARIO

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



Bhadurgarh



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EMERGING SCENARIO

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

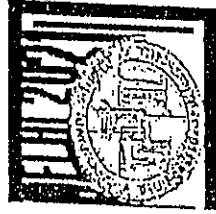
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EMERGING SCENARIO

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



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WHAT CITY NEEDS:



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REGIONAL ASPECTS

What City Needs

- The Region must counter rapid growth of Delhi and not become a conurbation instead - Increased emphasis on Priority Towns.
- The Region must have Self-Sustainability and not to impose burden in terms of infrastructure to the Mother City
- The Urban centres & Rural areas to have a self-reliant hierarchical settlement system in the region
- The region must have absorption potential of select activities & population of its Mother City in case of need



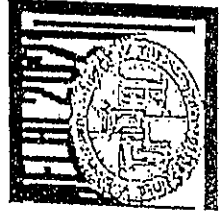
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REGIONAL ASPECTS

What City Needs

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



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SHELTER

What City Needs

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

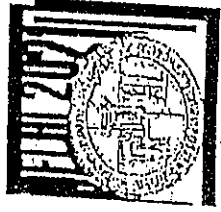
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What City Needs

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



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TRADE & COMMERCE

What City Needs

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



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What City Needs

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



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INDUSTRIES

What City Needs

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

Cont....



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What City Needs

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

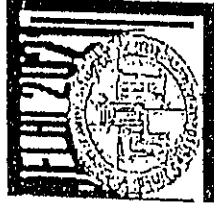


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TRANSPORTATION

What City Needs

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



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What City Needs

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



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PHYSICAL INFRASTRUCTURE:

Water, Sewerage, Drainage, Electricity, Garbage

What City Needs

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



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

What City Needs

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



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SOCIAL INFRASTRUCTURE:

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

What City Needs

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



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OPEN SPACES, RECREATIONAL AREAS & CONSERVATION

What City Needs

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



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RIDGE, RIVER AND ENVIRONMENT

What City Needs

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

Cont....



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What City Needs

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



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URBAN DESIGN & CITY AESTHETICS

What City Needs

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



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What City Needs

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



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Part III

Delhi in Next Millennium



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CITY : INDIVIDUAL'S PERCEPTION

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

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

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

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



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City : Individual's Perception

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

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

Sociologist - A homogeneous Community despite its heterogeneity.

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



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City : Individual's Perception

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

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

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



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City : Individual's Perception

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

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

Urban Planning Approach
- A HERCULEAN TASK



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PLAN AND PEOPLE

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

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



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THE PLAN TO BECOME A REALITY

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



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PLANNING OPTIONS FOR NEXT MILLENNIUM

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



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● City Spread

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



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OUR VISION

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



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Our Vision

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



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DELHI OF NEXT MILLENNIUM

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

Cont....



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Delhi of Next Millennium

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



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DELHI OF NEXT MILLENNIUM

Let us make

DELHI ...

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



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YOU ARE INVITED TO
JOIN THE MISSION

&

GIVE YOUR

WITNESS

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THANKS

MPD - 2021 UNIT

DELHI DEVELOPMENT AUTHORITY

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

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

- NCR Plan implementation had not been effective, it needs a completely fresh look in its objective, policies and special implementation measures for the participating states.
2. The DMA Towns, Priority Towns and Counter Magnets identified in NCR Plan are riding piggy back on Delhi rather to arrest the migration coming to Delhi.
 3. A need was emphasised to develop three new townships located at a distance of 100 kms. with similar facilities that of Delhi or even better.
 4. It was emphasised that the Regional Plan 2021 should be formulated without any delay so that the vision of Master Plan for Delhi becomes an integral part of the Regional Plan for its policies and strategies. For overall planned development of Delhi and region, it is recommended that NCR Plan may be brought and State Government may take concerted steps for implementing development programmes within their jurisdiction.
 5. For successful implementation of decentralisation policies of NCR in National Capital Region it is recommended that regional rail linkages, MRTS and transportation should be accorded high priority.
 6. There is a need for creation of Metropolitan Planning and Development Authority /Agency to have an integrated plan for the Metropolitan Area including adj. towns. DDA may be assigned to function as Metropolitan Development Authority for planning, development and implementation.
 7. Taking note of 73th and 74th Constitutional Amendment and Decentralised Planning and Development Process, there is a need for mobilising public participation at each stage of plan formulation, implementation monitoring and review so that plans reflect popular will and aspirations.
 8. There is a need for a well worked out approach for flexible land use, zoning regulations, development controls etc., considering the present socio-economic environment and the process of economic liberalisation in the country.
 9. River Yamuna should provide an opportunity for river side development with eco-friendly environment with the help of specially drawn up plans.

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

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