



# 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

Gen. Secretary :  
**BALBIR SINGH**  
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5764551

Director (Pig.) MPD-2021  
Dy. No. 155  
Date 16-5-12

Read Central Dy. No. 2  
Dated 16/5/12  
R&D Section, Vikas Minar  
Delhi Development Authority  
Seating Area

Ref. No. NYEM/Obj/Sug/MPD-2021/2012

The Director,  
Master Plan of Delhi - 2021,  
Delhi Development Authority,  
Vikas Minar, I P Estate, New Delhi.

OFFICE OF THE DIR (Pig.)  
MPD/TC, D-2, DELHI-2  
Dy. No. 1874  
Dated 16-5-12

Dated 12.05.12

**Sub: Objections / Suggestions to the Master Plan of Delhi-2021 (Regarding Anand parbat Industrial Area, New Delhi.**

Dear Sir,

This is in response to the objections / suggestions to the MPD-2021 invited by you vide public notice published in the National Dailies. We are again submitting our observations/ comments/ suggestions for your kind consideration and to be incorporated after necessary amendments in the MPD -2021.

Apropos our objection/ suggestions submitted to the Zonal Development Plan, a hearing was provided on 30.8.08, wherein it was assured that discrepancies pointed out by us will be considered for which, concerned DDA official will visit for on spot verification of facts for necessary modifications, but no one visited the site and again it appeared in the final plan. We again submitted our objection/ suggestions on 17.11.11 in response to your public notice inviting our objection/ suggestions to MPD-2021.

Now, we are again submitting our objection/ suggestions to Master Plan of Delhi - 2021 which is marked as Annexure 1.

The redevelopment plan of Anand Parbat Industrial Area was approved by the DDA Technical Committee on 30.5.2000 vide item no. 29/2000 wherein the boundaries of Anand Parbat Industrial Area were also earmarked. Inadvertently, the boundaries of Industrial area as already approved in said plan has not shown in the MPD-2021, which is contrary to provisions of MPD-2021. In this regard your kind attention is drawn towards clause 3(4) of chapter Development Code which runs as under:


*The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.*

Further, the Addl. Commissioner (AP) DDA vide letter No. PS/C/P/2002/D-116 dated 16.4.2002 also assured that if any area left out of the boundaries of the Industrial Area decided by the Technical Committee, the same will be incorporated while formulating the proposal for Master Plan-2021. But contrary to assurance, the areas

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already approved in the re-development plan has not shown in the Master Plan of Delhi/Zonal Development Plan of zone B. (Copy of redevelopment plan approved by DDA on 30.5.2000 and copy of Zonal Development Plan (Map) is enclosed herewith for your kind consideration with the request to make necessary modification in the Master Plan of Delhi/Zonal Development Plan and include the area which is already approved in the re-development plan by DDA Tech. Committee on 30.5.2000.

Thanking You,

Yours Faithfully  
  
(S.K. Tandon)  
President

**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 if 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.

- k. New Industrial units consuming electricity more than 80kw will have to accommodate the ESS inside the plot, for rest / existing industries 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, which can be utilized as an additional FAR or sold to any amalgamated plot in that area or any other industrial cluster/ area.
- 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. However the old/ existing structures be regularized on as is where is basis.
- 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, area used for installation of pollution control devices/ plants. ESS. 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 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 three 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. 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, the redevelopment plan of Anand Parbat Industrial Area was approved by the DDA Technical Committee on 30.5.2000 vide item no. 29/2000 wherein the boundaries of Anand Parbat Industrial Area were also earmarked. Inadvertently, the boundaries of Industrial area as already approved in said plan were not shown in the MPD-2021, which is contrary to provisions of MPD-2021 as under clause 3(4) of chapter Development Code it is provided that "the Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code."

Further, the Addl. Commissioner (AP) DDA vide letter No. PS/C/P/2002/D-116 dated 16.4.2002 also assured that if any area left out of the boundaries of the Industrial Area decided by the Technical Committee, the same will be incorporated while formulating the proposal for Master Plan-2021. But contrary to assurance, the areas (such as HR Road, PP block etc) already approved in the re-development plan are not shown in the Master Plan of Delhi/Zonal Development Plan of zone B. Despite the fact that industries are already operated in that areas. We again request to include these areas as a part and parcel of industrial area.



# LANDUSE PLAN

## LEGEND - ZONE - B

ZONAL BOUNDARY  
 SUB ZONE BOUNDARY  
 KAROL BAGH (LOCAL MARKET AREA)

## RESIDENTIAL

RESIDENTIAL  
 REDEVELOPMENT AREA

## COMMERCIAL

DISTRICT CENTRE  
 COMMUNITY CENTRE / VEGETABLE MARKET  
 NON HIERARCHY COMMERCIAL CENTRE  
 RETAIL BUSINESS  
 CNG STATION / PETROL PUMP (EXISTING / PROPOSED)  
 INFLUENCE ZONE

## INDUSTRIAL / MANUFACTURING

MANUFACTURING SERVICE LIGHT AND REPAIR INDUSTRIES / FLATTED FACTORY

## RECREATIONAL

DISTRICT PARK / MULTIPURPOSE

## TRANSPORTATION

RAIL TERMINAL / RAILWAY STATION  
 RAIL CIRCULATION  
 BUS TERMINAL / DEPOT  
 MASTER PLAN ROAD - 33 M TO 100 M R/W  
 ZONAL PLAN ROAD - 18 M TO 24 M R/W  
 M.R.T.S. ROUTE / METRO STATION  
 GRADE SEPARATOR  
 FLY OVER (EXISTING / PROPOSED)  
 PARKING  
 M.R.T.S. PHASE - II  
 MONO RAIL  
 BRT / STATION

## UTILITY

WATER / SEWERAGE TREATMENT PLANT  
 ELECTRIC SUB STATION  
 DRAIN

## GOVERNMENT

GOVERNMENT LAND (UNDETERMINED)

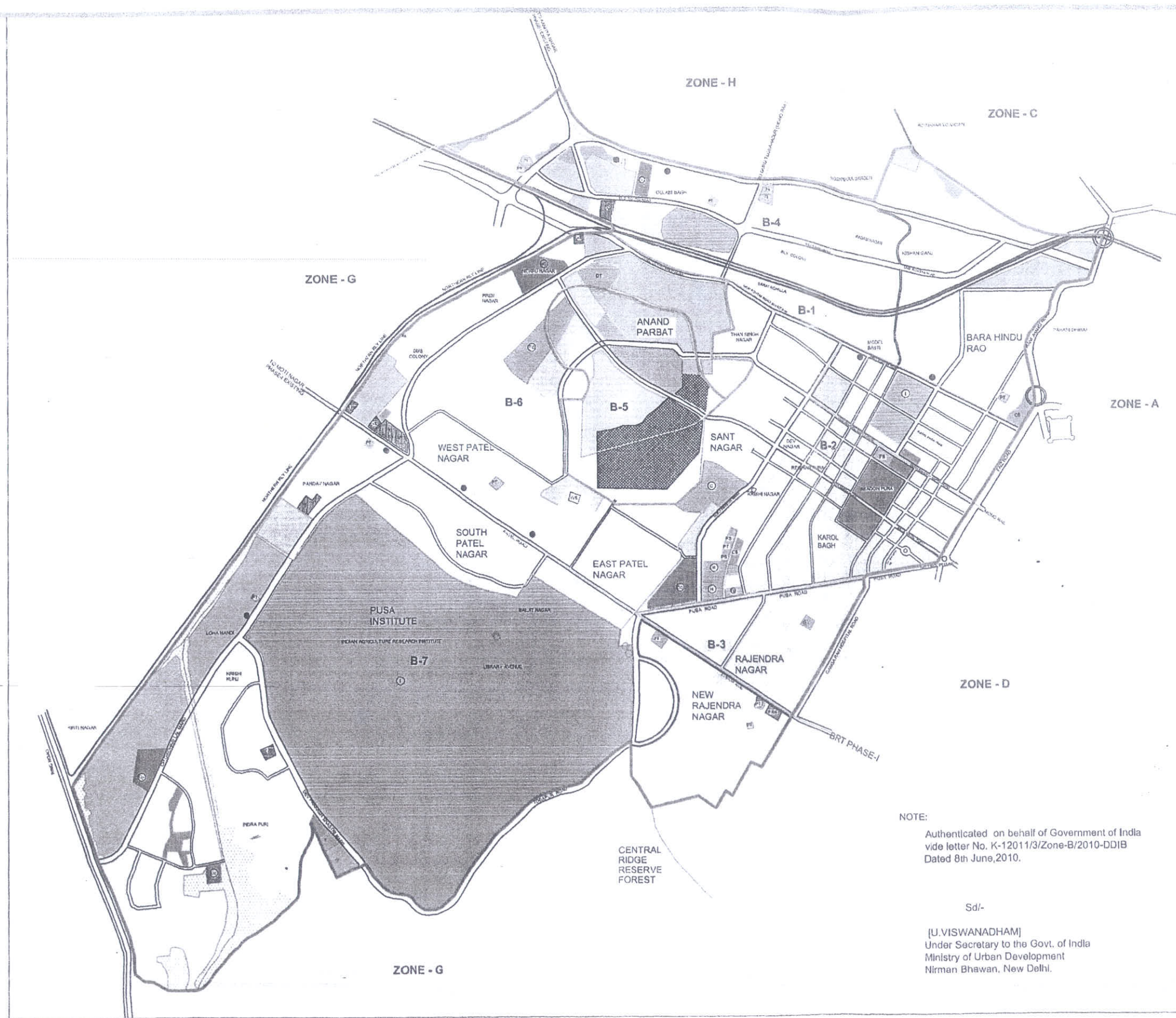
## PUBLIC AND SEMI PUBLIC

HOSPITAL FACILITY CENTRE  
 POLICE STATION  
 FIRE STATION  
 CREMATION AND BURIAL GROUND / CEMETERY  
 RELIGIOUS CENTRE  
 RESEARCH INSTITUTE / OTHER INSTITUTE  
 POST OFFICE / TELEGRAPH OFFICE  
 FACILITY CENTRE  
 TELEPHONE EXCHANGE / TELEPHONE OFFICE  
 COLLEGE

## ZONAL DEVELOPMENT PLAN



DELHI DEVELOPMENT AUTHORITY



NOTE:  
 Authenticated on behalf of Government of India  
 vide letter No. K-12011/3/Zone-B/2010-DDIB  
 Dated 8th June, 2010.

Sd/-

[U.VISWANADHAM]  
 Under Secretary to the Govt. of India  
 Ministry of Urban Development  
 Nirman Bhawan, New Delhi.



SUBHADRA COLONY

## AREA: PLANNING-III

## LEGEND

RESIDENT A

INDUSTRIAL

9.5

RECREATIONAL

TRANSPORTATION

ACQUISITION AND...

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**NOTE:—**

• ACQUIRED LAND SUBJECT TO  
VERIFICATION FROM LANDS  
DEPTT.

\*APPROVED IN 11TH TECHNICAL  
COMMITTEE MEETING HELD ON  
30 - 5 - 2000 VIDE ITEM NO.  
29 / 2000.

REDEVELOPMENT SCHEME OF  
ANAND PARBAT INDL. AREA

0 10 20 40 60 SCALE - 1:2500	DATE		
<i>Not Bgn</i> PLG. D MAN	PLG. ASSTT	ASST. DIR.	
JT. DIRECTOR	DIRECTOR IAP III	<i>Sgt. [Signature]</i> O.S.D. (A.P.)	