

# PATPARGANJ F.I.E ENTREPRENEURS ASSOCIATION(R)

OPPOSITE PLOT NO. 157 F. I. E. PATPARGANJ, DELHI-110092 (40)

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Commr. (Plg) - II  
Despatch: 4076  
Date: 18-6-12

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Chief Patron  
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AC (PLG) MPR  
Dairy No. 6447  
Date: 18/06/12

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Ref.: SKM/2012/095

To

The Hon'ble Lieutenant Governor  
Government of NCT of Delhi.

उपाध्यक्ष कार्यालय  
ए.सी. सं. 2465-C  
दि. 14.15.12

Dated: 06/06/2012

RAJ NIWAS, DELHI  
Dairy No. 22075  
Date: 08/6/12

Subject: **Request for Increase in F.A.R.(upto 5) in conforming and planned Industrial areas of Delhi, along with allowing mixed land use with part residential.**

Hon'ble Sir,

The current industrial policy of Government of N.C.T. of Delhi puts great emphasis on knowledge based & high-tech industrial development. The basis is to promote knowledge workers with high tech skills and facilitate them with attached living accommodation by providing the facility of **walk to work**.

Hon'ble Sir, in present scenario when availability of land has become a major issue and with India as a growing economy, it is the need of the hour to utilize the existing space in more efficient manner. We are daily reading news paper reports about Delhi having one of the costliest real estate in Asia in terms of both outright purchase and rentals. It is an established fact that MSME's (Micro Small & Medium Enterprise) are the backbone of Indian economy and with emphasis on need to reduce cost of production as well as to address the growing demand of services, more and more automation and utilization of knowledge base is required due to which all the MSME units are facing acute shortage of space. The cost of space, whether owned or rented, is the biggest contributor to the production costs of the industries. It is strongly apprehended that many of the MSMEs will not remain viable at the prevailing land costs. You are well aware that many high tech and knowledge based industries have shifted to Gurgaon and NOIDA due to the high land costs in Delhi. It is also a fact that now Delhi is not the favoured destination of new and upcoming high tech units due to the high land costs. Consequently, the knowledge workers who reside in Delhi are forced to undertake long daily journeys by personal transport to the above towns, leading to increased road congestion and air pollution.

OFFICE OF THE DIR (PIA)  
MPR/TC, D.D.A. N. DELHI-2

Dy.No. L-7 21/6/12

Date:

SSWRS

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Compl (Plg) - II

P. Gaur  
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The above problems can be solved in a single stroke by increasing the FAR in the Industrial areas of Delhi upto 5, with mixed land use with part residential, which will meet the dual objectives of increasing the availability of usable space, thereby reducing the land costs and also making the space available for residential purposes of the workers. **This will not only economise the production cost of the units so as to survive the growing international competition, but also reduce the Carbon foot print and decrease congestion on roads.** This will incentivize the development and provide more space vertically, which is the present and future need so as to contain and economise the costing.

Delhi Industrial & Development Operations & Maintenance ACT (DIDOM) which will help and support the infrastructure and civic services through PPP model was passed because the need of modernization and up gradation of Industrial areas was felt from a long time to promote SME's.

**Hon'ble Sir, Transit Oriented Development (TOD) is also the requirement of modern day Town Planning to reduce global warming by reducing travel time and travel distance to work by personal transport. Most of the Industrial areas in Delhi are located along the mass Public transport corridors. In particular, our Patparganj Industrial Area has adjoining Metro Station (second line in phase-III is also coming up), I.S.B.T. (Anand Vihar) and Railway Station Anand Vihar, Anand Vihar Railway Halt for EMU's from Aligrah, Khurja, Ghaziabad etc., as well as on two sides we have two state highways. Thus, Patparganj industrial Area has several major advantages to become a test case for increase in FAR.**

Hon'ble Sir, we require your personal intervention to support and recommend the contents of the above mentioned subject. We are ready to participate in any meeting / seminar so as to elaborate on the subject. We hope the concerned will also consent to this need and recommend more F.A.R. at least 5 in approved conforming industrial areas of Delhi as well as also allow mixed land use. Thanking you

With Best Regards

For Patparganj F.I.E Entrepreneurs Association (R)

S.K.Maheshwari  
General Secretary