

Appendix E

Description of Potential Study Sites

East and Central Located Sites

Motia Khan

Anand Prabat

Anand Vihar

Shahdara sub-CBD

West Delhi District Centres

Peera Garhi District Centre

Mangalam Place Rohini Sector 3 District Centre

DDA Sector 19 District Centre

Pitam Pura District Centre TV Tower

Potential Study Sites

Reports of East and Central Located Sites visited January 6th and 7th 1998

1. Motia Khan.

Site suggested by Dr Srirangan as being near central area with good transport connections, commercial potential and large squatter settlement already on site. Site is located on north side of Desh Bandhu Gupta Road which is the main road west out of Old Delhi to Karol Bagh. From New Delhi Station up to the site it is intensively commercial in mostly converted 3/4 storey buildings on both sides as the wholesale centre for building boards, timber, glass and furniture fittings. The block south-west of the Desh Bandhu Gupta Road and Rani Jhansi Road junction is now fully developed as the Jhandewalan District Centre.

The site's location within 2kms of Chandni Chauk and Connaught Place as well as the close proximity to the large commercial/market centres north and south of the site offer a wide choice of employment opportunities.

People we interviewed on the site spoke of there being 7000 families living there.

This is most certainly an exaggeration. The real number is more likely to be less than half that number but still a possible total population of over 10,000 who cannot be totally accommodated on the site. The Master Plan has zoned the area for residential at 450 persons per hectare i.e. a capacity of approximately 3000 persons. The site has been well covered by photography

The choice of the site was fully discussed (RK, IS, MT) with the Commissioner (Slum Wing) Mr Manjip Singh. He was not in favour of us including the site in our study since the site was DDA owned and they would redevelop it in an unsuitable way in any case. Furthermore he had been instructed to clear the site of the present residents and re-house them elsewhere. He was anti-DDA and had been given the job of running the Slum Wing (which previously was under the DDA) as a more sympathetic administration to the squatter point of view. He understood and was all in favour of our arguments for mixed use development.

2. Anand Prabat

Hill village-type old settlement – one of the many traditional settlements within the Delhi Municipal Council administrative area that is separate for many functions and keep their traditional integrity. Area originally could possibly be under pressure from possible major road construction because of its crucial location at a constricted junction point and railway crossing serving the whole of north west Delhi (Rohini).

Concluded after visit that it was more of a village and community conservation study outside of the Study remit and that the area was not under real commercial pressure.

The research team did not think there would be any further major road construction – certainly not involving displacement or creating major commercial opportunities.

Decided to investigate no further. Full photographic coverage.

3. Anand Vihar

A vast area of vacant bush and scrub land alongside major stagnant drainage canal and bisected by main twin track rail route. Concluded that major site development and planning decisions would be likely to be taken unilaterally by transport and other statutory bodies. Administrative complexities and almost certain lack of overall planning control ruled out the inclusion of the site in the study programme. Full photographic coverage.

4. Shahdara sub-CBD

Huge cleared and vacant site (30ha approx.) with main drainage construction taking place across it. Site discussion on possibilities of land use/transport strategic planning constraints and opportunities. Decided it was a good site from a green-field point of view for the study. Many strategic options could be examined. Full photographic coverage. The site was later discussed with the Chief Planning Officer DDA (Mr Raj) who declared categorically that the site could not be included in the study since all the major planning decisions for the site had already been taken and approved by government.

Conclusion

The Study seemed to be without any agreement on suitable sites. The peripheral sites had all been dismissed and Motia Khan had its political problems. However, after discussing the potential sites in more detail it was decided that Motia Khan should be used as a study site in spite of – indeed almost because of – its political implications.

Reports of Delhi Western Sites visited 18th January 1998

1. Peera Garhi District Centre (Master Plan 2 or 13?)

Located at NE corner of junction of Rohtak Road (NH10 main road to west) and the Outer Ring Road and defined in the 1990 Master Plan Report as District Centre, it lies some 13-14 kms from Connaught Place and is approximately 20ha. It is bounded to the west by the Outer Ring Road, the north alongside the Northern Railway main line, the east by New Multan Nagar and Sahdev Park and to the south by Rohtak Road. Mangalpuri railway station lies just to the west of the Outer Ring Road on the main line. The extent of its use and future as a possible commuter station was difficult to determine. The site is relatively flat with the Outer Ring Road on a rising embankment from its junction with Rohtak Road northwards to bridge the Northern Railway main line. A strip of land some 175m wide fronting the embankment from Rohtak Road to the railway land is mostly vacant with two large stagnant drainage ponds. The southern part is occupied by a temporary tented high school.

The rest of the site east of this vacant strip is occupied by single storey block walled asbestos roofed temporary barrack buildings (about 60+ are identifiable from the photographs). The buildings were erected by the GOI as a resettlement camp for Punjabi refugees after the mid-eighties troubles. East of this is a squatter settlement area (other squatters are indiscriminately scattered over most of the site) and east of that is a laid out temporary tented encampment.

An access road off Rohtak Road about 175m east of the Outer Ring Road junction, with a break in the dual carriageway central reservation, runs northward the full depth of the site to the railway line. It is lined with temporary trading structures selling a range of goods and services.

A toilet block, 5 bed dispensary and standard primary school have been built alongside or just back from and to the east of the access road. A three-storey block, started some 4-5 years ago (by the MCD?) on the south side of the primary school site has been finished to a relatively high standard. Conflicting views were expressed concerning its future some said high school others primary school. No other buildings of any substance were noted.

Drainage is poor and stagnant through lack of fall, ill-maintained and un-cleaned. Water supply is by stand pipe and was suffering from very low pressure. Overhead electricity supply is indiscriminately tapped by hooks over the transmission lines. Two large satellite dishes were observed on the north of the site.

The people have been told to quit by the DDA and have been allocated plots a long way away. According to the President they have refused to move - the plots are too far out and there is no work there - they want to be re-housed on site - even if it means being placed in tower blocks. Many have regular work at the Mangalpuri and Udyog Nagar Industrial Areas on the immediate western side of the Outer Ring Road i.e. walking distance. There is some unemployment, 40% literacy rate in Punjabi but not in English or Hindi. Residents do not want to go back to Punjab.

This would be an ideal site for the purposes of the study. The density of occupation is not particularly high. There is vacant ground to make a start without disturbance.

The location on the major cross roads of the western part of the town is strategic for public transport. The railway station could play an important interchange role.

The Master Plan (August 1990) lists the proposed role and content of district centres in two tables on pages 127 and 128 which could set the basic parameters of what the DDA is expecting out of the site in their terms. Is this site number 2 (Rohtak Road) or number 13 (Mangalpuri) in these tables? Mixed Land Use policy is briefly discussed on page 148 and is subject to the development code Clause 10 which is given on pages 165-166 as permitted non-residential activity on residential premises and not the other way round!

2. Mangalam Place Rohini Sector 3 District Centre

A well defined site on north side of Outer Ring Road some 3-4 kms north-east of Peera Gadi. Completely clear of development except for single storey temporary DDA offices in SE corner. A large sign with proposed plan and land use details faces the Outer Ring Road. Land uses and layout seem to be firmly determined. Photographed for the record. Built up all round. Seemed to be no point in taking it further as far as the research project is concerned.

3. DDA Sector 19 District Centre

Ill defined area of vacant land on south of Outer Ring Road about one kilometre west of its junction with NH1. The surroundings appeared to be largely undeveloped and cut by Western Yamuna Canal and Northern Railway main line north (both running north-south) and two established settlements Badii and Gobind Mohalla, one on each side of the Outer Ring Road. It is close to commercial development on the NH1 and a wholesale vegetable market at Sanjay Gandhi. There did not seem to be much of a prospect of immediate commercial pressure likely to arise and therefore not much going for the site from our point of view. Did not photo.

4. Pitam Pura District Centre TV Tower.

Well defined and fenced site on south-west corner of junction of Road 41 and the Ring Road. Construction has already started on a hotel, three tower blocks are nearing completion facing the Ring Road - the tallest nearest the road junction (12-14 storeys) will have Big Jos department store on its lower levels. Planning was even further advanced than on site 2 so did not bother to photo.

