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Sanjeev Ahuja  
Executive Director



Delhi State Industrial and  
Infrastructure Development  
Corporation Ltd.  
Government Undertaking

N-36, Bamberghide  
Building, Connaught  
Place, New Delhi

2401  
28/12/12  
Director (Plg.) MPR/TC  
Dy. No. 3464  
Date 3/1/13

DSIIDC/Sr.Arch/MPD-2021/2012/1092

Dated:-21<sup>st</sup> Dec., 2012

Office  
Diary No. 125  
Date 7/1/13

The Commissioner cum Secretary  
Delhi Development Authority  
D Block Vikas Sadan,  
New Delhi - 110023

Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No. 4-329  
Dated 1/1/13

Subt: Review of Master Plan for Delhi 2021 - Public Notice dated 1.10.12  
Ref: DDA's public notice dated 1.10.12 with file no F3 (09) 2012/MP

Sir,

Please refer to the ongoing midterm review and correction of MPD-2021 which was attended by DSIIDC in various participatory forums. A public notice was released by DDA dated 1.10.12. in the major newspapers of Delhi for proposed modifications which the central government / Delhi Development authority proposes to make in the Master Plan for Delhi (MPD)-2021, as part of mid term review under section 11 (A) 3 of the Delhi Development Act 1957, were published for public information & inviting suggestions and objections. It is kindly requested to accept suggestions /observations of DSIIDC in the Chapter 7.0 Industry at following two locations:-

1) Para 7.6.2.1 Norms for Industrial clusters clusters of Industrial Concentration in Non Conforming Areas-

The norms proposed for the industrial clusters in Para 7.6.2.1 are more stringent than for proposed norms for new industrial areas. Thus these areas are never likely to get regularized. These norms need to be relooked into. The suggestions of DSIIDC in this regard are annexed below at Annexure - I for kind consideration.

2) Table 7.2 Norms for land distribution in Industrial areas

DDA has proposed certain modifications for table 7.2 of Chapter Industry in the notice published for public information and inviting objections. DSIIDC suggestions on the proposed modifications are annexed below at Annexure - II for kind consideration.

Dir (MPR)  
Asstt Accy (MPR)  
21/12

This is in response to the public notice dt 1/10/12 may be seen by Master plan section.

1/1/13  
Dir (MPR)  
1/1/13  
24/10/13

DSIIDC is an implementing agency involved in actualizing the Delhi master plan on ground and incorporating its suggestions will go a long way in making development process easier and feasible in Delhi.

Yours faithfully



(Sanjeev Ahuja)  
Executive Director

Copy to for kind information and necessary action please :-

**Mr. S.B Khodhankar**

Director (MP)  
Delhi Development Authority  
6<sup>th</sup> floor, Vikas Minar, ITO, New Delhi.

**Mrs. I.P. Parate**

Director (MPR)  
Delhi Development Authority  
6th floor, Vikas Minar, ITO, New Delhi.

✓ **Mr. Sanjay Pathak**

Additional Commissioner  
Delhi Development Authority  
6th floor, Vikas Minar, ITO, New Delhi

Make

**Subject: Review of Master plan for Delhi 2021- Amendments in Norms for Redevelopment of clusters of Industrial Concentration in Non Conforming Areas**

Reference: Public Notice dated 1.10.12 File no F3 (09) 2012/MP

*The norms proposed for the industrial clusters in table 7.6.2.1 are more stringent than for new industrial areas. How do we expect that these areas can ever get regularized? We need to relook into these norms. The objections/ suggestions have also been vetted by ShRizbudAdvisor( Planning). The objections/ suggestions are given below:*

**Chapter 7.0 - Industry Para7.6.2.1**

**7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non Conforming Areas**

Keeping in view the existing realities as well as the imperatives of planned development the following norms will have to be followed in the redevelopment process. Non-conforming clusters of industrial concentration of minimum 4 hectare contiguous area having more than 70% plots within the cluster under industrial activity/ use may be considered for redevelopment of area identified on the basis of actual surveys. After notification of such by GNCTD the redevelopment scheme will have to be prepared by the concerned local body / land owning in consultation with the Society (to be formed by the land owners) based on the following norms / conditions.

- (i) The cluster should have direct approach from a road of at least 13.75 m R/W.
- (ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment plan pollution control and environmental management development of services and parking and maintenance.
- (iii) Other stipulations shall include:-

*(Not if one compare column 2 and 3 in the tables given below it is evident that the norms proposed /given in the Para 7.6.2.1 are more stringent than in table 7.2. so column 4 is proposed)*

<b>Table 7.6.2.1</b>			
<b>Column-1</b>	<b>Column-2</b>	<b>Column-3</b>	<b>Column-4</b>
Use Premises	Proposed amendments by DDA in Table 7.2 of Industrial areas in the notice	Proposed amendments by DDA in para 7.6.2.1 of clusters of Industrial concentration in non conforming areas in the notice	<b>Suggested amendments by DSIIDC in table 7.6.2.1</b>

Industrial Plots ( Net Area)	45 -50		70 - 75%
Residential	20	nil	nil
Recreational - Park/Green Buffer	8 -10	8%	5 -6%
Commercial	2 -3	nil	nil
Facilities / Utilities - infrastructure requirements	6 -8	10%	6 -8%
Transportation- For circulation/ Roads/ Service Lanes/Parking/ Loading/Unloading Areas etc.	16 -18	20% (10%+10%)	14 -16%

(Other Conditions to be inserted below the table 7.6.2.1)

- a) Loading and unloading will be strictly inside the plots for any size. Common parking only for plots below 60 sqm.
- b) Facilities such as Fire stations, police station, CETP, Sub-Stations, Pump House etc. may not be required if available in the vicinity and has the capacity to serve that area. Only area specific facilities can be insisted upon.
- c) Industrial areas recognized as industrial in Zonal Plans will be considered for providing interim clearances such as DPPC, Factory License, SSI registration, MCD and Electricity Authority/Discoms and any other concerned departments.
- d) The ground coverage and setbacks shall not be insisted upon provided the FAR is as permissible in Master plan subject to adherence to road widths. All ramps or steps leading to the plot has to be inside the plot and not on public road.
  - i. Plots measuring more than **400 sqm.** to have minimum **9.0 m** ROW.
  - ii. Plots measuring **100 - 400 sqm.** to have minimum **7.5m** ROW.
  - iii. Plots measuring less than 100 sqm. to have minimum **6.0 m** ROW.
- e) If any land required for road widening in Individual plot or in an amalgamated plot in addition to FAR permitted FAR of land surrendered free of cost will be given as an incentive.
- f) If any plot owner is willing to spare his land for Facility he will be entitled to TDR equivalent to the FAR permissible on that plot and can be sold to any amalgamated plot in that area or any other industrial cluster.
- g) In case of plots more than 400 sqmt flatted factories as per norms given in master plan would be allowed.
- h) In case of amalgamation of plots minimum area shall be 500 sqmts (variation minus 5%). The FAR will be 1.5 times the permissible FAR as per MPD 2021 on individual plots before amalgamation. All other development controls will be same as for industrial plot of 500 sqmt stated in master plan 2021.
- i) As per clause 7.2 of MPD 2021 under classification of industries only single land use category has been prescribed namely "INDUSTRY". Therefore all development control norms of industry namely industrial plot, flatted group industries according

to table 7.3 of MPD 2021 or redevelopment norms issued vide notification no. SO-683(E) dtd. 1/4/11 would be applicable.

- j) Mixed use (Non industrial use) to the extent of 40% of the permissible FAR will be allowed on all plots and on any floor if the plots are redeveloped with amalgamation. In all other plots it will be restricted to only 10% of the permissible FAR.
- k) Industrial activity consuming electricity more than 80kw will have to accommodate the ESS inside the plot, for rest the system in operation to continue.
- l) All the units will have to obtain statutory clearances and will have separate electric connections.
- m) From the date of notification of the norms the societies will have to obtain the approval of the redevelopment Layout plans, water and drainage plans within 3 years.
- n) No charges on enhanced FAR as an incentive if redevelopment is completed by the agency or society within 2 years from the date of approval of layout plans, only extra services charges are to be paid. All plot owners also have to get their bldg. plans regularized within 2 year of making of Redevelopment Layout Plan.
- o) Areas which fail to implement their redevelopment plans within the prescribed period will get extension of another one year on the payment of enhanced FAR charges and twice the services charges. Failing which no industrial licenses will be renewed and industries will have to close down with immediate effect. Cluster which fail to complete the redevelopment proposals within the period specified as above shall have to shift to other conforming industrial area and the units functioning in non-conforming clusters shall have to close down
- p) All industries permitted in Master Plan 2021 would be permissible in these areas.
- q) Plots with an area of 1000 sqmt and above will be permitted to develop public parking as per the Master plan. Ground coverage - 50% , total FAR - 3 comprising FAR 2 for parking, FAR 1 for commercial and basement shall be free of FAR if used for parking, storage or services.
- r) Once the cluster is notified its land use will be deemed to be industrial with resultant FAR. The redeveloped work may be undertaken by the societies voluntarily or by the concern local body/agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly.
- s) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions the Technical Committed of DDA may relax the norms up to 10 %.
- t) The following areas shall not be eligible for industrial clusters redevelopment scheme.

Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along Water Bodies, canals, sensitive areas from security point of view conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats /bungalows/employer housing etc. and their immediate proximity.

Delhi State Industrial & Infrastructure Corporation Development Ltd. ANNEXURE-II

S/n	Topic	Proposed modifications by DDA	DSIIDC Suggestion	Justification
1	<p>Chapter 7.0 Industry</p> <p>Table 7.2 Norms for land distribution in Industrial areas.</p>	<p>In case of Residential use premises regulation for group housing shall apply. The land shall be reserved for facilities as per Residential facilities. Following breakup for industrial housing:</p> <p>i. Industrial Worker: 80% of DUs housing (Category-I of MPD -2021)</p> <p>ii. Entrepreneurs/Supervisors: 20% of DUs (Category-I &amp; II of MPD -2021)</p>	<p>In case of Residential use premises regulation for group housing shall apply. The land for facilities shall be reserved as per Residential facilities.</p> <p style="text-align: center;">--deleted--</p>	<p>Due to the policy level interventions by DDA and GNCTD, the nature of Industry has evolved in Delhi to territory sector with more than 80% share. Consequently Delhi now has a large skill base with about 30% of Delhi work force having educational qualifications (Degree or diploma) perusing occupation in engineering, medicine, law, accountancy, management and consultancies. Taking Delhi to first among all states with largest pool of skilled work force.</p>
				<p>Since the housing is meant for highly educated and skilled work force like CEO, Chartered accountants, MBAs, managers, engineers etc. consequently, the housing is now required to echo the evolving socio economic culture of Delhi work force. Thus defining the exact configuration or break up of housing say category I, II or III into 80:20 ratio may actually not reflect the emerged trend. Especially as Group housing norms already consists of mandatory 15% of FAR for Community Service Personals/EWS and lower category.</p>