



Sanjeev Ahuja
Executive Director



Delhi State Industrial and
Infrastructure Development Corporation Ltd.
A Government Undertaking

DSIIDC/ Sr.Arch/MPD-2021 / 2012/105/

Dated: 07.11.2012.

To,

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

Director (Fig.) MPR/TC

Dy. No. 3925

Date 19-12-12

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,
6th floor, Vikas Minar, ITO, New Delhi.

2. Mr. Sanjay Pathak
Additional Commissioner, Delhi Development Authority,
6th floor, Vikas Minar, ITO, New Delhi.

The P.U.C. is in respect of Public Notice issued on 01.10.12. Hence, we may forward this to M.P. Section.

Shikha 10/12/12

Dir (Fig) MPR & TC

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sanjeev.ahuja@ddareddilmail.com www.dsiidc.org

Director (Fig.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy. No. 3925
Dated 08-11-12

DD (MP)'S Office
Diary No. 1767
Date 11/12/12

plc is in
start
8/11/12

AD (Fig)

(A) nhr
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Reference on pre-page -

This obj. / Sugg. has been mixed up in
other objections / Suggestions of Farm Houses - and found
today i.e. 1.2.2013.

Submitted P.

A. exanie

Sub. exam
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~~DD (DC & MP)~~

MC mechanical ~~DD MP & DC~~

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NO:DSIIDC/ARCH/202-13/217

Date: 14/04/2017

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.

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

Dear Sir,

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

DSIIDC has substantial sites and Industrial Estates in Zones P-I, P-II (C, 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 DSIIDC in these zones and larger issues on the whole with respect to norms etc.*

Already developed sites like Narela, Bawana, and Bhorgarh sites are exhibiting increasing Industrial activity in the designated area due to unceasing DSIIDC effort, thus heavy traffic is likely to be generated. DSIIDC 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 existing 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.

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

Received
Sanjay Pathak
14/04/2017

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. 5.11a 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 it 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.

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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 (i.e. from north / north-east side of the site) should be provided in the Zonal masterplan for better connectivity for local population from north / north-east side of the site residents.
- b. **UER Junction:** The engineering design of junction at UER -II should provide barrier free access (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 TOD guidelines and regulations.

2. KHANJAWALA INDUSTRIAL AREA:-

- a. **Connectivity with MRTS:** This estate is a major quantum of area 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/ Zonal plan preferably through realigned metro corridor. BRTS or monorail etc. link can be 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 Kanjhawala road should be broadened as per master plan and Rithala Road should be taken up on priority.
- c. **DSIIDC Industrial area land use:** industrial with housing component and covered under TOD guidelines.

3. FRUIT MARKET TIKRI KHAMPUR:-

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

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- b. **NH-1 Junctions:** 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, DMIC corridor, NOIDA, Greater Noida etc is critical for tangle free traffic flow.

4. **COMMUNITY WORK CENTRES:-**

DSIIDC has number of CWC sited in Delhi which have deteriorated over a period of time and urgently require redevelopment. But the pilot projects are stuck in MCD for want of following issues which 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 2007 has come across some bottle necks in the norms prescribed in the masterplan which need to be simplified. Broad draft suggestions clause wise 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.

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7. **DEVELOPMENT CONTROL NORMS FOR TRANSPORTATION**
TABLE 12.7 PARA 4

- a. Delhi Government has given mandate to DSIIDC for redevelopment for various projects in LP 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. Parate copy enclosed at Annexure -III. However for further micro details shall be presented by DSIIDC in the meeting organized by DDA for DSIIDC and industrial issues.

8. **DEVELOPMENT CONTROL NORMS FOR WHOLE SALE 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 Singhu Border to reduce congestion in Azadpur Market) is likely to be a very expensive state of art public 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, dhaba 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, usages, landuse, 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/LIG/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 as made by 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 of same.

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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,

O/c

s/n	Specific Clauses	Suggestions
1.	<p><u>As per table 7.1:</u> <u>Under Industrial use</u> For flatted Industries conditions have been attached for allowing maximum 20 nos. of workers. <u>Further as notified in the table 7.1</u> The maximum no. of workers shall be as per notification issued by the competent authority from time to time.</p>	No restriction on number of workers.
2.	<p><u>Table 7.1</u> All industries except those prohibited. Non-polluting & excluding industries producing noise/ water/ vibrations/ odor pollution</p>	All industries except the prohibited
3.	<p><u>Under Industrial Plot light and service Industry (036) :</u> <i>"The ground floor shall be allowed for light/service industry and retail out. First floor shall be allowed for residence/office and second floor, if any, shall be allowed for residence"</i></p>	To cater to parking ground floor can be parking & retail Upper floors to be allowed for industrial usage. Structure design shall cater to heavy loads, vibrations etc.
4.	<p>The power requirement for operating pollution control devices and non-manufacturing use shall be over and above the aforesaid permissible load.</p>	
5.	<p><u>Further clarification is required for Para 7.6.1.1(b):</u> <i>"The approved work-cum-Industrial Centre, service centers 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."</i></p>	Table 7.3 need also to be subscribed specially for such sites
6.	<p><u>As per Para 7.7:</u> for new industrial areas, new industrial activity in NCT of Delhi is restricted to 13 hi-tech areas identified in Para 7.7, page 44 of MPD - 2021.</p>	Flexibility should be there for any other new industrial class of industry or emerging technologies which are non-polluting for the future requirement of the city.
7.	<p><u>7.8 INDUSTRY USE ZONE - GUIDELINES</u> <u>(i)</u> The new industrial areas to be developed may have plotted development for individual industrial units. The maximum size of industrial plots in new industrial areas shall be 400 sqm. Except in already approved schemes.</p>	No restriction on plot size, height or no. of workers or electric load
8.	<p><u>Table 7.3 : Development Control Norms Flatted factory</u></p>	In flatted factory common

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	Industrial units; administrative office, watch and ward, maximum upto 5% of floor area or 20 sqm. Whichever is less storage related to the manufacturing activity, commercial activity as per workers with footnote (vi).	factory outlet, food court, mess to be included as per Table 15% of floor area
9.	<u>Table 7.3 : Development Control Norms Flatted factory</u> A premise having a group of small industrial units having upto 20 workers with common services and facilities of non-hazardous, non-pollution nature	No restriction
10.	<u>Table 7.3 : Development Control Norms Industrial Plot</u> A premise for industrial activity having upto 50 workers	No restriction
11.	<u>As per Development Control Norms table 7.3 For flatted group Industrial</u>	Amendment required
	The maximum ground coverage is 30%.	
	The maximum FAR is 150.	FAR say 3.0- 4.0 may allowed to create more working areas there creating more work space Better utilization of Industrial land.
	The maximum permissible height is 26 m.	No height restriction, Dispute with Fire norms to be addressed as Delhi being Metro Politan has better fire preparedness compared normal Indian urban areas.
	The parking standards per ECS/100 sqm are 2 nos.	The parking standards may be reduced in view of TOD/ other guidelines
	<ul style="list-style-type: none"> As per special requirement for land development for industrial buildings - <p>The minimum internal height of work rooms shall not be less than 4.50 m for the rooms occupied by workers for purpose of manufacture.</p>	No internal height restriction over and above norms by the chief inspector of factories.

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ANNEX II /

For Existing Industrial Estates of DSIIDC / Government


Industry Department of Delhi / DSIIDC has several ^{existing} industrial estates spread in different locations of the city, where in different allottees have been given spaces/ sheds/ plots. At these industrial areas some of the land pockets have been lying vacant and unused. These vacant land spaces be further be utilised for better Public / Government utilisation.

As per MRD 2021, the development control norms under table 7.3 have some bottle necks relating to ground coverage & building height etc. As per new notification no: SO 683(E) dated 01.04.11, norms for redevelopment of existing planned industrial areas, there are some bottlenecks relating to ground coverage, green spaces etc.

These development control norms further requires slight amendments. So that a precious commodity like public land be further utilised, for the overall benefit of the city, to make development/ redevelopment public friendly.

Broad Problem areas

- Redevelopment in Part areas be permitted.
- Ground coverage may be relaxed for existing industrial areas up to 55-65%.
- Green areas can be substantiated through terrace gardens/ vertical greens etc.
- Fire and other statutory norms etc. can be achieved in the proposed part developed areas under submission.
- The parking may be permitted in the basement & stilts with software, service industrial, business industry permitted on upper floors.


(Sd/- A.Y.)
c/o Sansoon Designers Pvt Ltd.
For SITE: Software / Admin bldg for
DSIIDC at Wazirpur Industrial Area
Wazirpur Delhi

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ANNEX - III

DELHI STATE INDL & INFRASTRUCTURE DEV CORPN LTD
TECHNICAL CENTRE BLDG., WAZIRPUR INDL. AREA, DELHI - 52
OFFICE OF THE PROJECT DIRECTOR (HOSPITAL)

No. DSIIDC/PD(H)/37/2012-13/ 367

Date: 28.05.2012

To

Mrs I.P Parate
Director (MPR)
6th Floor Vikas Minar
Delhi Development Authority
ITO, New Delhi

Sub: Regarding review of Master Plan 2021

Ref: Increase in FAR of DTC Bus Terminal/ Depot at Indraprastha Estate, New Delhi in Zone-D. & Vikas Bhawan at ITO

Madam,

DSIIDC, as per cabinet decision, is developing IP Power Plant site, DTC Bus Depot at IP Estate and Vikas Bhawan complex at ITO.

We requested DDA for change of land use of IP Power Station site from utility to Govt. Offices & transportation as per the technical committee of DDA & subsequent decision of Hon'ble LG during the meeting on 02.03.2012.

With the increased growth in traffic & transportation due to Pragati Maidan & Indraprastha Metro Stations, as they cover the above project areas, it is thus requested that above projects sites may be covered under TOD guidelines and therefore FAR for above buildings may be provided with TOD regulations.

Therefore, sanctions of above buildings with TOD regulations may be conveyed to DSIIDC so that we may take up the projects accordingly with increased FAR. We are hereby enclosing the details of site individually as well as showing on one sheet for your reference.

"In addition to above it is also informed that we have take up the issue with UTTIPEC also for Comprehensive Urban Design Integration plan for ITO and the same was in principally approved during the 36th GBM of the Governing Body of UTTIPEC chaired by Hon'ble LG on 10th of Apr. 2012.

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Therefore in view of above we request to consider DIC Bus Depot at IP Estate, Vikas Bhawan at ITO and IP Power Plant site at Indraprastha under FOD regulations and thus for providing the FAR accordingly.

Thanks & Regards

Yours faithfully



(U. S. Goyal)
Project Director (II)

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30.5.12

Cc to:-

1. Director, UTTIPEC, 4th floor Vikas Minar, ITO Delhi, with the request to look into the case for considering the above said buildings under FOD regulations for providing the increased FAR subsequently.
2. Executive Director for favour of information please.
3. Director (W-II) for favour of information please.
4. Sr. Architect, DSUIDC, for favour of information please

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ANNEX 1

DSIIDC

For Whole Sale Trade:

As per MPD-2021, development control norms for whole sale Trade

Table 6.2

Use/ Use premises	Original Max			Proposed amendments Max.		Remarks	Proposed additions as per requirement additional activities permitted.
	Ground Coverage	FAR	Height	Ground Coverage	FAR		
Intergraded freight complex/ whole sale market	30%	80%	No restriction	50% Proposal required because for whole sale trade activities require horizontal expansion.	150		Food Court, Dhaba, Budget hotel, Guest house, Fuel station.


 (Sanjay Kumar)
 P.O. (MMH)

(Final - 31.5.2012)

DEVELOPMENT CONTROL NORMS
FOR EWS, LIG / LOW INCOME HOUSING

MPD - 2021 Suggested Amendments

Sub	S. No.	Clause	Existing	Amendment / addition
Road entry	1	4.4.3 B(ii)	Plots for group housing should be located on roads facing a minimum width of 18m ROW (13.5m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).	Amendment:- Plots for group housing should be located on roads facing a minimum width of 18m (13.5m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages) / EWS, LIG / low income housing, however 6m ROW for only low walkable EWS/LIG housing upto 15m height without lift shall be allowed.
Set Backs	2	Table 17.1	Minimum Setbacks (Other than Residential Plotted Development)	Addition:- (vi) For EWS/LIG housing upto 15m height minimum setbacks all sides can be reduced to 6M.
Parking	3	4.4.3 B	2.0 ECS/100 sqm built up area	Additional para For EWS / LIG / low income housing minimum parking shall be one two vehicle per dwelling unit.
Housing Density	4	4.4.3 B (i) a,b,c	The density may vary (10% variation permissible in all categories) for specific categories as given below a] Category I (upto 40 sqm) = 500 DUs/Ha b] Category II (above 40 upto 80 sqm) = 250 DUs/Ha c] Category III = 175 DUs/Ha (above 80sqm)	Amendment as under:- The density may vary (10% permissible in all categories) for categories as given below: a] Category I Slum/EWS/low housing (upto 32 sqm) 600 DUs/Ha b] Category II Slum/EWS/LIG/low housing (upto 42 sqm) with height = 450 DUs/Ha c] Category III above 42 upto 80 sqm = 250 DUs/Ha d] Category IV (above 80 upto 120 sqm) = 175 DUs/Ha

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FAR	5	4.4.3 B	Maximum FAR 200
Density	6	4.4.3 B (x)	- Nil -
Open green area	7		- Nil -

175 DUs housing

e) Category V above 100 sqm =
DUs/Hac

Note:

- Area means dwelling unit area with stairs, corridors, common circulation areas etc.
- The density for low rise EWS/LIG/low income housing can be further relaxed for public housing to 250 D.U./Hac.

New para.

Wherever the FAR is not fully utilized in low rise EWS/LIG/low income housing, the balance unutilized FAR may be utilized in addition to the max. FAR allowed for development of higher category of housing within the same 'zone' for which betterment or levy charges shall be laid

New para.

Wherever the density is not fully achieved in low rise EWS/LIG/low income housing, the balance unutilized Density may be utilized in higher categories, in addition to the max. density allowed in that particular category within the same 'zone' for which betterment or levy charges shall be laid

For EWS/LIG/low income housing upto 10 ht. the formal organized green shall be minimum 5%.

In-situ, Rehabilitation Norms	8	4.2.3.4	Slum & JJ Redevelopment Regulations and Guidelines for collective Community Rehabilitation / Relocation -In-situ Upgradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies.	Amendment
			(i) Minimum plot size 2000 sqm (facing a min. road of 9m).	(i) Minimum plot size 2000 sqm (facing a min. road of 6m).
			(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of the land shall be as applicable for the relevant land use.	(iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 of the entire plot. ----- deleted -----
			(iv) Mixed land use / commercial component up to 10% of permissible FAR in the residential component of the land	(iv) Commercial component upto 10% of permissible FAR. ----- deleted -----
			(vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%	(vi) The minimum residential component of the FAR for rehabilitation of squatters has to be 50% and maximum area of FAR for remunerative use has to be 50%. If commercial component of 10% shall be over and above the FAR for the residential component of the land.
			(xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) "Social".	Addition (xii) Norms for social infrastructure shall be as per 4.2.2.2 B sub para (ii) Social. The norms shall also be applicable for EWS/LIG/Low income housing.
			(xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.	(xiii) Norms for physical infrastructure shall be as per note (iv) of Table 4.2. These norms shall also be applicable for all EWS/LIG/Low income housing.

Infrastructure	9	Table 4.2 Note (vii)	<p>Infrastructure Requirement for layout at Residential Neighbourhood level</p> <p>These are suggestive norms and lower norms could be adopted in built up areas / Special Areas, etc.</p>	<p>Addition</p> <p>These are suggestive norms and lower norms could be adopted in built up areas / Special Areas, all EWS/LIG/Low income housing schemes etc.</p>
Special facilities	10	4.2.2.2 B	<p>Unauthorized / Regularized Unauthorized Colonies</p> <p>Sub para (ii) Social: For provisions of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.</p>	<p>Addition:</p> <p>Sub para (ii) Social: For provisions of facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.</p> <p>Unauthorized / Regularized unauthorized Colonies / New EWS/LIG/Low income housing schemes for provisions of facilities, reduced space standards shall be adopted. Depending on the availability of land all social facilities including education (Primary & Secondary School), shop, service market, informal bazaar, community facilities, recreational, utility transportation with reduced standards be grouped together in a composite facility centre in plot area of 500 to 4000 sqm or one or multiple places.</p> <p>The following norms shall be applicable in case of Composite Facility Centre</p> <p>Max. Ground Coverage = 30%</p> <p>Max FAR = 200</p> <p>Max ht = 26M</p> <p>Parking @ 0.5 LCS/100 sqm of floor area</p> <p>New para</p> <p>However where any such facilities are available in the proximity, the same shall not be provided.</p>
		4.2.3.4 (xiiv)		

General Building Requirements		4.2.3, 4 (xv) 4.4.3 (B) (x) (general building requirements)		<p>considered</p> <p><u>New para</u></p> <p>The reduced space standards mentioned in 4.2.2.2 B (ii) sub part (a) & (b) clubbed for a primary cum Sr. Sec School and can function on dual basis.</p> <p>Addition of new clause</p> <p>For EWS/LIG/Low income housing for general building requirements, the reduced standards or specific standards which are mentioned in IS: SP-7 (National Building Code) can be adopted.</p>
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Water management by use of recycled waste water: (Annexure B)

Water	11	Table 2	Table 2: Breakup of water usage for 50 gpcd is as under:	<p>Addition</p> <p>Per capita water requirement for EWS/LIG/Low income housing shall be as per National Building Code</p>
Power	12	Power (14.5)	<p>Following critical areas need to be attended for energy efficiency</p> <p>(iii) Non conventional energy sources like recovering energy from sewerage, solar energy, etc. should be used for street lighting, lighting at public spaces, open areas, traffic signals, hoardings, etc</p> <p>(iv) 1. Solar energy should be encouraged for all establishments with floor area of more than 300 sqm.</p> <p>(iv) 4. Adoption of Load Management Technique</p>	<p>Addition</p> <p>For EWS/LIG/Low income housing this should not be stressed for reasons of affordability</p> <p>Addition</p> <p>For EWS/LIG/Low income housing this should not be stressed for reasons of affordability</p> <p>Addition</p> <p>For EWS/LIG/Low income housing Electrical load be based on 1.5 KW dwelling unit</p>

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NOTE – REGARDING NORMS*

The MPD – 2021 do not provide any clear development norms for EWS/LIG/Low Income Housing.

There are many issues which require specific attention w.r.t road entry, set backs, density, FAR, for organized green, infrastructure & social facilities, general building requirement, water & power

The norms are required to be explicitly clear for new housing as well as in situ

The suggested norms are expected to make such housing viable and feasible

Remarks

S. No.1:

(Road entry)

As the vehicular traffic and mode of transport is very light, the entry road width can be reduced to 6m, so as not to hinder any emergency vehicle.

S. No.2:

(Set backs)

The set backs can be reduced to 6m for low rise structures, keeping in view the light and ventilation & emergency vehicular movement

S. No.3:

(Parking)

The mode of transport adopted by this category of persons is the public transport therefore, for affordability, provision of one two wheeler for each dwelling unit proposed

S. No.4:

(Housing density)

Category w.r.t. density have been further widened to adding two more categories. Category I is proposed for multistoried Slum/EWS/Low Income Housing with density of 600 DUs per Hac. Category II has been added with Slum/EWS/LIG/Low Income Housing with in 15m height as low rise walkable structures with density of 400 DUs/Hac. Category III has been revised from 42 to 80 sqm units with density of 200 DUs/Hac. Category IV has been added with dwelling units of (above 80 upto 120 sqm) with a density of 175 D U /Hac. Category V above 100 sqm has been added with a density of 150 DUs/Hac so as to achieve HIG housing

The MPD-2021 do not clarify the meaning of area of D.U. The same is defined as built up area of a dwelling unit without common circulation areas such as stairs, corridors etc.

As some of the EWS/LIG/Low-income housing may take place in even G+2 & + structures and also that the shape of site may also not allow to achieve required density particularly in low rise structure, relaxation for public housing is sought 250 D.U. /Hac.

S. No. 5&6:

FAR & Density

In order to utilize the high value as per Housing Strategy for optimum utilization of land and space, provision for utilization of unutilized FAR and unutilized density has been proposed within the same 'zone'.

S. No. 7:

Open Green Area

Ground floor coverage upto 40% is allowed to achieve low-rise high density housing without lifts, therefore, open organized green space is limited to minimum of 5%.

S. No. 8&9:

In-situ Rehabilitation

* Min. Road facing recommend for 6M

* The scheme shall be designed for an overall FAR of 400 of entire plot

* The residential component for rehabilitation use shall be based on distribution of FAR and not the land and in ratio of 50:50

* The commercial component of 10% shall be over and above the FAR for the residential component of land

The above amendments would incentivize the promotion of in-situ housing.

The **reduced social and physical infrastructure** as applicable for unauthorized regularized unauthorized colonies shall be applicable for in-situ as well as new EWS/LIG/Low income housing schemes also

S. No. 10:

Special facilities

Provisions of reduced space standards for social and infrastructure facilities have been suggested to be grouped in one composite building, named as 'Facility Centre' in one or multiple plots.

As the norms for 'Composite Facility Centre' are not mentioned in M, therefore, the norms are also suggested herein.

There are probable sites where the facilities cannot be provided within the plot. The facilities available in the proximity can be considered.

For the purpose of affordability, the primary & Sr. Secondary School can be together as one building and that the school can be functional on double shift. This would provide the impetus to Right for Education to poor at reduced cost for 10,000 population.

The National Building Code (IS: SP-7) has a special chapter on Requirements for 'low income housing' and various other standards specifically for low income housing. It has been suggested to adopt NBC norms for general building requirements.

S. No. 11:

Water

In the chapter of water management, the per capita water requirement is given in Table 2. The NBC has specified the norms for low income housing. The same may be followed.

S. No. 12:

Power

Power requirement (the electrical load) per D.U. be specified. At present almost 4 KW electrical load per D.U. for EWS housing is adopted by the DISCOMs. Higher load require higher cable and transformer sizes and thereby the cost. For affordability, the electrical load be rationalized.

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DSIID

Anant B. Sanghi, IAS

Commissioner & Secretary Industries
Govt. of N.C.T. of Delhi
CMD, DSIIDC Ltd.

DO NO DSIIDC L.D.P's 201
DATED: 22nd December 201

Dear Sir,

The Master Plan of Delhi-2021 is coming for review in 2012. As far as industries sector in Delhi is concerned, Govt. of Delhi has approved Industrial Policy-2010-2021. In order to implement Industrial Policy in letter and spirit certain amendments in MPD-2021 are necessary. Accordingly Govt. of Delhi has recommended certain amendments to the MPD-2021 which have already been sent to DDA. The salient recommendations are:-

1. The "service sector" should be considered as an "Industry" as it is covered in the definition of "Enterprise" as per "The MSME Act, 2006" which will help growth of Delhi as a city. The tertiary sector is showing growth in Delhi and thus this is necessary.
2. The redevelopment of industrial areas requires provision of special right of Development Rights (TDR) through land amalgamation which will incentivise the plot-holders to surrender land for common development.
3. The height restrictions for flat-roofed group industries which are above 26 mt. should be removed subject to clearance from Airport Authority of India and Fire Department as is being done in case of residential & housing colonies.
4. The norms for allocation of area in an industrial estate should include a residential housing component to promote the concept of self-sufficient industrial estates.

The proposal sent by the Industries Department to DDA is attached as Annexure-I.

In other sectors as well certain amendments in MPD-2021 are recommended which are as follows:-

1. NIGHT SHELTER

Para 4.3 of MPD-2021 provides for one night shelter for every 1000 population whereas para 13.9 provides for one night shelter for every 1000 population.

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population. As per our assessment one night shelter for five lakh population is appropriate. The detailed note on the subject is enclosed at Annexure (D).

2. DEVELOPMENT CONTROL NORMS FOR LOW COST HOUSING PROJECT:

The MPD-2021 makes specific mention about construction of LWS Housing and Slum Relocation but does not specify the development control norms to be followed in this regard. It is suggested that the appropriate development control norms should be incorporated in the MPD-2021. In fact, the Technical Committee of DDA has also recommended that the norms of IS 8888 formulated by the BIS can be application for low cost housing.

With regards,

Yours faithfully,
(Chetan B. Sanghvi)
CMD-DDA

Shri A.K. Mishra, IAS
Secretary, Min. of H.U.P.A.,
Govt. of India, Nirman Bhawan,
New Delhi.

Shri G.S. Patnaik, IAS
Vice Chairman, DDA,
Vikas Sadan, INA,
New Delhi.

चतन बी. संधी भा.प्र.से.

उद्योग आयोग आयुक्त

Chetan B. Sanghi - IAS

Secretary-cum-Commissioner



सत्यमेव जयते

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उद्योग विभाग
राष्ट्रीय राजधानी क्षेत्र दिल्ली
उद्योग सदन, प्लॉट नं. 41
पटपगंज, दिल्ली - 110 0
Department of Industries
Govt. of National Capital
"UDYOG SADAN", Fun
Patparganj, Delhi - 110
Tel. : 22157011, Fax No.
E-mail : comind@nic.in

D.O. Letter No

Dated 09/11/2011

Dear Sir,

The review of Master Plan of Delhi-2021 (MPD-2021) is being carried out by DDA. Enclosed are comments on the MPD-2021 suggesting changes required in Master Plan of Delhi-2021 with regard to redevelopment of Industries (in Chapter IV).

It is believed that these changes would be beneficial for the industries and growth of Delhi as a city.

It is requested that these may please be got incorporated in the MPD-2021, even before the mid-term review, if possible.

With Best Regards,

Yours sincerely,

(Chetan B. Sanghi)

Sh. G.S. Patnaik, IAS
Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi

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REVIEW OF MASTER PLAN FOR DELHI-2021 DUE IN 2012

(APPROACH PAPER)

Chapter 18 of the Master Plan for Delhi-2021 (MPD-2021) provides for Plan Review and Monitoring from time to time for each of the various aspects of the Master Plan. The monitoring framework as envisaged in the MPD-2021 has been considered essential for

- (1) Effective implementation of plan within the plan period, thereby achieving the intended targets.
- (2) Respond to the changing socio-economic needs of the people of the city.
- (3) To check unintended growth within the city.
- (4) Time lags between various implementation schemes and emerging needs of the people.
- (5) Review the appropriateness of the plan policies.

Monitoring framework for targets of the MPD-2021 has been divided in three phases. First phase is upto 2011. Therefore, review to assess the achievements in indifferent sectors is due in 2012.

2. The MPD-2021 envisages monitoring framework in respect of Industry Sector for three years for the following:-

- (1) Redevelopment / Upgradation
- (II) New locations in urban extension

3. Para 18.5 of the MPD-2021 provides that the timely review of the plan with the help of various groups and monitoring units shall ensure mid-term correction and modifications needed in the Plan Policies as well as the implementation procedures, which will help to readjust the events in the plan that could not be foreseen or anticipated during the Plan formulation. If the plan is timely monitored and appropriately reviewed, the policies can be moulded in the right direction according to the present needs of the people of the city.

4. Status in respect of each aspect pertaining to industry sector is given below:-

(i) Redevelopment / Upgradation

Master Plan for Delhi - 2021 envisages formulation of industrial area redevelopment schemes / guidelines to cover the following aspects:-

- (i) Modernization and upgradation of existing planned industrial areas and
- (ii) Redevelopment of areas, which have become industrialised or are part of the two Master Plans even though not designated as such.

The Delhi Development Authority has notified 'Guidelines for Redevelopment of Existing Planned Industrial Areas' with the approval of Union Ministry of Urban Development. Guidelines for redevelopment of unplanned industrial areas are likely to be issued shortly by the Delhi Development Authority.

It was felt that the draft guidelines circulated by Ministry of Urban Development would not be very effective for implementing redevelopment of these areas looking at the nature of existing development there. It was, therefore, proposed that the guidelines should be amended appropriately. The proposal for amendment of guidelines which would also require some amendments to the Master Plan is enclosed as **Annexure-I**.

(ii) **New locations in Urban Extension**

(i) Para 3.2 of MPD-2021 states that about 48 lakhs additional population is to be accommodated in the future urban extensions to meet the needs of the projected population of 230 lakhs by the year 2021. MPD - 2021 recommends a three pronged strategy:

- (a) To encourage the population to deflect in the NCR towns.
- (b) To increase the population holding capacity of the area within existing urban limits through redevelopment; and
- (c) Extension of the present urban limits to the extent necessary.

(ii) NCR Plan 2021 has proposed the availability of urbanisable land in NCT of Delhi for 2021, which is of the order of 27,628.90 Ha. This included unplanned and built up areas. The total urbanisable area 2021 is of the order of 97790.90 Ha which is 65.94% of the total geographical area (1,48,300 Ha) of NCT of Delhi.

(iii) Para 3.2.1. of the MPD-2021 provides that land in the Urban Extension is proposed to be broadly distributed in different land uses in the following manner:-

Land use	% of land
Residential	45-55
Commercial	4-5
Industrial	4-5
Green / Recreational	15-20
Public & Semi Public Facilities	8-10
Circulation	10-12

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(iv) Taking percentage of land under industrial land use as 4.5% (arithmetic mean of 3 and 5), total share of industrial land in NCT of Delhi works out to $\left[\frac{4.5 \times 97790.90}{100} \right]$ i.e. 4400.59 Ha. Similarly, total share of industrial land with reference to the proposed availability of urbanisable land in NCT Delhi for 2021 works out to $\left[\frac{4.5 \times 27628.90}{100} \right]$ i.e. 1243.50 Ha.

(v) The status regarding the existing land under industrial use is given below:

(i) Total land in approved industrial areas,	2257.0 Ha
(ii) Total land in flatted factories complexes	20.0 Ha
(iii) Total land being developed by the DSIIDC	456.0 Ha
(iv) Total land in non-conforming industrial clusters notified for redevelopment	550.0 Ha
Total	3283.0 Ha

Thus, land to be put under industrial use works out to $[4400.59 - 3283]$ i.e. 1117.59 ha or 2793.98 or say 2794 acres. This land needs to be identified in the urban extension.

5. Keeping in view the aforementioned background and the facts and figures contained therein, the following proposals are submitted for consideration please:

(1) Development of new industrial areas in NCT of Delhi:

(a) That a provision of 2794 acre of land may be made in the future Urban Extensions for industrial land use.

(b) MPD-2021 envisages that development of new industrial areas in Greenfield areas of NCT of Delhi should be largely planned for the purpose of relocation of permissible industries from non-conforming clusters that are not eligible for regularisation / development and for the development of a limited type of new industries covered under hi-Tech categories. However, Sub-Regional Plan for NCT of Delhi formulated by the NCR Planning Board envisages that no more industrial areas should be developed in NCT of Delhi which is in contradiction to the provisions contained in the MPD-2021. Therefore, with a view to keep parity in both the plans i.e. MPD-2021 and Sub-Regional Plan for NCT of Delhi, it is proposed that the Sub-Regional Plan for NCT of Delhi, may be amended to provide for development of new industrial areas in NCT of Delhi.

(2) Permissible activities in the Industrial Areas:

(a) As per para 7.7 of MPD-2021, development of new industrial areas in Greenfield area of NCT of Delhi should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries for the following purposes: Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization / development; and

(b) Green field sites for the following Hi-tech industries.

- (i) Computer hardware and software industry and industries doing system integration using computer hardware and software.
- (ii) Packaging
- (iii) Industries integrating and manipulating the interfaces of the computers and telecom facilities.
- (iv) Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.
- (v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.
- (vi) Electronic goods
- (vii) Service and repair of TV and other electronic items.
- (viii) Photo composing and desktop publication.
- (ix) TV and video programme production.
- (x) Textile designing and fabric testing etc.
- (xi) Biotechnology
- (xii) Telecommunications and enabling services.
- (xiii) Gems and jewellery.

(B) The Government of NCT of Delhi has recently pronounced 'Industrial Policy - 2010-2021' for the NCT of Delhi which provides for promotion of knowledge based industries and service sector activities for the following reasons:-

- (i) Delhi has a large skill base. An NCAER study - "India Science Report-2008" points out that 30% of Delhi's workforce has educational qualification (degree/diploma) to pursue occupations in engineering, medicine, law, accounting, consultancy etc. In fact, among all the States, Delhi has the largest share of workforce so skilled, indicating that the State is ideal for knowledge-based economic activities like IT/ITeS services, financial and business services, designing, R&D etc.
- (ii) The previous industrial policy for NCT of Delhi was focussed on encouraging manufacturing sector in Delhi and creating employment with minimum strain on Delhi's scarce resources. The result was that the share of secondary sector in State income went up from 25% in 1982 to nearly 80% in 1999-2000.
- (iii) Post 2000, however, the trend reversed, with the share of secondary sector diminishing to 20% and tertiary sector taking over, with a share of 80%.

(iv) This trend mirrored the transition of India to a service-sector dominated economy due to leaps taken in technology sector. Globalisation of economies, preference for outsourcing to low-cost destinations and India's pool of educated and English speaking workforce led to emergence of India as a major IT, ITeS and outsourcing destination.

(v) While growth of IT /ITeS and financial services sector led the service sector growth in India, Delhi's service sector continues to be dominated by trade and retail.

(C) In addition to above, it is also mentioned that as per Section 2(c) the Micro, small and Medium Enterprises Development Act, 2006, the term "enterprise" has been defined as under:-

'enterprise' means an industrial undertaking or a business concern or any other establishment, by whatever name called, engaged in the manufacture or production of goods, in any manner, pertaining to any industry specified in the First Schedule to the Industries (Development and Regulation) Act, 1951 or engaged in providing or rendering of any service or services;

Section 7 of the said Act contains classification of enterprises as under:-

(a) In the case of the enterprises engaged in the manufacture or production of goods pertaining to any industry specified in the First Schedule to the Industries (Development and Regulation) Act, 1951, as-

(i) a micro enterprise, where the investment in plant and machinery does not exceed twenty-five lakh rupees;

(ii) a small enterprise, where the investment in plant and machinery is more than twenty-five lakh rupees but does not exceed five crore rupees;

(iii) a medium enterprise, where the investment in plant and machinery is more than five crore rupees but does not exceed ten crore rupees.

(b) in the case of the enterprises engaged in providing or rendering of services, as

(i) a micro enterprise, where the investment in equipment does not exceed ten lakh rupees;

(ii) a small enterprise, where the investment in equipment is more than ten lakh rupees but does not exceed two crore rupees; or

(iii) a medium enterprise, where the investment in equipment is more than two crore rupees but does not exceed five crore rupees.

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Activities covered under service category under the MSME Act, 2006 circulated by the Office of the Development Commissioner (MSME), Ministry of MSME, Govt of India enclosed as **Annexure II**.

Similarly list of taxable services drawn by the Central Excise Department is enclosed as **Annexure III**.

6. Trade, Commerce and Industry are interlinked sectors. A policy direction for industries will impact on trade and commerce and vice-versa. Further, any industrial area would require commercial establishments and facilities to support industrial activities, especially those relating to Knowledge Based Industries in Delhi.

Exports play a significant role in furthering the business of Knowledge Based Industries that are to be promoted in Delhi. Outsourcing now has also become a trend in high-technology manufacturing sectors like electronics.

Commercial activities in Delhi are mainly regulated by its Master Plan provisions. However, given its status as a metro city with good infrastructure, Delhi is fast turning into a commercial hub. It is felt that service activities may be allowed in industrial areas.

7. Keeping in view the ground realities, provisions of the Industrial Policy for NCT of Delhi- 2010-2021 and the categorisation of industry and service sector activities under the MSME Act, 2006, following suggestions are submitted for consideration please:-

Activities categorised by the Ministry of MSME as service sector activities under the MSME Act, 2006 and the activities covered in the list of taxable services as service activities may be allowed in industrial areas. The promotion of service activities in industrial areas has the following advantages:-

- (a) These activities are cleaner and much less infrastructure intensive than manufacturing activities.
- (b) Most of these activities are industry related activities.
- (c) These activities require skilled manpower and as such shall keep the demand of unskilled labour to minimum.

8. Linking redevelopment of industrial areas with Transfer of Development Rights (TDR) mechanism

(i) The Delhi Development Authority has recently notified guidelines for redevelopment planned industrial areas with the approval of Union Ministry of Urban Development. Guidelines for redevelopment of unplanned industrial areas are also likely to be issued by the DDA shortly.

(ii) Transfer of Development Rights (TDRs) are now being used extensively in urban areas to expedite redevelopment. MPD-2021 provides for use of TDRs but only for redevelopment for JJ clusters etc. [para 4.2.3.1 of MPD02021].

(iii) Therefore, redevelopment of industrial areas through land amalgamation and linking it to TDRs mechanism needs to be encouraged.

(iv) The land amalgamation and TDR model of redevelopment may be based on following principles:-

- (i) Identifying the area to be redeveloped.
- (ii) Developer entity which can be a single developer or a group of landowners, amalgamate or pool of land in the industrial area, as per the guidelines laid down by DDA. The developer entity can be from private or the Government sector.
- (iii) The developer, who gets the development licence for a specified period will build the available area as per the norms laid down by the Master Plan and the regulations of DDA. Adequate provisions for roads, CETP infrastructure, warehouses, parking etc. will have to be made.
- (iv) The existing units, which have ceded land for redevelopment, may be given an option of getting space of same floor area but with better facilities in the redeveloped area in exchange (replacement unit). Only that space which was being used in consonance with the Master Plan provisions will qualify for such exchange.
- (v) The existing unit which is ceding land for specified 'public facility' may be given TDRs in proportion to land surrendered in form of development right certificates.

(vi) The developing entity may be granted TDRs or development right certificates for developing the replacement units.

9. Para 7.8 of the Master Plan proposes for development control norms for industrial areas/plots. The maximum height allowed in case of flatted group industries is 26 meters. This height restriction results in an inefficient use of ground space with the improvement in technology and with the stress high-tech and knowledge based industrial in Delhi. There is a need to go vertical industrial areas leaving larger ground space for green areas and parking. It is, therefore, suggested that the height restriction for flatted group industries should be changed to no restriction (subject to clearance from AI/Fire Department) as is being done in case of residential group housing.

10. The Industrial Policy of Delhi prescribes for development of industrial areas so that the concept of walk to work is encouraged. This requires that the housing for people working in the industrial areas should be provided within the industrial areas. However, Para 7.8 of the Master Plan does not allow development of any residential housing in the industrial areas. It is, therefore, suggested that the residential housing component should also be incorporated in the norms of development of industrial areas.

11. Para 4.2.1 of the Master Plan-2021 provides for development of new housing area and is quoted below; -

"Even if the assumptions regarding the extent of housing that could be met by redevelopment of the existing areas actually materialize, there would still be a need for the development of housing to the extent of at least 75,000 DUs per annum in different categories. This implies that specific plans would have to be evolved by DDA with the approval of the Competent Authority and action be taken with reference to the following.

- i. Determination of area requirement.*
- ii. Identification of the areas for urbanization/housing development*
- iii. Evolving the pattern and norms for new housing development*
- iv. The mode and manner of development, and the roles of the private and public sectors in this process.*

As already indicated, more than 50% of the new housing would be in the form of one and two room units with average plinth area of about 25 sq.m. to 40 sq.m. The average plinth area per house to be achieved in various neighbourhoods will also depend on composition of various income groups to be accommodated in the composite housing schemes.

This policy should indicate that EWS & LIG houses after construction by a private group shall be handed over to the nodal agency/agencies and these should be allotted to eligible beneficiaries.

The new housing developed through the aforementioned methods should be based on a composite area basis and should cater to the special needs of elderly, handicapped and single occupants. With these aspects and planning norms, the land required to be developed in new housing will be to the tune of around 450-500 ha per annum."

In line with the recommendations broadly the area requirement has been determined and areas for urbanization/ housing development has also been identified in the Zonal Plan finalized by DDA. In the Zonal Plan the area to be developed as residential has been identified. However, the policy for development of these residential areas, the mode and manner of development and the roles of the private and public sectors has not been formulized. Since a large number of houses of these areas shall be used for economically weaker section of the Society and also for industrial workers housing including those involved in service sector industry, the policy in this regard needs to be finalized at the earliest and therefore, should be done along with review of the Master Plan.

ANNEX - I

Revised Guidelines suggested for redevelopment of Industrial Clusters

Concerned local body or land owning agency or society of Industries or registered Industrial association can prepare redevelopment plans.

The boundary of the Industrial area will be as defined by Department of Industries Delhi Government at the time of notifying the areas of industrial concentration having more than 70% plots with industrial activity.

Master Plan Delhi 2021 has listed 20 areas as Industrial clusters, which are slated for redevelopment. Delhi Government added two more areas namely afterwards. Guidelines for redevelopment are also stipulated in the plan.

In order to make these guidelines prepared by DDA operative certain modifications and additions will be required in the guidelines.

- i. No change
- ii. No change
- iii. No change
- iv. The lesser needs to give no objection/clearance on board to the industrial plot owner to amalgamate the plots and later to apply for freehold rights. If the individual plot owner is required to approach for such no objection/clearance the amalgamation will not take place.
- v. No change.
- vi. Other stipulations - (Modifications required are given below)

The characteristics of these industrial areas are -

Majority of small plots, 100% plot coverage, projections on public land and mixed use. What really needs to be done is to promote, incentivize and facilitate amalgamation of plots for redevelopment which will generate open spaces and parking. The TDR as a tool can be specially harnessed for this purpose.

- a. When we are specifying the road width in relation to size of plot reservation of 10% area for roads becomes superfluous. This needs to be omitted.
- b. Loading and unloading will be strictly inside the plots for any size. For plots more than 100 sqmt in area minimum 3-mt setback will be left for loading and unloading.
- c. Only those facilities be insisted upon which are not available in the vicinity. Fire stations, police stations CETP may not be required if available in the vicinity. The area specific facilities be insisted upon.
- d. All the units will have to obtain statutory clearances and will have separate electric connections. All the industrial areas now has been recognized as industrial in Zonal Plans the Industries falling in these areas will be considered for providing



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- interim clearances such as DPPC, Factory License, SSI registration, MTD and Electricity Authority.
- e. This may be kept as optional as in many areas such spaces may not be available 5% open area to be provided in case of amalgamation of plots
 - f. No change.
 - g. Plots measuring 100 sqmt and below to have road width of 5 mt minimum and preferable 7.5 mt. All Existing road widths if more than 5 mt will be maintained
 - h. The coverage and setbacks shall not be insisted upon provided the FAR is as permissible in Master plan subject to adherence to road widths. No projections outside the plot of any nature. Individual plot owner with an area of 1000 sqmt and above will be permitted to develop public parking as per the Master plan. Max floor space shall be 2500sqmt(250FAR) including 10% or 40FAR whichever less for commercial component.
 - i. In case of amalgamation of plots minimum area shall be 500 sqmts. 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.
 - j. If any land required for road widening in Individual plot or in an amalgamated plot in addition to FAR permitted FAR of land surrendered will be given as an incentive.
 - 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. 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 an amalgamated plot in that area or any other industrial cluster.
 - m. No charges on enhanced FAR as an incentive if redevelopment is completed by the agency or society within 5 years from the date of approval of plans, only extra services charges are to be paid. All plot owners also have to get their bldg plans regularized in that period.
 - n. As in case of villages and unauthorized colonies we do not insist on set back and ground coverage. FAR and Height will be as per Master Plan and incentive FAR given above. Every part of the building will be part of FAR except the area for parking. 10% of the permissible FAR will be allowed over and above the permissible FAR for building services.
 - o. All projections or ramp if any outside the plot line will be removed in totality. Stacking of goods, or any flexible/temporary projection on the public land not allowed.
 - p. 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. The area will revert back as residential area and will be governed as per norms for redevelopment of residential areas.
 - q. 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.

- r. In case of plots more than 400 sqmt flatted factories as per norms given in master plan would be allowed.
- s. All industries listed in Group A in Master Plan 2021 are permissible in these areas.

3. Other conditions – No change.

ANNEXURE II**Categorization of activities under Service under MSMED Act 2006 by the Office of the Development commissioner (MSME), Ministry of MSME, Govt. of India**

Vide Circular No. 5(6)/2011-MSME-POL, dated 10.3.2011	<ol style="list-style-type: none"> 1. Medical Transcription Service, 2. Production of T.V. Serial and other T.V Programmes, 3. Ripening of Raw Fruits under controlled conditions, [subject to norms prescribed by Food Safety and Standards authority of India, (Ministry of Health and Family Welfare, Government of India)] 4. Service Rating Agency (Rating and grading services across sectors based on set methodology and standards)
Vide circular No. 5(6)2/2009-MSME-POL, dated 04.6.2009	<ol style="list-style-type: none"> (i) Sanitation Services (Hiring of Septic Tank Cleaners) (ii) Clinical / Pathological laboratories and Scanners, MRI Tests (iii) Hospitals (iv) Agri-clinic and Agri Business (v) Restaurants with bar (vi) Canteens (vii) Hotels (viii) Motel Industry
Vide circular No. 5(6)2/2009-MSME-POL, dated 12.6.2009	<ol style="list-style-type: none"> (i) Consultancy Services including Management Services (ii) Renting of Agricultural machinery (Harvesting) (iii) Composite broker Services in Risk and Insurance management (iv) Third party Administration (TPA) Services for medical Insurance claims of Policy Holders (v) Seed Grading Services (vi) Training-cum-Incubator centre (vii) Educational Institutions (viii) Training Institutes (ix) Retail Trade (x) Practice of Law i.e. legal services (xi) Trading in medical instruments (brand new) (xii) Placement and Management Consultancy Service (xiii) Advertising agency and Training centres
Vide circular No. 5(6)2/2009-MSME-POL, dated 21.7.2009	<ol style="list-style-type: none"> (i) Educational Institutions (ii) Development of Software and providing software services

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ANNEXURE- III

List of services

List of Taxable Services

Accounting Codes of Service Tax (Major Head 0044)				
Sl. No.	CODE Services Name	Date of Introduction	Accounting Codes	
			Tax Collection Receipts	Interest/Penalty/Other Deductible
ADV	Advertising Agency	24/10/1996	00440013	00440016, 00440017
ADS	Advertising space or time (other than print media)	23/04/2006	00440354	00440355
ATS	Air Transport of passengers	23/04/2006	00440362	00440363
ATR	Air Travel Agency	23/06/1997	00440037	00440038
APS	Airport Services	02/09/2004	00440258	00440259
ARC	Architects Services	08/10/1998	00440072	00440073, 00440074
AMN	Asset management (other than Banking company)	24/05/2007	00440418	00440419, 00440420
ATM	ATM Operations Management or Maintenance	23/04/2006	00440346	00440347
AUS	Auctioneers Service, other than auction of property under directions or orders of a court, of or auction by Central Govt.	23/04/2006	00440370	00440371
BFN	Banking & Other Financial Services also includes foreign exchange broking and purchase or sale of foreign currency	08/07/2001	00440173	00440174
BSV	Servicing of Motor Vehicles (Authorised Service Station)	08/07/2001	00440181	00440182
BAU	Beautician Auxiliary	16.07.2001 / 16.08.2002	00440169	00440170
BPA	Beauty Parlours	08/08/2002	00440209	00440210
BBS	Broadcasting Services	08/07/2001	00440165	00440166
BAS	Business Auxiliary Services including promotion or marketing or all games of chance whether or not conducted online i.e. lottery, lotto, bingo etc.	23/06/2003	00440225	00440226
BAS	Business And Exhibition Service	02/09/2004	00440254	00440255
BSS	Business Support Services	23/04/2006	00440366	00440367
CO	Cable Operators	08/08/2002	00440217	00440218

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7	Cargo Handling Services also covers packing with transportation	08/08/2002	00440189	00440189
8	Chartered Accountants	08/10/1998	00440092	00440092
9	Cleaning Service	08/06/2005	00440318	00440318
10	Clearing & Forwarding Agent	08/07/1997	00440045	00440045
11	Membership of Clubs and Associations	08/06/2005	00440322	00440322 00440324
12	Construction Services in respect of Commercial or Industrial Building And Civil Structures	02/09/2004	00440290	00440290
13	Commercial Training & Coaching	23/06/2003	00440229	00440229
14	Company Secretaries	08/10/1998	00440100	00440100
15	Construction of Residential Complex	08/06/2005	00440334	00440334
16	Consulting Engineer	29/06/1997	00440057	00440057
17	Convention Services	08/07/2001	00440133	00440133
18	Cost Accountants	08/10/1998	00440096	00440096
19	Courier Agency	24/10/1996	00440014	00440014
20	Credit Card, Debit Card, Charge Card or other payment and related services	23/04/2006	00440394	00440394
21	Credit Rating Agencies	08/10/1998	00440088	00440088
22	Custom House Agent	07/06/1997	00440026	00440026
23	Design Services	24/05/2007	00440422	00440422
24	Development And Supply of Content Services	24/05/2007	00440414	00440414
25	Dredging Services	08/06/2005	00440310	00440310
26	Dry Cleaning Services	08/08/2002	00440271	00440271
27	Erection, Commissioning And Installation	23/06/2003	00440233	00440233
28	Event Management Services	08/08/2002	00440197	00440197
29	Fashion Designer Services	08/08/2002	00440213	00440213
30	Forward Contract Services	02/09/2004	00440282	00440282
31	Franchise Services	23/06/2003	00440237	00440237
32	General Insurance Business	23/06/1994	00440005	00440005
33	Health Club & Fitness Centre	08/08/2002	00440205	00440205
34	Health services, namely, health check up undertaken by hospitals or medical establishments for the employees of business entities##; and health services provided	01/07/2010	00440598	00440598

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Delhi State Industrial & Infrastructure Development Corporation Ltd

Office Of The C.E.-IV

No. DSIIDC/CE-IV/2012-13/8/384

18th Oct 2012

The Commissioner-Cum-Secretary
Delhi Development Authority
Vikas Minar
I.P. Estate
New Delhi-110002

Sub. : Amendment/modifications in MPD 2021 in respect of EWS/LI/Slum
Rehabilitation/Urban Poor/Low Income Housing.

Sir,

This is in reference to the Advertisement which appeared in recent National Newspapers wherein objections/suggestions have been solicited in Master Plan for Delhi (MPD 2021).

DSIIDC is constructing houses for Urban Poor/Slum Dwellers on behalf of Delhi Government under JNNURM scheme in a big way. We have submitted plans to the MCD of Delhi which have not been approved because of non clarity in respect of MPD 2021 Development Control Norms. Also, while planning for various schemes for EWS Houses some practical difficulties have been faced.

In order to have clarity and practical implementation, suggestions for development control norms for EWS Housing have being given in the enclosed Annexure 'A' for your perusal and necessary amendments in this regard, please.

Encl. : As above

Thanking you,

Yours faithfully

(H.C. Puri)
Chief Engineer-IV

1324/CD/40
19/10/2012
Copy To :

1. Chief Town Planner, Civic Center, 21st Floor, Minto Road, New Delhi
 2. E.D., DSIIDC
 3. Sr. Architect, DSIIDC
 4. P.D. (H) II, DSIIDC
- 2676
19/10/2012

(H.C. Puri)
Chief Engineer-IV

ANNEXURE-'A'

DEVELOPMENT CONTROLS TO BE FRAMED FOR EWS/LIG/SLUM REHABILITATION/URBAN POOR/LOW INCOME HOUSING

New Housing Stock

With separate norms for low-rise upto 15m (walkable) housing and multistoried housing

S. No.		Low rise (upto 15m)	Planning high rise (above 15m)	Source	Remarks
1	Road Entry	Plot located on min. width of 6m (ROW)	Plot located on min width of 9m ROW	MPD-2021 4.4.3 B(ii)	Most vehicles wheelers & cycles
2	Set Backs	Minimum 6m all-round	Minimum 6m all-around	IS:8888 (6.1.1)	
3	FAR	Max 200	Max 200	MPD-2021 4.4.3 B	
4	Max. Ground Coverage	40%	33.3%	4.4.3 B 4.4.3 B(vi)	
5	Height	15 M	NR (subject to clearance from AAI / Fire Deptt. & other statutory bodies)	MPD - 2021 4.4.3 b	
6	Basement	Basement, if constructed and used only for parking utilities and services shall not be counted towards FAR	Basement, if constructed and used only for parking utilities and services shall not be counted towards FAR	MPD - 2021 4.4.3 B (ix)	
7	Stilts	If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building	If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building	MPD - 2021 4.4.3 B (viii)	
8	Parking	<ul style="list-style-type: none"> One two wheeler parking per D.U. In addition One equivalent car parking space per 100 D.U. 	<ul style="list-style-type: none"> One two wheeler parking per D.U. In addition One equivalent car parking space per 100 D.U. 		<ul style="list-style-type: none"> Based Information collected from Building norms other states This class persons may use public transport
9	Ventilation	Ventilation norms shall be as per existing BBL	Ventilation norms shall be as per existing BBL		
10	Open areas	<ul style="list-style-type: none"> Out of open area min. 5% shall be formal green / playground And another 3% as informal green areas. Parking areas if provided on grass pavers shall be 	<ul style="list-style-type: none"> Out of open area min. 5% shall be formal green / playground And another 3% as informal green areas. Parking areas if provided on grass pavers shall be 		

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		counted towards informal green areas	counted towards informal green areas	
		• Green buffers, if provided shall also be counted towards informal green areas	• Green buffers, if provided shall also be counted towards informal green areas	
11	Density	Max. 450 D.U./Hac + (10%)	Max 600 D.U./Hac + (10%)	Invariably the EWS/LIG housing sites are irregular, out of shape wherein the required density cannot be achieved. Also It is not possible to achieve required density in G+2, G+3 storied houses. Therefore no minimum density be specified.
11 (a)		Population for the purpose of density calculation, the dwelling unit shall be considered to accommodate 4.5 persons		MPD-2021 4.4.3 B (ix)

Social Infrastructures: -

1		<p>Social facilities like community hall, dispensary etc. shall be grouped together in a composite Facility Centre on a plot area of 500 to 1000 sqm.</p> <p>Activities permitted: Multipurpose Community hall, restaurant, dining facility RWA room, Library, Health Centre, Creche, Indoor games facilities, guest house, shops, fair price shop, milk booth, Senior Citizen care home maintenance office, watch & ward residence (upto 20 sqm), Bank extension counter, ATM, Police Post, yoga & meditation room.</p> <p>The following norms shall be applicable for Facility Centers:</p> <ul style="list-style-type: none"> • Maximum Ground Coverage 30% • Maximum FAR 120 • Maximum height 15 m 	MPD – 2021 4.2.2, 2B	Relaxation may be given in providing social Infrastructure norms since most of the social infrastructure already exists in neighborhood/ Industrial Estates. Therefore, physical and social facilities allowed for unauthorized/ regularized unauthorized colonies and rehabilitation of slum and JJ cluster (as per 4.2.2.2.B & 4.2.3.4 of MPD 2021) may be prescribed for new E.W.S. housing stock.
2		Composite Facility Centre shall have no separate parking norms		
3		One such Facility Centre shall be provided for 10,000 population or part thereof.		
4		An open contiguous space for weekly market / informal		

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	trade	<ul style="list-style-type: none"> Primary school @ 800 sqm for 10,000 population Sr. Secondary School @ 2000 sqm for 20,000 population Primary school can be clubbed in a primary - cum - secondary school @ 2500 sqm for 20,000 population The schools shall be planned to serve on a double shift basis. <p>(the above norms can be further relaxed on the basis of minimum norms prescribed by the Education Deptt, GNCTD / Central Board of Secondary Education.</p>	Due to cost constraints, the school shall be mandatory to adopt double shift, so that there is no loss of education opportunity and at no extra infrastructure cost.
6		The reserved seats for EWS students in private and Govt. aided schools may also be counted towards the above requirements.	
7		Space for utilities such as Dhalao, UG Water tank local level waste water treatment facility, Electric substation, Bus and auto-rickshaw stand shall be provided as per site conditions and shall not be counted towards FAR or ground coverage.	
8		Any neighbourhood development where such facilities are available, in proximity, the same may be considered	IS:8888 4.2.3 Notes (1)

General Building Requirements :-

1	General	The provisions given in Delhi Building Byelaws and NBC-2005/SP7 shall apply excepting for the specific provisions made here under:	
2	Size of Rooms	In one room tenement, carpet area of multi... purpose room should be at least 12.5m ² . In a house of two rooms first room shall not be less than 9.0m ² with minimum width of 2.50m, and second room shall be not less than 6.50m ² with a minimum width of 2.1m, provided that the total area of both the room is not less than 1.50m ² . The bigger room shall always be the first room.	IS:8888 (5.3.1)
3	W.C. Bath room	(i) Minimum size of independent WC shall be 0.90m ² with minimum width of 90 cm (ii) Minimum size of independent bath room shall be 1.20m ² with minimum width of 1m (iii) Minimum Size of combined bathroom and WC shall be 1.80m ² with minimum width of 1m	IS:8888 (5.3.2)
4	Kitchen	The size of a cooking alcove serving as cooking space shall not be less than 2.4m ² with a minimum width of 1.2m. The size of individual kitchen provided in two-roomed house shall not be less than 3.3m ² with a minimum width of 1.5m	IS:8888 (5.3.3)
5	Balcony	The width of individual balcony, where provided shall not be more than 1.2m and it shall not project beyond the plot line and on roads or pathways. The area of Balcony shall not be counted in FAR	IS:8888 (5.3.4)
6	Minimum height	<ul style="list-style-type: none"> The minimum height of rooms spaces shall be as follows: <ul style="list-style-type: none"> a) Habitable room 2.6m b) Kitchen 2.6m c) Bath/WC 2.1m d) Corridor 2.1m In the case of sloping roofs, the average height of roof 	IS: 8888 (5.4)
			IS: 8888

		for habitable rooms shall be 2.6m and the minimum height at eaves shall be 2.0m	(5.4.1)																			
Stairs		<ul style="list-style-type: none">For dwelling units upto G+3 configuration below 15m height:<table><tr><td>Width</td><td>1.0 m</td></tr><tr><td>Tread</td><td>0.25m</td></tr><tr><td>Riser</td><td>0.20 m</td></tr></table>Clear head room 2.00mFor dwelling units in G+4 configuration below 15m height:<table><tr><td>Width</td><td>1.0 m</td></tr><tr><td>Tread</td><td>0.25m</td></tr><tr><td>Riser</td><td>0.20 m</td></tr></table>Clear head room 2.00mFor dwelling units in above 15m height<table><tr><td>Width</td><td>1.5 m</td></tr><tr><td>Tread</td><td>0.25m</td></tr><tr><td>Riser</td><td>0.20 m</td></tr></table>Clear head room 2.00m	Width	1.0 m	Tread	0.25m	Riser	0.20 m	Width	1.0 m	Tread	0.25m	Riser	0.20 m	Width	1.5 m	Tread	0.25m	Riser	0.20 m	IS-8888 & NBC	Tread riser and clear head room are based on modular concept and is prevalent in many states
Width	1.0 m																					
Tread	0.25m																					
Riser	0.20 m																					
Width	1.0 m																					
Tread	0.25m																					
Riser	0.20 m																					
Width	1.5 m																					
Tread	0.25m																					
Riser	0.20 m																					
Trap door/mumty		For housing up to 15m height trap door to terrace from last landing level with ladder may be allowed	NBC 4.9.10 (e) The main and external staircase shall be continuous from ground floor to the terrace level	To avoid misuse of terrace by this class of people																		
8	Floor Area Built-up area	<ul style="list-style-type: none">Min 25 sqm Floor area & max 32 sqm built up area for schemes under JNNURM / RAY / Schemes of Central / State Govt. NOTE: <ul style="list-style-type: none">Floor area shall include area of Balcony & cupboardsBuilt up area shall include area of walls, but excludes, lifts, common corridors, stairs, lobby etc.For EWS house min floor area shall be 25 sqm and max built up area 32 sqmFor LIG house min floor area shall be 32 sqm and max built up area 40 sqm.																				
9	Services	<ul style="list-style-type: none">The per capita consumption of water shall be 135 litres per person per day.The per capita electrical load per dwelling unit, shall be 1.5 KWUse of solar energy is optional RWA may provide if they can maintain	<ul style="list-style-type: none">NBC 2005 (4.1.1 Note) Part A, Section ICPEHQ based on one power plug & 10 light																			