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Director (Plg.) MPR/TC,
 Commr. (Plg.)-I's Office D.P. A. Vikas Minar N. DELHI-2
 Dy. No. L-352
 Diary No. A-374
 Dated 21-01-13
 Date 15/1/13

Director (Plg.) MPD-2021
 Dy. No. 3734

DD (MP)'S Office
 Diary No. 335
 Date 17/1/13

Received on 17/1/13
 2 PV
 10.01.2013
 11/01/13

NOTE

Sub: Suggestions for Master Plan Review / Amendments as per DDA Public Notice dated 04.10.2011.

Ref: Plot of "Birla Textiles" located in Zone C-9 at Old Subzi Mandi, G.T.Road Delhi-110 007.

Commr. Plg. [Signature]

Chg. of [Signature] 15/1
 ACCUS
 12/1 (MP)

In response to the above scheme, Birla Textiles, Delhi-110 007 (Prop. Texmaco Infrastructure & Holdings Limited) has sought review of Landuse for the area in the above plot to be retained by Birla Textiles from "Industrial" to "Residential" as shown in the Landuse Map attached to the Zonal Plan of Zone-C and MPD-2021. In this regard, our submissions are as under:-

A). Provisions of MPD-2021:-

As per Clause 7.6.1.1 Industrial activity shall be conducted at the location in the Industrial Use Zone - the locations from Zone A to H are specified therein Birla

Mills' site does not appear in the list of locations where industrial activity is permitted.

Matter pertains to MPR. May be seen by Dir. Plg. MPR PL.

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B). Zonal Development Plan for ZONE -C:-

Under clause 2.3 "Work Centre", the list of locations for development of existing plot Industrial Area is given. In this list also the name of Birla Textiles does not appear.

C). Map attached to the Zonal Plan:-

In the Landuse map attached to the Zonal Plan MPD-2021 the "LEGEND" used for Bala Mills Site is indicated as "Industrial" - M 1 - Manufacturing in purple colour.

The above mismatch between MPD-2021 /Zonal Plan for Zone "C" ,the Landuse map clearly indicates that the Landuse Map has been prepared without giving due consideration to the provisions of MPD-2021 and that of Zonal Plan for Zone-C. It is apparently a case of oversight at the time of preparation of the Landuse Map which needs to be rectified without any change whatsoever in the MPD-2021 and /or Zonal Plan for Zone 'C'.

68 Contd. P/2

वारा. आ. (वा.) यु. इ. एच. की.
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It may further be noted that the contention of Industrial Activity at the location of Birla Textiles – Delhi-110007 is even otherwise not desirable on account of the following reasons -

- 1). An Industrial Plot in the midst of thickly populated residential locality is against the well established Area Planning Norms of DDA and is an apparent oversight at the time of drawing up the Map of the Zonal Plan- "C". In fact continuation of Industrial activity in the residential colony defeats the very purpose of closure of the Industrial Unit by the Hon'ble Supreme Court of India which had issued various orders in the past for closure/shifting of even small industrial units located in the residential localities.
- 2). Movement of Heavy Vehicles for transportation of the raw materials, finished goods and workers will create more traffic congestion in an already crowded area. With traffic restrictions in vogue during the major part of the day the activity will have to be undertaken during night hours which is bound to cause disturbance to the residents.
- 3). Operating industrial units will substantially increase the demand of power and other infrastructure facilities causing undue pressures on utilities and disturbance to the residents of the area.
- 4). The Land use of Industrial Land retained by M/s. Ajudhia Textile Mills (A NTC Unit) has been changed to Residential , which is just about 2/3 kms. from Birla Textiles on the same road
- 5). With the surrender of approx. 60% of the area of the plot to DDA, the area available with Birla Textiles is less than 4 Ha. The land surrendered to DDA will be green which means that the Landuse for the same will change to "Recreational"

--X---X---X---X---X

7.6 INDUSTRIAL AREA REDEVELOPMENT SCHEMES

The redevelopment schemes cover the following aspects:

- i) Modernization and upgradation of existing planned industrial areas; and,
- ii) Redevelopment of areas, which have become industrialized over the period of the two Master Plans even though not designated as such.

7.6.1 EXISTING PLANNED INDUSTRIAL AREAS

These industrialized areas were developed in the 70's and over the years, have deteriorated considerably in terms of physical infrastructure and, in some cases deficiencies on this score have persisted in an overall sense. Besides, there have been changes in the nature of activities in some of the areas and there have also been demands for using part of the plots for activities, which could be classified as commercial. There may also be a need to see whether further densification is possible in terms of creating smaller plots by sub-divisions to accommodate a larger number of industries / units. Guidelines for redevelopment of existing industrial areas shall be framed within 2 years by DDA in consultation with GNCTD and the local body. Till such time, the existing sub divisions may continue.

There is, therefore, a need for modernization and up-gradation of the existing industrial areas with due regard to environmental considerations. Since most of the Industrial areas are located along the Mass Public Transport Corridors, there is also a need for optimizing the use around these areas through the process of redevelopment.

This process of upgradation and redevelopment will need to be carried out in a planned manner, and in a public-private partnership framework, in which the entrepreneurs contribute to the betterment and subsequent maintenance through suitable Operation and Maintenance arrangements.

7.6.1.1 Industrial activity shall be conducted at the following locations in the Industrial Use Zone, as indicated in the Land Use Plan:

ZONES A to H:

Naraina Indl. Area, Jhandewallan Flatted Factory, Motia Khan Scheme, DCM Flatted Factory Complex, Shahzada Bagh Indl. Area, Gulabi Bagh Indl. Area, Rajasthan Udyog Nagar G.T. Road near Jahangirpuri, SMA Co-op. Indl. Estate G.T. Road near Jahangirpuri, SISI Indl. Area G.T. road near Jahangirpuri, G.T. Karnal Road Indl. Area near Rana Pratap Bagh, Hindustan Prefab Ltd., Indl. Area near Shivaji Rly Stn. (Minto Road), Okhla Indl. Area Ph.I, II & III, Mohan Co-op Indl. Area, SISI Complex Okhla near Modi Flour Mills, Najafgarh Road Indl. Area near Zakhira, Kirti Nagar Indl. Area, Mayapuri Ph. I & II, Udyog Nagar Rohtak Road, Keshav Pur Leather Tannery Scheme (part of Service Centre) near Vikaspuri, Wazirpur Industrial Area, Lawrence Road Indl. Area, Mangolpuri Indl. Area Ph.I & II, Jhilmil Indl. Area, Patparganj Indl. Area, Friends Colony Indl. Area, Narela Indl. Estate, Bawana Indl. Estate, Khanjhwala Indl. Estate, PVC Bazar Tikri Kalan.

- a) Additional Industrial Areas will be indicated while preparing plans for Urban Extension Areas.
- b) The approved Work-cum-Industries Centres, Service Centres etc., where development has been undertaken in accordance with the land use / earlier Master Plans, shall continue to be industrial subject to conformity with provisions stipulated.

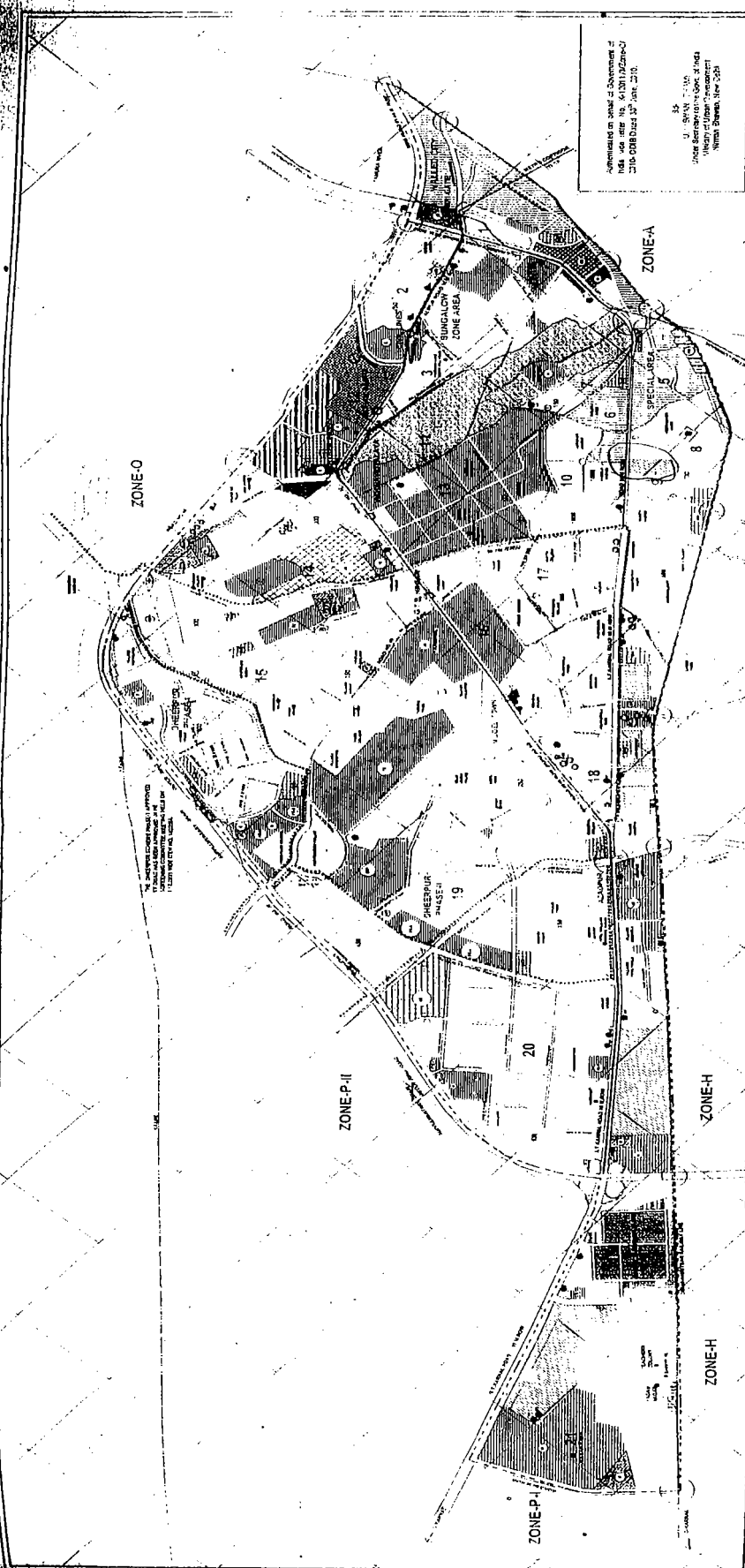
7.6.2 REDEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS

Besides the planned Industrial Areas, the Govt. of Delhi has notified following non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment.

1. Anand Parbat
2. Shahdara
3. Samai Pur Badli
4. Jawahar Nagar
5. Sultanpur Mazra
6. Hastal Pocket - A
7. Naresh Park Extension.
8. Libaspur
9. Peeragarhi Village
10. Khyala
11. Hastal Pocket - D
12. Shalamar Village
13. New Mandoli
14. Nawada
15. Rithala
16. Swarn Park Mundka
17. Haiderpur
18. Karawal Nagar
19. Dabri
20. Basai Darapur

The redevelopment process involves preparation of redevelopment plans for widening of roads, laying of services, development of open space and parking etc.

In practical terms, these areas are deficient in terms of services and endanger the environment. The redevelopment of such areas needs to be based on clearly defined parameters in terms of the types of industries which may be permitted, spatial planning norms and environment related conditionalities regarding the provision of essential infrastructure with the participation of the owners / entrepreneur in a systematic manner.



Approved by the Government of NCT of Delhi, vide G.O. No. 113/2002 dated 27.06.2002.

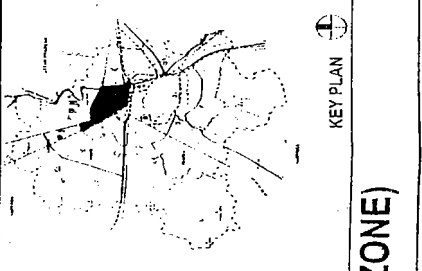
1. SHYAM SINGH
Joint Secretary to Govt. of NCT of Delhi, Department of Urban Development, New Delhi.

NOTES

1. All boundaries are shown as per the approved plan.
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DATE OF AUTHORIZATION: 27.06.2002
PLANNING ASSISTANT: [Signature]
LAST DATE: 27.06.2002

DELHI DEVELOPMENT AUTHORITY
 दिल्ली विकास प्राधिकरण
NARELA PROJECT & ZONE-C
 नरेला परियोजना एवं जी-सी



LEGEND / शीर्षक

1.0 RESIDENTIAL / आवासीय
 1.1 SINGLE STOREY (LEVEL 1)
 1.2 SINGLE STOREY (LEVEL 2)
 1.3 SINGLE STOREY (LEVEL 3)

2.0 COMMERCIAL / आवासीय
 2.1 SHOPPING CENTRE
 2.2 OFFICE CENTRE
 2.3 MULTISTORY OFFICE CENTRE
 2.4 SHOPPING CENTRE
 2.5 OFFICE CENTRE
 2.6 SHOPPING CENTRE
 2.7 OFFICE CENTRE
 2.8 SHOPPING CENTRE
 2.9 OFFICE CENTRE
 2.10 SHOPPING CENTRE
 2.11 OFFICE CENTRE
 2.12 SHOPPING CENTRE
 2.13 OFFICE CENTRE
 2.14 SHOPPING CENTRE
 2.15 OFFICE CENTRE
 2.16 SHOPPING CENTRE
 2.17 OFFICE CENTRE
 2.18 SHOPPING CENTRE
 2.19 OFFICE CENTRE
 2.20 SHOPPING CENTRE

3.0 INDUSTRIAL / आवासीय
 3.1 MANUFACTURING

4.0 RECREATIONAL / आवासीय
 4.1 REGIONAL PARK
 4.2 REGIONAL PARK
 4.3 REGIONAL PARK
 4.4 REGIONAL PARK
 4.5 REGIONAL PARK
 4.6 REGIONAL PARK
 4.7 REGIONAL PARK
 4.8 REGIONAL PARK
 4.9 REGIONAL PARK
 4.10 REGIONAL PARK

5.0 TRANSPORTATION / आवासीय
 5.1 METRO STATION
 5.2 METRO STATION
 5.3 METRO STATION
 5.4 METRO STATION
 5.5 METRO STATION
 5.6 METRO STATION
 5.7 METRO STATION
 5.8 METRO STATION
 5.9 METRO STATION
 5.10 METRO STATION

6.0 UTILITY / आवासीय
 6.1 WATER TREATMENT PLANT ETC.
 6.2 SEWERAGE TREATMENT PLANT ETC.
 6.3 WATER TREATMENT PLANT ETC.
 6.4 SEWERAGE TREATMENT PLANT ETC.
 6.5 WATER TREATMENT PLANT ETC.
 6.6 SEWERAGE TREATMENT PLANT ETC.
 6.7 WATER TREATMENT PLANT ETC.
 6.8 SEWERAGE TREATMENT PLANT ETC.
 6.9 WATER TREATMENT PLANT ETC.
 6.10 SEWERAGE TREATMENT PLANT ETC.

7.0 GOVERNMENT / आवासीय
 7.1 STATE ASSEMBLY
 7.2 GOVERNMENT OFFICE COURTS
 7.3 GOVERNMENT LAND USE (UNDETERMINED)
 7.4 GOVERNMENT LAND USE (UNDETERMINED)

8.0 PUBLIC AND SEMI PUBLIC FACILITIES
 8.1 HOSPITAL
 8.2 POLICE STATION
 8.3 POLICE STATION
 8.4 POLICE STATION
 8.5 POLICE STATION
 8.6 POLICE STATION
 8.7 POLICE STATION
 8.8 POLICE STATION
 8.9 POLICE STATION
 8.10 POLICE STATION

9.0 GREEN BELT / WATER BODY
 9.1 WATER BODY
 9.2 WATER BODY
 9.3 WATER BODY
 9.4 WATER BODY
 9.5 WATER BODY
 9.6 WATER BODY
 9.7 WATER BODY
 9.8 WATER BODY
 9.9 WATER BODY
 9.10 WATER BODY

BOUNDARIES / AREAS
 10.1 ZONAL BOUNDARY
 10.2 ZONAL BOUNDARY
 10.3 ZONAL BOUNDARY
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 10.5 ZONAL BOUNDARY
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 10.10 ZONAL BOUNDARY

10.0 CENTRAL GOVERNMENT UNAUTHORIZED COLONY IN THE PROCESS OF REGULARIZATION AS PER POLICY (G.O. No. 113/2002 dated 27.06.2002)

ZONAL DEVELOPMENT PLAN FOR ZONE-C (CIVIL LINES ZONE)
 क्षेत्रीय विकास योजना ज़ोन सी के लिए (सिविल लेन क्षेत्र)