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Phone : 26816190 ⁴¹⁶¹⁶¹⁹⁰

ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase - I, New Delhi - 110020

PRESIDENT :
Mr. Umesh Anand
B-115, D.D.A Sheds,
Okhla Phase - I
New Delhi - 110 020
Phone : 26813240, 9999034998

Commr. (Plg) - II
Despatch No. 5757
Date 12/10/12

GENERAL SECRETARY :
Mr. Praveen Sharma
A-86, D.D.A Sheds,
Okhla Phase - II
New Delhi-110 020
Phone : 26388388, 9811211828

CCS 203 MP
10/10/12

To,
The Vice Chairman,
Delhi Development Authority
Vikas Sadan, INA
New Delhi

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
By No. L-173
Dated 15/10/12

AC (PLG) MPPR
Dairy No. 1561
Date 12/10/12

October 1, 2012

Subject : Request for Enhancement of Existing FAR under Redevelopment of existing Planned Industrial Sheds

Dear Sir,

With due regards, we would like to make a submission that South Delhi Municipal Corporation Circular No. TP/G/4577/12 dated 24.01.2012 adopting the Govt. Gazette Notification No. F 17(5)/2007/MP/50683)E dated 01.04.2011 (copy enclosed) has stated that maximum F.A.R. 1.5 times of the allotted area of DDA Sheds, Okhla Phase -I & II shall be permissible as incentive for the purpose of redevelopment.

The owner of the existing commercial DDA Sheds, Okhla Phase-I & II should be encouraged to redevelop their properties to meet the present demand of Industry requiring additional space by increasing 100% F.A.R. for each floor without set back in DDA Shed Okhla Phase I & II.

Now, since due to many existing anomalies in Master Plan-2021 is under revision it is requested that F.A.R. be enhanced so that this anomalies may be rectified.

An early action in the matter will be highly appreciated.

Thanking you,
Yours truly

UMESH ANAND
PRESIDENT

Commr (Plg) II

Volokan

At. line party
12/10/12

~~AC (V&S MP)~~

AC (MPR) II

DDA (MPPR) Gal 12/10/2012

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CO pl. keep it in record & update the status

Discussed in the E.M. DDA MAG meeting
Keep in record in concerned file
18/12/12 AD (Plg) III

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- CC :
1. Union Minister, Ministry of Urban Development, Nirman Bhawan, New Delhi-11
 - ✓ 2. The Commissioner –cum secretary , Delhi Development Authority, B-Block,(Master Plan Division, Vikas Sadan, INA, New Delhi-110023
 3. Dy. Director, MPD-2021, DDA Vikas Minar, New Delhi-110002

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MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT
E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

No:-TP/G/4577/12

Dated 24/01/2012

CIRCULAR

Sub:- **Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area**

The Delhi Development Authority vide Notification No. F.No. F.17(5)2007/MP[S.O.683(E)] dated 1.4.2011 has notified the following Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area.

1. Introduction:-

Master Plan for Delhi-2021 under Para 7.6 envisages modernization and up gradation of 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 local body. Till such time, the existing sub division 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 up-gradation 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.

In view of the above stipulations, following guidelines have been framed.

2. Norms for Redevelopment of Existing Planned Industrial Areas

2.1 Redevelopment of Existing Planned Industrial Plots.

- 2.1.1 To incentivize redevelopment, 1.5 times the existing permissible FAR shall be permitted on an individual plot of minimum 1000 sqm and above. For that purpose amalgamation of smaller plots shall also be allowed. The service lane can also be included in the schemes, however, no FAR shall be granted on this area but the same can be included for public area like green, parking etc. in the overall schemes. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR-No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies). Amalgamation and reconstruction of industrial plots allotted under the scheme (s) framed pursuant to Supreme Court orders of 1996 & 2004 will not be permissible.

The Director (Plg.), MP, DDA vide letter No. F/17 (5) 2007/MP/05 dated 9.1.2012 has communicated that Authority Meeting held on 15.9.2011 has further decided as under:-

"It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No. S.O. 683 (E) dated 1.4.2011 for all plots of 1000 sq. mt. And above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification of structural safety, without the requirement of an overall redevelopment scheme."

Comprehensive Redevelopment of the overall existing planned Industrial Estate Area shall be permitted with 1.5 times the existing permissible FAR subject to land distribution as given in Table 7.2 of MPD-2021. Comprehensive redevelopment of part of the Industrial Estate/Area would also be permitted with incentive FAR with minimum area 4 ha. and above, subject to the following conditions:-

- a) The Ground Coverage, FAR and height to be as per the overall control conditions of the comprehensive scheme and other Development Controls shall be as per MPD-2021.
- b) Industrial Associations wherever possible would identify /provide area for common parking/Multi-level parking /essential common facility areas etc. within the scheme area.
- c) Front setback should not have boundary wall, so that it can be used for additional parking/road space.

2.2 Redevelopment of Existing Planned Industrial Sheds.

2.2.1 The development control norms of MPD-2021 (Table 7.3) as applicable on the individual plot shall also be allowed on an area allotted as an industrial shed. However, the setbacks shall not be insisted upon.

2.2.2 1.5 times the allotted area of sheds shall be permitted as incentive for the purpose of redevelopment through comprehensive planning of the area. The minimum plot area of amalgamated sheds for such purpose shall be 1000 sqm. In such such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR-No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.

2.3 Redevelopment of Existing Planned Industrial Areas through sub-division of plots.

Master Plan- 2021 also realizes that the existence of smaller plots by subdividing the larger plots and has recommended to prepare guidelines for regularization of such sub-divisions. Accordingly, the owners of sub-divided plots shall collectively prepare and submit the Layout plan to Local Body for approval along with the required mandatory documents as per BBL/ to the satisfaction of the Local Body.

After approval of the layout plan by the local body, the sanction of the building plan on individual plot shall be governed by MPD-2021 development control norms given in the Table 7.3:

3. Other Conditions applicable to all above mentioned categories:-

- i. No Objection Certificate from Fire, explosives, environment departments and other statutory bodies.
- ii. Provision of all essential facilities e.g. ESS, Solid waste collection, facility area/open spaces and or the provision of CETP/disaster management plan to be examined/ provided as per norms by Industrial Area Associations/Local body for the overall scheme.
- iii. Industrial activity shall be permissible on all floor of the plots.
- iv. Permissibility of basements to be as per clause 8(5) of Development Code of the MPD-2021.
- v. The concerned local body and the stakeholders will work out the mechanism for implementation of the scheme in time bound manner and subsequent maintenance through suitable Operation and Maintenance arrangements.

The above Regulations and Guidelines including the decision of Authority Meeting held on 16.9.2011 mentioned under para 2.1.1 is hereby circulated for information and necessary action of those concerned.

This issue with the approval of the competent authority.


Additional Commissioner (Engg)

Distribution:

1. All Addl. Commissioners
2. Chief Vigilance Officer
3. All Dy. Commissioners of the Zones
4. Engineer-in-Chief
5. Chief Town Planner
6. Chief Law Officer
7. Chief Engineer (Bldg.)HQ
8. Superintending Engineer(Bldg.)HQ

Copy to:-

P.S. to Commissioner- for kind information of the Commissioner pl.

Copy for kind information also to:-

1. Hon'ble Mayor
2. Chairman -Standing Committee
3. Leader of the House
4. Leader of the Opposition


Additional Commissioner (Engg)



भारत का राजपत्र

The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

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NEW DELHI, FRIDAY, APRIL 1, 2011/CHAITRA 11, 1933

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 1 अप्रैल, 2011

विषय: विद्यमान नियोजित औद्योगिक क्षेत्रों के पुनर्विकास के लिए विनियम और दिशा-निर्देश का.आ. 683(अ).—दिल्ली विकास प्राधिकरण, दिल्ली विकास अधिनियम, 1957 की धारा 57 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए केन्द्र सरकार के पूर्व अनुमोदन से एतद्वारा विद्यमान नियोजित औद्योगिक क्षेत्रों के पुनर्विकास के लिए निम्नलिखित विनियम और दिशा-निर्देश बनाता है।

1. भूमिका

दिल्ली मुख्य योजना-2021 के पैरा 7.6 में विद्यमान नियोजित औद्योगिक क्षेत्रों के आधुनिकीकरण और उन्नयन का प्रावधान किया गया है।

ये औद्योगिक क्षेत्र 70 के दशक में विकसित हुए और इन वर्षों में इनकी भौतिक आधारिक संरचना खराब होती गई और कुछ मामलों में तो पूरे औद्योगिक क्षेत्र में कमियां आ गईं। इसके अतिरिक्त, कुछ क्षेत्रों में कार्यकलापों की प्रकृति में परिवर्तन रहे हैं और प्लॉटों के भाग का ऐसे कार्यकलापों के लिए उपयोग करने हेतु मांगे भी रही हैं, जिन्हें व्यावसायिक के रूप में वर्गीकृत किया जा सकता है। इस बात को देखने की आवश्यकता भी हो सकती है कि क्या उद्योगों/इकाइयों की बड़ी संख्या को समायोजित करने के लिए उप-विभाजन द्वारा छोटे प्लॉटों के रूप में और

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 1st April, 2011

Mr. Raghuvanshi
Aroora

Subject : Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area

S.O. 683(E).—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957 the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas.

1. Introduction:

Master Plan for Delhi-2021 under Para 7.6 envisages modernization and up gradation of 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.

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- 2.1.1 To incentivize redevelopment, 1.5 times the existing permissible FAR shall be permitted on an individual plot of minimum 1000 sqm and above. For that purpose amalgamation of smaller plots shall also be allowed. The service lane can also be included in the schemes.

1203 (E)/11-3

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2.1.2 Comprehensive Redevelopment of the overall existing planned Industrial Estate/Area shall be permitted with 1.5 times the existing permissible FAR subject to land distribution as given in Table 7.2 of MPD-2021. Comprehensive redevelopment of part of the Industrial Estate/Area would also be permitted with incentive FAR with minimum area 4 ha. and above, subject to the following conditions :-

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2.3 **Redevelopment of Existing Planned Industrial Areas through sub-division of plots.** Master Plan - 2021 also realizes that the existence of smaller plots by subdividing the larger plots and has recommended to prepare guidelines for regularization of such sub-divisions. Accordingly, the owners of sub-divided plots shall collectively prepare and submit the Layout plan to Local Body for approval along with the required mandatory documents as per BBI to the satisfaction of the Local Body.

After approval of the layout plan by the local body, the sanction of the building plan of individual plot shall be governed by MPD-2021 development control norms given in Table 7.3.

3. Other Conditions applicable to all above mentioned categories:

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- ii. Provision of all essential facilities e.g. ESS, Solid waste collection, facility area/open spaces and or the provision of CETP/disaster management plan to be examined/provided as per norms by Industrial Area Associations/Local body for the overall scheme.
- iii. Industrial activity shall be permissible on all floor of the plots.
- iv. Permissibility of basements to be as per clause 8(5) of Development Code of the MPD-2021.
- v. The concerned local body and the stakeholders will work out the mechanism for implementation of the scheme in timebound manner and subsequent maintenance through suitable Operation and Maintenance-arrangements.

Relevant Extracts from MPD-2021 related to the "Guidelines for Redevelopment of Existing Planned Industrial Areas"

1. For Para 2.1.1 of the Guidelines

Table 7.3 : Development Control Norms

Use Premises	Maximum			Parking standard ECS/100 sqm of floor area	Activities Permitted	Definition
	Gr. Cov. (%)	FAR	Plot (m)			
Industrial Plot (i) 50 sqm. and below (ii) 51 sqm to 400 sqm. (iii) 401 sqm and above	100	200	8	2	Industrial units; unit retail sales outlet and administrative office upto maximum 10% of floor area on ground floor only; residential flat upto the maximum extent of 5% of the floor space or 50 sqm, whichever is less for watch & ward and supervision, incidental storage [---] related to the industrial activity, commercial activity as per footnote (vi).	A premise for industrial activity having upto 50 workers with non-hazardous, non-polluting performance.
	60	180	15	2		
	50	150	15	2		
Flatted group Industry (Minimum plot size - 400 sqm.)	30	150	26	2	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 footnote (vi).	A premise having a group of small industrial units having upto 20 workers with common services and facilities of non-hazardous, non-polluting nature.

Notes:

- i) In case of plots upto 60 sqm. common parking shall be provided.
- ii) In case of plots of size 500 sqm and above, the utilities such as P.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. shall be provided within the plot.
- iii) Identified Service Centres shall be planned as per plotted industrial area norms.
- iv) Development of IT hardware and software permissible under industrial use
- v) Banquet hall shall be permissible in Industrial premises subject to specifications/regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time.
- vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as as decided by Government from the time to time. The activities permissible in local shopping

centres will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.

2. For Para 2.1.2 of the Guidelines

Table 7.2: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	55-60
2.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12
3.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair shops, Communication/Telephone Exchange, etc.	2-3
4.	Facilities <ul style="list-style-type: none"> • Public and Semi-Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, IIT/Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-Station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc. 	8-10
5.	Transportation: Circulation, Loading/Unloading Area, Parking, ideal truck Parking, Goods Vehicle Parking etc.	18-20
	Total	100

[F. No. F. 17(5)2007/MP]

D. SARKAR, Commissioner-Cum-Secy.