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DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEV. CORP. LTD  
DSIIDC BUILDING, LAJPAT NAGAR PHASE-III, NEW DELHI-24  
(Architectural Division)

DSIIDC/Sr.Arch/MPD-2021/2012/1103

Dated:- 19.12.12

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

Director (Pig.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No. 4-338  
Dated: 9/1/2013

3901  
22-1-13  
75/DP/MPD  
21113

DD (MP)'S Office  
Diary No. 399  
Date... 22/1/13

Subject: Review of Master plan for Delhi 2021 Community Work Centres/Industry cum Work Centers (Reminder)

Sir,

The community work centre (CWC) scheme was initiated in 1975-76 as a promotional programme in line with the policy of the GOI to promote self-employment amongst economically weaker sections.

- Grant in aid was received from the GOI for construction of CWC sheds in 29 resettlement colonies.
- Land for CWCs was allotted by the Slum & JJ wing of DDA during 1976-80 and semi permanent structures (SPS) were constructed during 1976-81 for running tiny/household industry. It is giving direct employment to about 6000 persons of EWS.
- 30 years life span of SPS has expired and SPS/ sheds are now in a dilapidated condition needing re-construction as Pucca structures. This opportunity will create more work space as full FAR (Revised additional) will be utilized now.
- DSIIDC has selected four sites located in Kalyanpuri, Trilokpuri, New Seemapuri & Jahangir puri Ph.-I resettlement colonies for re-construction as Pucca bldgs.
- Building plans were submitted to Municipal Corporation of Delhi (MCD) from 2007 to 09 for approval. The same have however not been approved till date due to non clarity about land use & Dev. Control norms( DCN) in MPD 2021 with respect to CWC.

CORRESPONDENCE WITH IMPORTANT ISSUES RAISED

DSIIDC as well as Town Planning wing of MCD have been taking up the matter with the Master Planning division of DDA since then but without any results so far. Because of it, DSIIDC is not able to proceed.

relates to suggestion on the  
public notice dt 1/10/12  
19/1/13 ✓ Dir. (Pig.) MP

DD (MP) (P)  
22/01/13  
U/I  
22/1/13

ahead with the reconstruction work, even when condition of some of the sheds could be termed as life threatening. The following letters of DSIIDC/MCD to DDA refer to in this connection :-

- 1) Letter dtd. 11.06.09 from MD, DSIIDC to VC, DDA requesting for defining Dev. Control Norms(DCN) etc. in r/o CWCs as solicited earlier by TP cell of MCD vide their letter dated 26.03.09. (Annex A)
- 2) JT. Dir(MP), DDA vide his letter dtd. 17.08.09 informed MCD that the land use & DCN in r/o CWCs constructed already, will continue to be industrial subject to conformity with the provisions of earlier MPD according to which the same would have been constructed. (Annex B)
- 3) Letter dated 31.5.12 of ED, DSIIDC to Mrs. I.P. Parate, Dir. (M.P.) & Sh. Sanjay Pathak, Addl. Commr., of DDA suggesting (Annex C) :-
  - a) Land use of CWC pockets in Slum & JJ colonies may be clearly declared as "INDUSTRIAL" to remove any ambiguity.
  - b) Since the CWC nomenclature does not occur in MPD 2021, therefore DCN should be made clearer to MCD by prescribing table 7.3 of MPD 2021 or notification No. S.O. 683(E) dtd. 1.4.11 (issued by DDA) for CWC/ flatted factory sites.
  - c) CWC/flatted factory sites should be incorporated in the zonal plans in co-ordination with DSIIDC.
- 4) Letter dtd. 10.9.12 of Project Director, DSIIDC to CTP, MCD with copy to Mrs. Parate stating that (Annex D):-
  - a) DDA's slum deptt., taking a conscience decision, had allotted sites to DSIIDC in resettlement colonies for use as Community Work Centres/ Industry cum work centres in 1978 therefore even when land use of resettlement colonies remain as "Gross residential", the purpose for which site was allotted in the resettlement colonies will remain the same (original) i.e. INDUSTRIAL.
  - b) As per Para 7.2 of MPD 2021 all types of industries are to be known as INDUSTRY only irrespective of its further classification such as light, medium or heavy industry etc. Therefore an industrial plot could attract Development Control Norms of any type of industry that is industrial plot, flatted group industries as envisaged in table 7.3 of MPD 2021 or redevelopment norms issued vide notification No. S.O. 683 (E) dtd. 1.4.2011. The option to select the norms can lie with the owner/ user according to their project requirements depending on the trade for example requirement of IT will be different from packaging, garment etc.

5) Letter dtd 7.11.12 of ED, DSIIDC to Commr. cum Secy., DDA(Annex E) with copy to Mrs. Parate and Mr. Sanjay Pathak stating that :-

- a) DSIIDC officers have participated in various forums concerning mid term review of MPD 2021 which was followed by submission of suggestions of DSIIDC to DDA through various letters but the suggestions have neither been uploaded on the DDA web-site nor the same find mention in the public notice released by DDA to the press on 1.10.12.
  - b) Since DSIIDC is an implementing agency involved in actualizing the Master plan on ground, the suggestions of DSIIDC will go a long way in making development process easier and feasible in Delhi.
- 6) The amendment is necessary because of the fact that as in MPD 2021 it has been mentioned inter-alia that the work cum industrial centers will continue to be treated as industrial if the same has been developed so in accordance with earlier master plans, which does not carry any meaning, however in view of the fact that there was no mention of Land use & Development Control Norms in the earlier master plans with regard to DSIIDC CWC sites.
- 7) It is pertinent to mention here that the land owning agency ie. DUSIB now, has given their NOC vide letter dtd. 29.1.09 to DSIIDC for re-construction or renovation of the CWC bldg. in accordance of the building bye-laws and after getting the approval of the building plans by the bldg..deptt. Of MCD (Annex F)

SUGGESTIONS

In view of the position stated above,

- 1) there is a need to insert the following clause in sub Para(b) of Para 7.6.1.1 of MPD 2021:- "Land use for Community Work Centre sites and Industrial Work Centres for which land was allotted to DSIIDC in different resettlement colonies by the then Slum & JJ wing of DDA in 1976 onwards, shall be "INDUSTRIAL" attracting development Control Norms of Industry.
- 2) Industrial plot should attract Development Control Norms of any type of industry that is industrial plot, flatted group industries as envisaged in table 7.3 of MPD 2021 or redevelopment norms issued vide notification No. S.O. 683( E) dtd. 1.4.2011. The norms can be selected by the owner/ user according to their project requirements, depending on the trade for example requirement of IT or ITES will be different from packaging, garment etc.

The urgent need for amendment is accentuated by the ambiguity felt by MCD as reflected in the letter of the Senior Town Planner, MCD addressed to Jt. Dir.(MP), DDA vide his letter dtd. 23.7.12 (Annex G) which remains unanswered so far.

Yours faithfully

(Sanjeev Ahuja)  
Executive Director

Enclosed :-Letters dated. 11.6.09, 17.8.09, 9.3.12,31.5.12,10.9.12, 7.11.12,29.1.09, 23.7.12 (16 sheets).

Copy of above is forwarded to following for kind information & necessary action in midterm review of MPD 2021.

Mr. S.B Khodhankar  
Director (MP)  
Delhi Development Authority  
6<sup>th</sup> floor, VikasMinar,ITO, New Delhi.

✓ Mrs. I.P. Parate  
Director (MPR)  
Delhi Development Authority  
6<sup>th</sup> floor, VikasMinar,ITO, New Delhi.

Mr. Sanjay Pathak  
Additional Commissioner  
Delhi Development Authority  
6<sup>th</sup> floor, VikasMinar,ITO, New Delhi

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Ann. A



CHETAN B. SANGHI  
I.A.S.

Managing Director  
Delhi State Industrial & Investment  
Development Corporation Ltd  
N-Block, Bombay Life Building  
Connaught Circus, New Delhi-1

DO NO DSIIDC/CEWT/2009

Dated: 11<sup>th</sup> June 2009

Dear Sir,

As advised, kindly find enclosed herewith list of pending issue which we would request DDA for early resolution. This would go a long in helping matters and industry in general in NCT of Delhi. A meeting in your guidance with all concerned may be fruitful.

With warm regards,

(CHETAN B. SANGHI)

Shri Ashok Kumar, IAS  
Vice Chairman  
Delhi Development Authority  
Vikas Sadan, T.N.A. Market,  
New Delhi

656/SEC(D)

12/6/09

For keeping a copy in the concerned file MS 12/5

- 1) EE (CD VII) - reg pt no 1
- 2) AG-I - reg pt no 1-93 [T.L.]

**ISSUES PENDING WITH DELHI DEVELOPMENT AUTHORITY**

**1. EO, Land at Narela Industrial Complex for land used by DDA**

On the request of VC, DDA received vide No. 17(111)CE/NZ/DDA/236 dated 12.07.01 and on the instructions of Hon'ble Minister, 7 acres of land was taken over by DDA out of Narela Indl. Complex for the C/o 80 mt. wide road connecting Karnal Road with Alipur Road. DDA had to allot 7 acres of land as compensatory allotment elsewhere in lieu of the land taken over. DSIIDC has been taking up the matter with DDA since then D.O. letters dated 06/14.03.06 & 27.04.09 from MD, DSIIDC to the VC, DDA refers to in this connection. Copy of both the D.O. letters are enclosed. DDA may now compensate us by way of allotment of 7 acres of land in the vicinity of Narela Indl. Complex in view of the land transferred to DDA.

**2. CWC approvals - Zonal Plan clarifications**

The DSIIDC had constricted Community Work Centres (CWC) as per the provision in MPD-1962. The CWC's have to be upgraded though MPD-2021 has stated the sites of works centres to be industrial yet their development control norms have not been defined. The Dy. Town Planning, MCD has requested DDA to clarify applicability of norms as of flatted factories in these areas. Confirmation of DDA is awaited. (Ref. No. TP/G/1182/09 dtd.26.3.09).

**3. Development control norms for affordable housing**

The MPD-2021 has elaborated at length the concept of affordable housing, but the specific development control norms have not been stipulated. The MPD-2001 has said that such houses can be constructed as per BIS-8888 but, suitable clarifications under MPD-2021 awaited in this behalf. Copy of development control norms worked out by DSIIDC are also enclosed.

**4. Approval of building plans for industries vis-a-vis parking norms as per MPD-2021**

The building plans for industrial plots in Delhi are not being sanctioned since it is not possible to provide the parking as per norms of MPD-2021 in any given plots for sizes less than 250 sqm. just cannot be done, whereas DSIIDC has allotted only plots of this under relocation scheme. Therefore, DDA needs to follow the same norms for plots upto 250 sqm. as for housing.

5. Land use confirmation of Zonal plan level under MPD-2021 for housing sites allotted by Hon'ble LG for JNNURM projects.

Housing at following places have been allotted by Hon'ble LG for construction of affordable housing and projects have already been approved by the GOI. While enclosing zonal plan these sites need to be ear-marked under the zonal land use zone:

- a) Ghogha
- b) Kanjhawala
- c) Baprola
- d) Saraspur Khalsa
- e) Nangli Sakrawati
- f) Jonapur

6. Conversion from leasehold to freehold of the lands allotted in different industrial areas for construction of industrial sheds

	Area (in acres)
a) Okhla Indl. Area Phase-I	16.16
b) Okhla Indl. Area Phase-II (Scheme-I)	8.57
c) Okhla Indl. Area Phase-II (Scheme-II)	4.409
d) Okhla Indl. Area Phase-II (Scheme-III)	5.027
e) Wazirpur Indl. Area	6.422
f) Lawrence Road Indl. Area	4.673
g) Jhilmi Tahirpur Indl. Area	2.269
h) Rohtak Road Indl. Area (near Nangloi DTC Depot)	26.00

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Ann. B

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE JT. DIRECTOR(MP)  
6<sup>th</sup> FLOOR, VIKAS MINAR, NEW DELHI

Dated 17.8.09

MPD-2021 (63/2007/MP/189)

The Sr. Town Planner(DP),  
Municipal Corporation of Delhi  
Town Planning Department,  
Nizamuddin  
Kashmere Gate,  
Delhi-110006

Subj: Regarding the Development Control Norms for Community Work Centres

Please refer to your letter dated 4.5.09 on the above cited subject.

According to MPD-2021 the approved work-cum-industries centres, where development has been undertaken in accordance with the land use/earlier Master Plan shall continue to be industrial subject to conformity with the provisions stipulated

Therefore, being industrial land use the Development Control Norms of industries as stipulated in MPD-2021 will be applicable.

*H.S. Dhillon*  
(H.S. Dhillon)  
Jt. Director(MP)

Sh R K Gupta,  
Chief Engineer, DSIDC,  
Wazirpur Industrial Area, New Delhi.

*CE/MPD*  
*25/8/09*

*17/8/09*  
*18/8/09*  
*19/8/09*

*18/8/09*  
*19/8/09*



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Ann. C

NO:DSHDC/ARCH-1/2012-1913-7

Dated: 31/ May, 2012

Mrs. I. P. Parate  
Director (MPR),  
Delhi Development Authority,  
6<sup>th</sup> floor, Vikas Minar,  
ITO, New Delhi

Mr. Sanjay Pathak  
Additional Commissioner,  
Delhi Development Authority,  
6<sup>th</sup> floor, Vikas Minar,  
ITO, New Delhi.

Subject: Review of Master plan for Delhi 2021 - A Participative approach

Dear Sir,

Matters pertaining to Delhi State Industrial & Infrastructure Development Corporation (DSHDC)

DSHDC has substantial sites and Industrial Estates in Zones P-I, P-II, M, N and Zone H of Delhi Master Plan. Some of the sites were developed in the past and some of them are on the drawing board for upcoming construction and development. Some corrections in form of suggestions are being forwarded to DDA with respect to *specific issues pertaining to DSHDC in these zones and larger issues on the whole with respect to norms etc*

Already developed sites like Narela, Bawana, and Bhorganh sites are exhibiting increasing industrial activity in the designated area due to increasing DSHDC effort, thus heavy traffic is likely to be generated. DSHDC sacrifices land for making Master-plan Roads from its site, with due regard to this better Connectivity should be given to these Industrial area, by joining missing links outside the project area at masterplan level. Since these are major Employment centres connectivity with mass transport should be provided in the masterplan i.e. preferably through metro, thereafter BRTS or monorail etc. can be next best alternatives for which appropriate alignments should be reserved as on today

DSHDC is major stakeholder in Zones P-II, M & N exhibiting major business activity due to Large Industrial areas. For better economic development these sites

should be interconnected in a better fashion. These should then be linked through a dedicated truck/ container/ freight corridor to KMP and DMIC corridor. This dedicated corridor should be open 24 Hours for better business environment. NH-1 or Rohtak Road being too far apart another linkage should be attempted somewhere in between the two roads possibly by taking Rithala road straight ahead.

P-II exhibits less industrial allocation, for which the quantum should be increased for a balanced and well distributed business growth.

Walk to work concept is the philosophy world over for which Residential component should be inbuilt in the Industrial Norms to the tune of 30 % and commercial to the tune of at least 5%.

Some of the site specific aspects with respect to Zonal plans is enumerated hereunder:

#### 1. NARELA INDUSTRIAL AREA:-

- a. **Better utilization of redundant land use:** Approx. 5 Ha area earlier which was earlier marked for Canal is filled up and is not in use anymore. It does not have scope for extension on either side as well. For proper utilization of this redundant land use for utilization for public benefit, the Land use may now be marked as Industrial Land use in the zonal plan.
- b. **Better Connectivity:** DSIIDC sacrificed approx. 7-Ha land for making Master plan Roads from its site, with due regard to this better Connectivity be given to DSIIDC Industrial area, by joining missing links outside the project area at masterplan level. This is important as Industrial activity is increasing in the designated area due to DSIIDC effort more heavy traffic is likely to be generated.
- c. **Land use of 2 Housing pockets (7.15 Ha & 5.59Ha) should be designated as Residential**
- d. **The shape, size and area of the Industrial Estate:** to be reflected in the Zonal Plan as per site, this can be undertaken in coordination with DSIIDC.
- e. **Connectivity with MRTS:** Since these are major employment centres connectivity with mass transport be provided in the masterplan i.e. preferably through metro, BRTS or monorail etc.

should be interconnected in a better fashion. These should then be linked through a dedicated truck/ container/ freight corridor to KMP and DMIC corridor. This dedicated corridor should be open 24 Hours for better business environment. NH-1 or Rohtak Road being too far apart another linkage should be attempted somewhere in between the two roads possibly by taking Rithala road straight ahead.

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Some of the site specific aspects with respect to Zonal plans is enumerated hereunder:

**I. NARELA INDUSTRIAL AREA:-**

- a. **Better utilization of redundant land use:** Approx. 5 Ha area earlier which was earlier marked for Canal is filled up and is not in use anymore. It does not have scope for extension on either side as well. For proper utilization of this redundant land use for utilizing for public benefit, the Land use may now be marked as Industrial Land use in the zonal plan.
- b. **Better Connectivity:** DSIIDC sacrificed approx. 7 Ha land for making Master plan Roads from its site, with due regard to this better Connectivity be given to DSIIDC Industrial area, by joining missing links outside the project area at masterplan level. This is important as Industrial activity is increasing in the designated area due to DSIIDC effort more heavy traffic is likely to be generated.
- c. **Land use of 2 Housing pockets (7.15 Ha & 5.50Ha) should be designated as Residential**
- d. **The shape, size and area of the Industrial Estate:** to be reflected in the Zonal Plan as per site, this can be undertaken in coordination with DSIIDC.
- e. **Connectivity with MRTS:** Since these are major Employment centres connectivity with mass transport be provided in the masterplan i.e. preferably through metro, BRTS or monorail etc.

## 2. RANI KHERA INDUSTRIAL AREA:-

- a. **Better Connectivity:** Rani Khera Mundka Industrial Estate is a deep site approached through proposed UER II. A single approach is not sufficient and an alternate approach from rear side from north-north-east side of the site should be provided in the masterplan for better connectivity to the north-north-east side of the site residents.
- b. **UER Junction:** The engineering design of junction at UER II should provide barrier free entry or exit from both directions to the Industrial Estate. Metro station should be located nearby.
- c. **DSIIDC Industrial area land use:** industrial with housing component and covered under FOD guidelines and regulations.

## 2. KHANJAWALA INDUSTRIAL AREA:

- a. **Connectivity with MRTS:** This estate is a major quantum of approx 950 acres lies in between UER II & UER III but not touching. Since this is major employment centers, connectivity with mass transport be provided in the masterplan. Road or rail connectivity through realigned metro station (UER II) a monumental task. Second alternative possibility. The engineering design of junctions should provide barrier free access (entry or exit from both directions) to the Industrial Estate. Metro station should be located nearby. This is still possible today as the area is green field.
- b. **Approach Roads:** Bawana Khanjawa road should be broadened as per master plan and Rithala Road should be taken up as priority.
- c. **DSIIDC Industrial area land use:** industrial with housing component and covered under FOD guideline.

## 3. FRUIT MARKET TIKRI KHAMPUR

- a. **DSIIDC** is attempting to work out this project on behalf of DSIIDC.

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b. NH-1 Junction: Since large number of trucks would be coming & leaving this site daily, the engineering design of junction at NH-1 should provide barrier free access to the whole sale market.

c. Better Connectivity: Better connectivity to KMP, DMC corridor, NOIDA, Greater Noida etc is required for barrier free traffic.

#### ✓ COMMUNITY WORK CENTRE

DSIIDC has number of CWC sites which have deteriorated over a period of time and urgently require development. But our projects are stuck in MCD for want of following reasons. Need more clarification from DDA

a. The landuse of these pockets in Slum & JJ colonies be declared as Industrial.

b. Since CWC nomenclature does not occur in MPD 2021 development Control Norms should be made clearer to MCD by prescribing Table 7.3 / notification no-SO 683(E) dated 01-04-11, for CWC/ flatted factory sites.

c. CWC/ flatted factory sites should be incorporated in the zonal plans in coordination with DSIIDC

#### 5. MPD 2021 - Chapter 7, Industry:-

a. DSIIDC is an Industrial and Infrastructure development agency for Delhi, while implementing MPD 2021 notified in 2017 has come across some bottle necks in the norms prescribed in the master plan which need to be simplified. Broad draft suggestions elsewhere are attached at Annexure -I. for early notification please. This would go a long way in easing out problems in existing or proposed industrial areas of Delhi.

#### 6. EXISTING INDUSTRIAL AREAS, NORMS AND REDEVELOPMENT GUIDELINES:-

a. DSIIDC facing problem in getting approval of industrial projects in existing Industrial areas in regard of table 7.3 & notification no SO 683 (E) dated 6.04.11. In this regard a draft proposal of bottlenecks and tentative suggestions is enclosed at Annexure -II for kind considerations

7. DEVELOPMENT CONTROL NORMS FOR TRANSPORTATION  
TABLE 12.7 PARA 4

a. Delhi Government has given mandate to DSIIDC for development for various projects in L.P Estate area specially related to Bus Depot. In this regard a letter no. DSIIDC/PD (H)/37/2012-13/367 dated 28-05-2012 has been return to Mrs. [redacted] copy enclosed at Annexure -III However for further micro details to be presented by DSIIDC in the meeting organized by DDA [redacted] and industrial issues.

8. DEVELOPMENT CONTROL NORMS FOR WHOLESALE TRADE  
TABLE 6.2

a. While trying to work out the financial viability of one of the project (Wholesale Fruit market at Tikri Khampur near Singha Border to reduce congestion in Azadpur Market) is likely to be a expensive state of art mode infrastructure which is likely to reduce heavy traffic on Delhi roads. After understanding the requirement and to make the project bankable and financial viability, an upward revision of FAR and Ground Coverage is required. In this regard a draft proposal of tentative suggestions is enclosed at Annexure -IV. For kind considerations in which some additional facilities such as fuel pump, budget accommodation, diaba etc. can also be added to permissible usages.

9. NORMS FOR HOUSING:


a. The DSIIDC is developing EWS housing for urban poor under JNNURM scheme in the various locations of Delhi. The housing consultant of DSIIDC, Sh. Promod Adlakha (Adlakha & Associates) represented the meet from DSIIDC housing and discussed various issues, like clear cut developments control norms, usage and use width of the staircase, and appropriate quantum of social infrastructure etc., which can be fit into the JNNURM Government of India states schemes relating to the housing for poor/EWS

b. It is most appropriate to make additions and revisions in DEVELOPMENT CONTROLS FOR EWS/IG/SLUM REHABILITATION/URBAN POOR/LOW INCOME HOUSING etc. A draft proposal for such revisions in low-rise (up to 15m (walkble) housing and multistoried housing is made. Housing division DSIIDC are enclosed at Annexure -V for early notification please. This is stated that the all the suggestions are incorporated after the detail discussions with Sh. Vijay Risbud. This would go a long way in providing housing for poor as well as early allotment.

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Keeping in view the above facts, it is requested to your goodself to arrange separate meeting(s) to review issues pertaining to DSIIDC, projects relating to DSIIDC & Industries where the details can also be presented to DDA.

Yours faithfully,

  
(Sanjeev Ahuja)  
Executive Director.

DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORN.LTD  
TECHNICAL CENTER BLDG., WAZIRPUR INDL. AREA, DELHI-110052  
OFFICE OF THE PROJECT DIRECTOR(MMH)

No. DSIIDC/PD(MMH) /2012-13/F 3/14.

Dated - 10/09/2012

To,

The Chief Town Planner, MCD  
South Delhi Municipal Corporation,  
21st Floor, Block  
Civic Center, Minto Road,  
New Delhi-110002.

Subject: - Regarding Development Control Norms for Community Works Center/Industry cum Work Center.

Reference: - Letter no. TP/EDMC/222/12 dtd. 23/7/2012 from Senior Town Planner EDMC to Jt. Director (MP) DDA.

Dear Sir,

From the letter of Senior Town Planner under reference, it is self evident that resettlement colonies were created for residential purpose and the then DDA's Slum department taking a conscience decision had allotted sites to DSIIDC (copy enclosed) in such resettlement colonies for use as community Work Center/Industry cum Work Center in 1978.

In view of the above position, even when the CWC sites fall in the area shown as "Gross Residential" the purpose for which the site was allotted will remain the same.

Therefore, it will be inconsequential to take up the matter with DDA again & again which will only help in contributing to the delay in our projects and no useful purpose will be served.

678/101WP  
14-9-12

930/Arch  
14/9/12

Kalra  
17/9/12

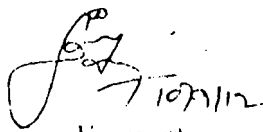
Arch/MD



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We may therefore expedite the processing of the plans on the basis of the facts that knowingly CWC sites were allotted in residential colonies.

As per clause 7.2 of MPD 2021 under classification of industries only single landuse 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 are applicable for CWC/flatted factory. In discretion to select the same with the owner/ user according to their project requirements.

  
(Sanjay Kumar)  
PD (MMII)

Encl: - 1. Letter under reference  
2. Allotment letter.

Copy to:-

- 1) C.E-III, DSIIDC, for kind information please.
- 2) Mrs. I.P Parate, Director (MPR), DDA, 6<sup>th</sup> floor, Vikas Minar, ITO New Delhi.
- 3) Jt. Director (MP), DDA, 6<sup>th</sup> floor, Vikas Minar, ITO New Delhi.
- 4) Sr. Architect, DSIIDC, Lajpat Nagar, New Delhi.
- 5) CPM(CWC), DSIIDC, Wazirpur.

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Ann. 'E'



Sanjeev Ahuja  
Executive Director



DSIIDC/ Sr.Arch/MPD-2021 / 2012/  
To,

Dated: 07.11.2012.

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

Subject: Review of Master plan for Delhi 2021- Public Notice dated 1.10.12

- Reference: Our letters no (Enclosed)
- DSIIDC/ Arch/ 212-13/917 dated 31 may 2012-Matters pertaining to Delhi State Industrial & Infrastructure Development Corporation (DSIIDC),
  - DO No DSIIDC/ED/PS/2011 dated 22 Dec 2011
  - DO No C1/PS/2011 dated 09/12/2011
  - Do No DSIIDC/CE-IV/2012-13/D/384

Sir,

Please refer to the ongoing midterm review and correction of MPD 2021, which was also attended by DSIIDC in various participatory forums. There after the observations and suggestions made by DSIIDC was submitted in DDA office vide letters under reference. However these suggestions have not been uploaded on DDA website and neither finds reference in the public notice released by DDA dated 1.10.12 in the major newspapers of Delhi.

It is kindly requested to reflect the suggestions/ observations of DSIIDC in the midterm review. 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 of letter to following for kind information & necessary action please:

1. Mrs. I. P. Parate  
Director (MPR), Delhi Development Authority,  
6<sup>th</sup> floor, Vikas Minar, ITO, New Delhi.
2. Mr. Sanjay Pathak  
Additional Commissioner, Delhi Development Authority,  
6<sup>th</sup> floor, Vikas Minar, ITO, New Delhi.

*Kalshetti*

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Ann. F  
100

**SLUM & J.J. DEPARTMENT  
MUNICIPAL CORPORATION OF DELHI**

Room No. C-5, Vikas Kuteer,  
I.P. Estate, New Delhi-2.

No: F/Misc./IAL/151/08/JJ/D- 22

Dated: 29/01/2009

To

**The Superintending Engineer - III  
D.S.I.I.D.C. Ltd., Technical Centre Building,  
Wazirpur Industrial Area,  
Delhi-52.**

Subject: **NOC for renovation of DSIIDC's Work Centres in various  
resettlement colonies.**

Sir,

Kindly refer to your letter No. DSIIDC/SE-III/CWCs/08/F.10 dated 14.01.2009 enclosing thereby a Pay-order No. 15037 dt. 14.1.09 of State Bank of Patiala, Wazirpur, Delhi, for an amount of Rs. 2,92,612/- in response to this office letter No. F.Misc/IAL/151/08/JJ/D-4 dated 6.1.2009. The same has been deposited with Central Bank of India, Extn. Counter, Vikas Kuteer, New Delhi through challan bearing No. 1201 dt. 20.1.09.

As detailed and intimated earlier vide letter dt. 06.01.2009, in regard to sites allotted to DSIDC vide letter No. F.29(1)/Allot./JJ-HQ/78/29 dt. 23.2.78, the No Objection is hereby granted for the sites mentioned in the said letter dt. 23.2.78 except to the site of Kalkaji JJR Colony.

The DSIIDC is permitted to re-construction or renovation of the building in accordance with the building by-laws and after getting the approval of the building plans by the Building Deptt. of MCD.

Please also note that the title of land of these sites will remain with the S&JJ Deptt. and the DSIIDC has to make regular payment of annual ground rent @ Rs. 3825/- per annum in advance commencing from 25.2.2009 on or before 10<sup>th</sup> of March of every calendar year.

Yours faithfully,

*[Signature]*  
29/1/09

**DY. DIRECTOR (I.A.)**

Copy to:

Director (T.P.) for kind information please.

**DY. DIRECTOR (I.A.)**

*Pl send copy of this NOC to EE (Bldg) M to facilitate approval of Bldg. Plans of CWCs.*

*1) EE-III - B-512 MS 2/2/09*

*134-SE(II)  
1.1.09*

No. TP/EDMC/222/12

86

Date: 23/7/12

ADD.

To  
The Jt. Director (MP),  
Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar, I.P. Estate,  
New Delhi-110002.

**Sub:-Regarding development control norms for 'community cum work centre / industry cum work centre'.**

Sir, *(copy enclosed below)*

This is with reference to your letter No. F.3(63)2007/MP/189 dt. 17/08/09 on the abovesaid subject received in response to this office letter dt. 04/05/09 allowing the development control norms of industries in the community work centre (copies enclosed for ready reference).

DDA's Slum Department in the year 1978 has allotted community work centres in various resettlement colonies to DSIIDC. The building files for two such community work centres Kalyan Puri and Trilok Puri measuring 4927.76 sqm and 3786.05 sqm respectively have been referred by Building Deptt.(HQ) for comments on town planning aspects. The said sites have been shown as 'community cum work centre' & 'industry cum work centre' respectively in the approved development plan of Patparganj Area. However, as per the zonal development plan zone E the two sites fall in the area shown as gross "Residential". The norms for industries have been allowed in the sites u/r as per the letter of DDA dt. 17/08/09 but as per provision MPD-2021 industrial use is not permitted in the residential use zone.

In view of the facts mentioned above it is requested to kindly clarify whether 'community cum work centre' / 'industry cum work centre' can be permitted in residential use zone whether development control norms of industries as mentioned in the letter dt. 17/08/09 can be applicable for such sites falling in residential use zone. If so, whether the development control norms for "industrial plot" or "flatted group industries" shall be applicable in the said case.

An early reply is requested for expediting building files.

**Encl:-As above**

Yours faithfully

*[Signature]*  
Sg. Town Planner

**Copy to:-**

- 1 Chief Project Manager DSIIDC Ltd. Technical center Bldg. Wazirpur Industrial Estate New Delhi-110052 for information please.