



NAV YUVAK EKTA MANCH (REGD.)

Regd. Office : 29-Q/8A, Lane No. 4K, Anand Parbat Industrial Estate,
New Rohtak Road, New Delhi-110005

(AN ORGANISATION OF SMALL AND TINY ENTREPRENEURS)

President :
S.K. TANDON
Ph. : 5749141
5719367

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No.....14/11.....
Dated.....18/11/11.....

Gen. Secretary :
BALBIR SINGH
Ph. : 5812796
5764551

Ref: NYEM/Obj/Sug/MPD-2021/2011

17.11.11

Dated

Ref. No.

The Director,
Master Plan of Delhi - 2021,
Delhi Development Authority,
Block 'B', INA, Vakas Sadan,
New Delhi.

Sub: Objections / Suggestions to the Master Plan of Delhi-2021

Dear Sir,

This is in response to the objections / suggestions to the Master Plan of Delhi-2021 invited by you vide public notice issued in the National Dailies. We are enclosing herewith our observations and comments/ suggestions to be incorporated in the Master Plan of Delhi -2021 for necessary amendments.

In view of the detail objections presented in the annexed document/ booklet, we hope and pray that necessary rectifications may kindly be undertaken with the active involvement of the industrial area associations/ society.

It is further requested to provide us an opportunity of hearing before finalization of the same.

Thanking You,

Yours Faithfully


(S.K. TANDON)
President

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To discuss

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Proposed amendments/ suggestions in chapter: 7. INDUSTRY of Master Plan of Delhi-2021

1. **In Clause 7.6.1.1:** Industrial activity shall be conducted at the following locations in the Industrial Use Zone, as indicated in the Land Use Plan:

Under heading **ZONES A to H:**

Please include the name of "**Anand Parbat**". The land use of Anand Parbat Industrial Area as per Master Plan of Delhi-2021 is "Light & Service Industries" and as per approved zonal plan the area under reference is indicated as "Manufacturing".

Further, in the MPD-2001, in clause under heading "**Areas of Industrial Activities**" Industrial activity in DUA 81 shall be conducted at the following locations in the prescribed use zone as indicated in the land use plan. The name of Anand Parbat was reflected along with other industrial areas under clause (iii) under heading "Light Industrial Estates".

2. **In Table 7.1: Parameters for Industrial Units in Different Use Zones and Use Premises:** Use Zone / Use Premises "Industrial Use" a) plotted development, in conditions Max. no of workers= As per need.

Whereas in the note below table Condition (i) Maximum no. of workers shall be as per notification issued by the competent authority from time to time. **This ambiguity may please be removed by deleting this condition.**

3. **In clause 7.6.2.1 "Norms for Redevelopment of clusters of Industrial Concentration in Non Conforming Areas"** we propose following amendments to the Redevelopment norms:

Para 1 & 2: No change,

Redevelopment norms/ conditions:

- Clause i: No change.
- Clause i: No change.
- Clause iii: **Substitute it as:** "Only permissible industries (not covered in prohibited category as per Annexure III of MPD-2021) shall be permitted. The standards prescribed by the Delhi Pollution Control Committee have to comply with by all industrial units."

- Clause iv: **Substitute it as;** The lessor needs to give no objection/ clearance on board to the industrial plot owner/ Lessee permission to amalgamate the plots and later to apply for freehold rights.
To incentivize redevelopment, 1.5 times of the existing permissible FAR shall be permitted on minimum size of a plot of 500 sqm and above. For that purpose amalgamation of small 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 used for public purpose/ utilities.
- Clause v: **Substitute it as:** All statutory permissions/ clearances such as Municipal Corporation Factory Licences, DPCC Consent, SSI registration etc shall be granted / renewed by concerned authorities to the units operating in these areas as all these areas has been recognized as Industrial areas in zonal plans and approved land use is Manufacturing (Light Industrial areas). The industrial units shall have separate electric connections.
- Clause vi: Other stipulations – (Modifications required)
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 to be specially harnessed for this purpose.
 - a. **This needs to be omitted.** When in the Master Plan of Delhi-2021 the road width in relation to size of plot has been specified, reservation of 10% area for roads becomes superfluous.
 - b. **Substitute it as:** This reservation be for plots more than 200 sqmt in area. Loading unloading will be strictly directly from the plot and 3 meter set back will be left for loading unloading.
 - c. **Substitute it as:** 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 CETP should

only be constructed if there is sufficient industrial effluent to treat and is Techno-economical feasible otherwise wastewater may be transported to nearby CETP. The area specific only be asked for as per local needs.

- d. No change.
- e. This may be kept as optional as in many areas such spaces may not be available.
- f. **Substitute it as:** Plot measuring 200 meters and below to have road width of 5 mt minimum. In case all the existing road width is more than 5 mt it will be maintained.
- g. As above
- h. The coverage and setback shall not be insisted upon in these areas majority of plots are having 100% coverage it may be a non starter. No projection outside the plot or any encroachment on roads be cleared by concerned authority. Emphasis should be on creating parking lots on public land or on some vacant land parcels adjoining to the area, the entire cost of land and its development has to be borne by the society of occupiers. Individual plot owner with an area of 1000 sqmt and above will be permitted to develop public parking as per Master Plan of Delhi. Max floor space shall be 2500 sq. mtrs. (250 FAR) including 10% or 40 FAR for commercial use / component.

Include the following clauses:

- i. In case of amalgamation of plots minimum area can be 500 sqmts. The FAR will be 1.5 times the permissible FAR 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.

- plots are redeveloped with amalgamation. In all other plots it will be restricted to only 10% of the permissible FAR.
- r. Industrial activity shall be permissible on all floors including in the basements of the plots. However, permissibility of basements to be as per clause 8(5) of Development Code of the MPD-2021.
 - s. Re-development in part of the industrial area/ cluster is permissible.
 - t. In special areas regulations specified in the Master Plan will prevail on general norms.
 - u. The areas where the aforesaid norms are achieved will be treated as conforming area.
 - v. In case of plot is 400 sqmts or more (individual or after amalgamation), flatted factories as per Master Plan of Delhi norms would be allowed and all Industrial activities except prohibited category (Negative list) shall be permitted.

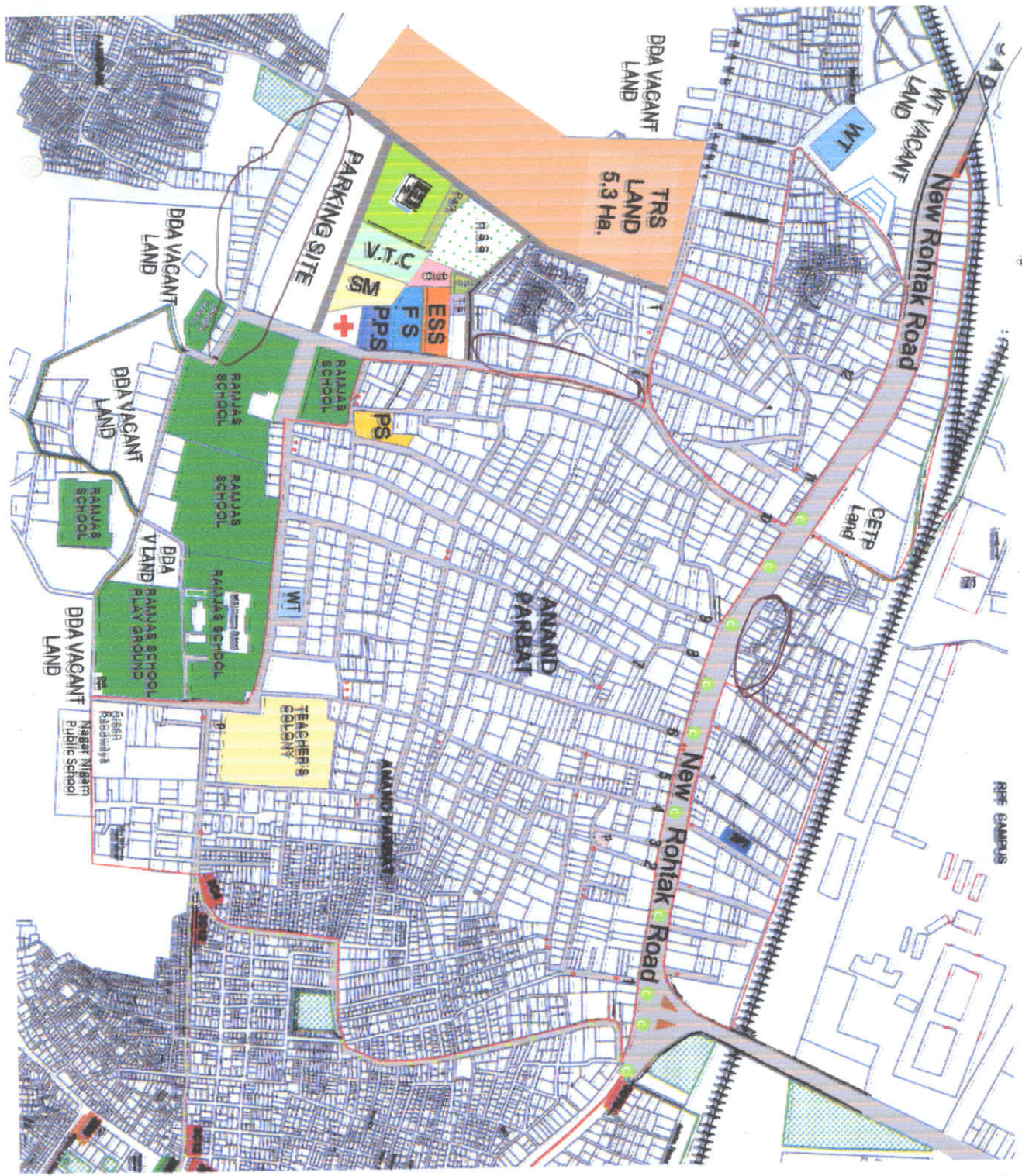
(vii) Other conditions:

i para: No change

ii para: The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the **add society** /agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.

Further, it was assured by the Delhi Development Authority that if any area left out of the boundaries of the Anand Parbat Industrial Area decided by the Technical Committee, the same will be considered while formulating the Master Plan - 2021. But it is regretted that despite several requests, the area such as Harijan Basti, HR Road and PP block was not included in it despite the fact that industries are already operated in that areas. We again request to include it consider as a part and parcel of industrial area. The plan of existing area is enclosed herewith.

ANAND PARBAT INDUSTRIAL AREA RE-DEVELOPMENT PLAN



Left Out Area not included in MPPD though existing.

Re-development scheme approved by the DDA in its Tech Committee meeting vide. Mem No. 30/242 dt. 12.10.02 & Modified OCF Plan has also been approved vide DRG no. W/68/06 dated 15.12.06

LAND USE: Manufacturing, Service, Light & Repair Industries / Flatbed Factories
 (Approved by DDA vide resolution no 142/2006 dt. 19.1.07, authenticated by Central Government vide F.No. K.12011/V.2005 - DDIB & Zonal Development Plan for ZONE 'B' has been approved by Ministry of Urban Development, vide L.No. K.1201123/2009-DDIB dated the 8th March, 2010)

LEGEND

	INDUSTRIAL AREA BOUNDARIES
	HIGHER SEC. SCHOOL
	TELEPHONE EXCHANGE
	TRANSPORTATION
	ELECTRIC SUB-STATION
	FIRE STATION
	POLICE STATION
	POLICE STATION
	HOSPITAL
	VOCATIONAL TRAINING CENTRE
	SERVICE MARKET
	CLUB
	WATER TANK LAND
	POST OFFICE
	COMMERCIAL ROAD
	TRANSFORMERS

NOTE:
 INDUSTRIAL AREA BOUNDARY APPROVED BY DDA IN TECHNICAL COMMITTEE MEETING HELD ON 9.5.2003 VIDE ITEM NO. 18/2003

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