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OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

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Ref: OIEA/MPD/2011-12

OFFICE OF UDM

23rd March 2012

Dy. No. 1228

Date 29/3/12

Shri Kamal Nath
Hon'ble Union Minister
Ministry of Urban Development
Nirman Bhavan
New Delhi

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MPD 2021 Review
Dy. No. 1831
Dy. No. 17-OS-12
Sec (UDM)

Subject: Review of MPD 2021

Dear Sir,

The review of MPD 2021 is being undertaken as provided in Chapter 18 of the MPD2021. We as representatives of Okhla Industrial Estate, the oldest and the first small scale existing planned industrial estate of the country, have been active participants from the time the MPD2021 was being drafted. We had also participated actively when the Guidelines for redevelopment of existing planned industrial areas were being formulated.

We would like to draw your kind attention for the following points which still needs your kind consideration:-

1) **DEFINITION OF INDUSTRY.** PARA 7.1 (I) OF MPD 2021 LAYS DOWN THAT THE PLAN ENVISAGES TO PROMOTE HI-TECH, LOW VOLUME AND HIGH VALUE ADDED INDUSTRIES, WHICH ARE NOT LABOR INTENSIVE. The IT and ITES HAVE ALREADY BEEN INCLUDED IN THE INDUSTRY.

THE INDUSTRIAL POLICY FOR DELHI 2010-2021 ISSUED BY GNCTD IS ACTUALLY A STEP TO TAKE THE ABOVE VISION OF THE MPD 2021 FORWARD. The policy envisages development of high-tech, sophisticated, knowledge based, service sector and IT and ITES type of Industry for Delhi. This also takes into account the availability of highly qualified manpower.

IN VIEW OF THE ABOVE IT IS STRONGLY URGED THAT INDUSTRIES LISTED IN ANNEXURE I (copy enclosed) OF INDUSTRIAL POLICY FOR DELHI 2010-2021 BE INCLUDED AS INDUSTRY IN THE MPD 2021.

2) **INFLUENCE ZONE :-** Para 3.3.1.1(MPD 2021) States that upto 500 m wide belt on both sides of the center line of the MRTS/Major Transport Corridor to be identified in consultation with GNCTD will be designated as influence zone, which will be identified in the respective Zonal Plan.

Para 12.1(MPD 2021)envisages that future transport system shall consist of mix of rail and road systems, Which may include Metro Rail, Ring Rail, Dedicated rail corridor for daily commuters. Metro Rail is the most important component of the MRTS in the city (para12.4 MPD 2021). One of the busiest rail corridors for daily commuters i.e.

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New Delhi/Nizamuddin-Mathura, New Delhi- Faridabad, Nizamuddin- Palwal are located adjacent to Eastern boundary of Okhla Industrial Estate. Mathura Road is next to the railway Line. As stated earlier the Metro line from Janak Puri to Botanical Garden NOIDA will pass close to Northern boundary of Okhla Industrial Estate.

THE ABOVE MAKES IT CLEAR THAT THIS OKHLA INDUSTRIAL ESTATE WILL FALL WITHIN 500 M OF THE METRO/ RAILWAY TRACK AND HENCE ENTITLED TO BENEFITS OF INFLUENCE ZONE.

3) **PARKING**:- Table 7.3 MPD 2021 provides Development Control Norms for industrial estates/areas. Note (i) provides that in case of plots upto 60sqm, common parking shall be provided.

We submit that even for plot size 60sqm to 400sqm, it is not possible to provide parking in the basement as per norms. For any parking in basements a ramp of appropriate size will have to be constructed for smooth movement of vehicles in and out of the parking area. Construction of such a ramp is not feasible in small plots. A large area of basement will be occupied by such ramps and still the movement of vehicles may not be smooth.

IN VIEW OF THE ABOVE WE REQUEST THAT PARKING FOR SUCH PLOTS UPTO 400 sqm. IN SIZE BE PROVIDED IN THE COMMON PARKING LOTS.

SUMMARY

1. The definition of the industry in MPD2021 be widened to include activities as mentioned in Annexure I of Industrial Policy For Delhi 2010-2021 (Copy enclosed).
2. The whole Estate should be considered for benefits of Influence Zone.
3. Common parking be provided for plots measuring upto 400 sqm instead of for plots measuring upto 60 sqm as provided at note para (i) table 7.3 MPD 2021.

Last but not the least we must facilitate densification by upgrading the infrastructure and not allowing it to become a limiting factor.

With best regards,

Yours sincerely,

For OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd.)


D.K. JAIN
President

ANNEXURE I - Classification of Knowledge Based Industries

A detailed classification of Knowledge-Based Industry (KBI) is given below:

1. Software Industry
2. IT Service Industry
 - a. Internet & Email Service Provider
 - b. World wide web Service Provider E-commerce & content development
 - c. Electronic Data Interchange (EDI) Services
 - d. Video conferencing, V-SAT, ISDN services
 - e. Electronic Data Centre activities
3. ITES Industry
 - a. Customer interaction services, e.g., call/contact centres and email help desks
 - b. Back office processing
 - c. Finance and accounting (provided remotely)
 - d. Insurance claims processing (provided remotely)
 - e. HR services & Other Consulting (provided remotely)
 - f. Web site development and maintenance services
 - g. Remote education
 - g. Business Process Outsourcing, Knowledge Process Outsourcing
 - h. Software Extension development
 - i. Electronic Design & Product Development
 - j. Engineering Design & Product Development
4. Media
5. Biotechnology
 - a. R&D and manufacture of products or processes, which use or are derived by using specific living systems (plants, animals and microbes or parts thereof) and or enzymes/ biocatalysts- derived there from
 - b. Genetic Engineering & Contract Research & Clinical Trials
6. R&D and Design
 - a. Electronics R&D—Design & Product Development
 - b. Engineering R&D—Design and Product Development
 - c. Biotechnology R&D
 - d. Design-Garments Industry, Gems & Jewellery, Web Design etc
 - e. Inter-Disciplinary R&D Services
7. Business Services (Provided Remotely)
 - a. Legal services
 - b. Accounting, auditing, book-keeping and Taxation services
 - c. Architectural & Engineering Services
 - d. Advertising Services
 - e. Market Research and public opinion services
 - f. Management Consulting Services
 - g. Equity Research
8. Educational Services
 - a. Technical Diploma Institutes
 - h. Engineering Universities/Institutes
 - i. Management Institutes/Universities
 - j. Any other professional or technical institute