

## Jagmohan also blamed for slow progress

By Sujay Mehdudia

NEW DELHI, NON. 23.

While the Union Urban Development Minister, Mr. Jagmohan, has sought to blame the Delhi Government for the poor pace of progress on the relocation of industries issue, it has come to light that his Ministry is no less responsible for the unending delays and has held back various clearances for mysterious reasons.

Highly placed sources said till date the Urban Development Ministry has not cleared the file regarding approval for change of land use from agricultural to industrial in the case of Bawana Industrial area, where nearly 1.065 acres has been acquired. Although the land was acquired on directions of the Supreme Court in 1996, it took DDA nearly three years to approve the structural plans permitting the area to be used for industrial performance speaks volumes about the seriousness of the Central agencies to ensure timely relocation.

After the DDA gave clearance for land use change in September 1999, the proposal was sent to the Union Government and the National Capital Region Planning Board for approval in January 2000. It has been almost 11 months since the plans were submitted to Mr. Jagmohan's Ministry for approval but the same has not been received. Despite this, the Delhi Government has gone ahead with the developing of this industrial site in anticipation of a clearance. The assurances of Mr. Jagmohan with regard to quick clearances for relocation has fallen flat on the face.

Similarly, while the Urban Development Ministry had stated before the court that 24,000 industries would be allocated space in Bawana, the inspections and plans worked out by the Delhi Government officials show that only 15,000 industries would be relocated. For adjusting the rest another 1,000 acres was needed for which no effort has been made to identify land. For this purpose, the responsibility lay with the DDA and the NCRPB who have to clear the additional acquisition. This also has not been forthcoming from the Central agencies.

Similarly, contradictions have also arisen on the use of land at the Bawana Industrial Estate and what type of industries would be relocated there. While clearing the structural plans, the DDA had imposed a condition that land in Bawana would not be utilised for allotment of "F" category industries. But at a decision taken during the meeting of the committee of the Nodal Agency, Mr. Jagmohan decided to make priority allotment in "F" category of industries which was already being done by the Delhi Government.

Sources said the implementation of the Master Plan was the responsibility of the DDA which was under Mr. Jagmohan. For violations of this Plan, prosecutions are provided for in the Master Plan. But a mere review would indicate that in the past 35 years of DDA's existence, hardly any prosecutions have been carried out.

Sources said it would be in fitness of things if Mr. Jagmohan helped the State Government in its efforts by identifying 5,000 acres provided for in the Master Plan 2001 and initiate development works. In addition, industrial lands already provided for should be used only for industrial

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purpose and all other commercial activity should be stopped. All vacant industrial plots should be either allotted or directed to initiate construction within 30 days or else face cancellation.

## Protest plan on Master Plan issue

By Our Staff Reporter

NEW DELHI, NOV. 23.

The Delhi Chief Minister, Ms. Sheila Dixit, declared today that her Government would not sit and watch the situation and if the need arises the elected representatives would hit the streets to protest against the failure of the Central Government to amend the Master Plan of Delhi. The livelihood of lakhs of workers was more important than the Master Plan, she asserted. Responding to the discussion on the closure of industries issue in the House, Ms. Dixit announced, to the thumping of the desks, that her Government and the Congress would not allow the closure of industries in residential areas at any cost. Lakhs of people and workers connected with these industries would not be allowed to be displaced. The voice of the Delhi Government was the voice of the people and the Centre should hear it loud and clear.

Making a passionate appeal to the Centre and the Union Urban Development Minister, Mr. Jagmohan, in particular, she said the Centre should understand the ground realities and the sentiments of lakhs of people. "Rome was not built in a day," she declared. It will take time to set right what has gone wrong over the years. The Centre should move immediately towards making amendments in the Master Plan.

Taking Mr. Jagmohan to task, she said while the Urban Development Minister had been advocating the idea of good health to the urban citizens, he was dumping all the polluting industries in the rural areas. "Is the health of the people in rural Delhi not important. Will this not mean destroying the green rural belt and violating the Master Plan. Will these industries not create havoc in rural Delhi. Has Mr. Jagmohan given a thought?" she asked.

Terming the stand of Mr. Jagmohan as unfortunate, she blamed the BJP for playing politics on the issue of closure of industries. The ultimate motive was to show the Delhi Government in poor light and hold it responsible for the chaos in the city and, in turn, save its own Minister and Government at the Centre.

Ms. Dixit said the nodal agency set up under Mr. Jagmohan for overseeing the relocation of industries has held two meetings but has not taken into consideration the proposal put forward by the Delhi Government representatives. "The truth is that it was the BJP dominated MCD which triggered off panic in the city by cancelling nearly 68,000 ad hoc industrial licenses and sending its personnel to seal all units in residential areas", she remarked.

Coming down heavily on the Leader of the Opposition, Prof. Jagdish Mukhi, for spreading rumours on the closure of industries, Ms. Dixit said that Prof. Mukhi had called her up and informed about closing of certain atta chakki units. But when she sought details, the BJP leader

failed to provide the same and never got back. ``These BJP leaders spread rumours in a planned manner and there was a conspiracy to defame the Congress(I) Government. But after I took up the matter with the Lt-Governor, Mr. Vijai Kapoor, things were sorted out and the BJP failed in its purpose," she asserted.

Ms. Dixit lamented that Mr. Jagmohan was trying to shift blame on the Delhi Government all the time. The Bawana Industrial Estate can provide for relocation of only 16,000 industries. No effort has been made to expedite acquisition of land for other industries. Land is not available for such a big exercise. The Centre, under whom the land subject comes, is not interested or serious

# 'BJP trickery behind crisis'

HT 24 Nov, 2000

HT Correspondent

New Delhi, November 23

Delhi Chief Minister Shiela Dikshit today lambasted the Union Government and accused it of being "anti people and anti humane" and threatened to take to the streets to oppose them.

Demanding the amendment to the Master Plan for the in situ regularisation of non-polluting industries, the Chief Minister said that the "entire crisis was the result of a conspiracy hatched by the BJP". They have to be exposed now, she thundered.

Mrs Dikshit made these observations while replying to the special discussion in the Assembly on the issue which had extended from Wednesday.

In a scathing attack on Union Minister for Urban Development, Jagmohan, she said, "I want to tell the Minister to recognise the ground realities and not make impractical statements." She described Mr Jagmohan's statement in Rajya Sabha on Wednesday as extremely disappointing.

"He has merely blamed the Delhi government but has not agreed to making any changes in the Master Plan. All that he has said is that he would see what amendments could be made," Mrs Dikshit explained.

"Why can't the Master Plan be amended? The Master Plan is up for review in 2001 and can easily be amended. Is the Master Plan more sacrosanct than the

Constitution of India which has already been amended so many times?" she asked.

"We have been greatly disappointed by the statement made by Mr Jagmohan yesterday. The BJP Government at the Centre is playing politics and using this issue to give a bad name to the Delhi Government," she alleged.

Mrs Dikshit further informed the House that following the



November 14 order by the Supreme Court, the Chief Secretary had issued directions for the closure of polluting industries in residential areas.

"But the BJP conspiracy came to the fore even here. The MCD, which is run by the BJP, created panic by revoking all ad hoc licences.

"Leader of the BJP in the

Assembly, Prof Jagdish Mukhi, called me and said that non-polluting industries were also being closed down. I asked him to give me specific instances but he was unable to do so. Even responsible persons like Prof. Mukhi are spreading rumours in a planned manner to create panic. The people were misled by the BJP MLAs and corporators resulting in the death of three persons and the damage to 113 vehicles," she alleged.

She also raised the question of rights of the people living in the Bawana area. "I want to ask the Government of India about where the industries should be moved. We need 4,000 acres of land. Even if we do find the land, is it right to destroy the green belt and throw the industries on the villagers? Is no one concerned about the health of these people?" she asked.

She further questioned the functioning of the DDA, which is under the Union Urban Development Ministry. "Has the DDA carried out its duties? Delhi needs 20 lakh houses and all that the DDA has given so far is 2.5 lakh houses. We want to make houses for the economically weaker sections but are not allowed to do so as land is not our subject.

"We want to give homes, jobs and food. But the Central Government wants to destroy everything — run bull-dozers over the homes that have been built. They are not the well-wishers of the people — their policies are anti-humanity," Mrs Dikshit charged.

# Ask Jagmohan to clarify Govt stand, Khurana urges PM

HT 24 Nov, 2000

HT Correspondent

New Delhi, November 23

**B**JP SENIOR leader and former Delhi Chief Minister Madan Lal Khurana today urged Prime Minister Atal Behari Vajpayee and Home Minister L.K. Advani to impress upon Union Urban Development Minister Jagmohan to clarify the government's stand on amendment of the Delhi Master Plan.

Talking to newsmen here Mr Khurana stated that Jagmohan should also clearly spell out the definition of the household and cottage industry. In this regard Mr Vajpayee had also given an assurance to the BJP Delhi MPs when they had met him that Jagmohan will clarify all their doubts. It needed also to be cleared that only those industries that were causing pollution or had been singled out by the court would be targeted.

He said this was necessary as people were uncertain about the government stand. "Several industry owners and workers have been thronging my house as they are apprehensive and not quite clear about the government's stand. "A

clear cut statement by Jagmohan will set their apprehensions at rest," he said.

Flanking Mr Khurana at the Press meet were BJP MP Lal Bihari Tiwari and former Delhi Industry Minister Harsharan Singh Balli. Mr Khurana said that it had been under the BJP rule in Delhi that relocation of industries in non-conforming areas was envisaged.

Mr Khurana said that in December 1996 the Supreme

judges had appreciated the work the apex court was now referring to those who had agitated as hooligans. The court had stated that it will not withdraw orders if hooligans take to the streets.

Mr Khurana said that prior to the time BJP came to power in Delhi in 1993, local leadership was responsible for the unplanned development here. However, without actually naming Union Urban Development Minister Jagmohan who had earlier also been L-G, Mr Khurana said that those who were occupying high positions then had also been responsible.

Mr Khurana said that the Urban Development Ministry should frame a policy for the industrial units in non-conforming areas only after it has held discussions with the Delhi MPs and representatives of the industrial units.

He said that he had already given notice for call attention motion and short duration discussion for tomorrow in Parliament on the issue of these industrial units. "It is important that the government first ensure that there is proper infrastructure in the areas where the industrial unit will be shifted."

## Amendment to Master Plan

Court had appreciated the work done by the then BJP-led Delhi Government. Reading out from a SC ruling then, Mr Khurana said the judges in the apex court had stated that they were satisfied with the Delhi Government's work in respect to the industries in the non-conforming areas. The judges had also expressed satisfaction at the manner in which the industries were co-operating.

The BJP leader said that it is surprising that while at that time the

# Even experts divided on amendment

HT Correspondent

New Delhi, November 23

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SHOULD THE Master Plan 2001 for Delhi (MPD) be amended? Even the experts seem divided on that.

Said Mr K.T. Ravindran, Head of Department (Urban Development) at the School of Planning and Architecture, "The Master Plan has already been amended somewhere around 220 times for one reason or the other. So there is no reason why it cannot be re-evaluated this time."

His belief is that the Master Plan, in its present form, is too rigid when it comes to dealing with industrial units. "For thriving cities like Delhi, strict zoning is not possible. One must encourage mixed land use but even for that a comprehensive study must be carried out."

Mr Ravindran feels that one aspect that can be introduced is negative zoning. "Instead of identifying which units can run in a specific area, the Master Plan should identify which units cannot run in that area." This he says would allow room for variations. He further

stated that a more lenient approach should be adopted while dealing with non-polluting units, even if they are operating from non-conforming areas.

However, Mr R.G. Gupta, former Additional Commissioner (Planning) of the Delhi Development Authority (DDA), who has extensive experience in town planning, feels that the problem does not lie in the Master Plan but in its non-implementation. Even the best laid plans come to nothing if they are not implemented correctly.

"There is nothing wrong with the Master Plan," said Mr Gupta, "and there is no need to modify or change it. The truth is that not a single measure has been taken to either implement the plan correctly or to adhere to the Supreme Court order to deal with polluting and non-conforming industries."

Mr Gupta points to the state of certain industries which are permitted in shopping and community centers. "If there is a provision for industries in shopping and community centers, why don't our shopping and community centers have space for them? I believe that much of the

problem we are facing today is because the people concerned just don't want to work."

He further claims that though Bawana, Kanjhawala and other areas have been identified as zones where industrial units are to be shifted, there is no infrastructure present there. "A person needs 26 infrastructure facilities, like water, sewers, roads and communication, to be able to live in a place. The fact is that the authorities have not even completed plans for the development of these areas? Why will anyone in their right minds shift their industrial units to such a place?"

Another problem which seems to have cropped up due to poor planning or the lack of it, is the fact that the areas earmarked for relocating non-conforming industries are all in west and southwest Delhi. "No one would mind moving to say within a radius of five to eight km. But I doubt if anyone running their business in Maujpur in northeast Delhi, will agree to shift their unit to west Delhi, over 25 km away," said Mr Gupta. He states that a more viable alternative would have been to identify zones in all parts of Delhi where such units could be shifted.