



# Mundka Industrial Area Welfare Society (Regd.)

Admn. Off.: Plot No. 7, Road No. 1-A, Mundka Udyog Nagar, Delhi - 110041 Telefax : 011-28345708 / 09

Review of master plan

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**Mr. P. S. Uttarwar**  
**Director (Plg.) DDA**  
**Dwarka Zone(K-I,K-II & L)**  
**DDA Office**  
**Mangla Puri, Palam,**  
**Delhi.**

निदेशक योजना (शहरका)  
पावती संख्या (पत्र) 19-MPD  
दिनांक 30/4/12

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 3263  
Dated 16/5

Respected Sir,

**Subject: REVIEW OF MASTERPLAN FOR DELHI 2021**

**Re: Industrial clusters –Redevelopment Guidelines**

In response to the advertisement by MOUD in the national dailies we submit our suggestions pertaining to the above for your kind consideration

Master plan Delhi 2021 has listed 20 areas as industrial clusters, which are stated for **insitu** redevelopment, the Guidelines for redevelopment is also stipulated in the plan.

As these insitu notified areas have existing industries, these cannot have similar norms as mandated for new/planned industrial areas, the redevelopment norms for these areas have to be different based on prevailing ground realities in respective clusters.

The Delhi Govt. has notified 22 areas and not 20 as shown in the regulation. The remaining two areas as given below along with notification details and these should also be listed along with them.

3. Prahladpur Bangar having notification no 1/C/CI/INSITU/Prahladpur Bangur/7/19 dated 11 September 2007
4. Phirni Road, Mundka & Mundka Udyog Nagar (South Side) having Notification No: F1/C.I/POLICY /Insitu / Phirni Road , Mundka and Mundka, Udyog Nagar / 2007/20 dated 17 September 2007 which was gazetted at serial No 160 on 17<sup>th</sup> September 2007.

**The proposed changes in the redevelopment norms are being suggested as follows for your kind consideration**

- a. When we are specifying the road width in relation to the size of plot, reservation of 10% area for roads becomes superfluous. *This needs to be omitted.*
- b. This reservation is not required as it is being dealt with in clause h
- c. & d. Only those facilities be insisted upon which are not available in the vicinity. Fire stations, Police station CETP may not be required if available in the vicinity. The requirements in the area Specific need only be asked for.
- e. This may be kept as optional as in many areas such spaces may not be available.
- h. As majority of plots are having 100% coverage asking for 3mt set back in plots above 100 sq mtr is not practical. For plots more than 300 sq mtr. Parking, loading /unloading be carried on, only within the vicinity of the plot and all roads in the area be made NO PARKING ZONE.

Dr. (Plg.) DDA on leave  
Suggestions for review of master plan 2021 AP  
As (Plg.) on Swathy PO  
25/5/12  
01/5/12  
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Emphasis should be on creating parking lots on public land or on some vacant land portions adjoining to the area, the entire cost of land and its development should be borne by the society.

- i. In case of amalgamation of plots minimum area can be 500sqmts. The FAR should be 1.5 times Permissible FAR on individual plots before amalgamation. All other development controls will be same as for industrial 500 sq mtr. 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 should be given as an incentive .
- k. 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 and can be sold any amalgamated plot in that area or in any other industrial cluster.
- l. Areas which fail to implement their redevelopment plans within the prescribed period should get extension of another three years.

Clause ix] As these areas admittedly have running industrial units, not issuing licenses to these units not only breeds corruption in the hands of licensing enforcement but also lets the units run without mandated safety/emission norms. All licenses should be provided as per norms to these areas and they can be canceled by the issuing authority if the area is not redeveloped as per guidelines.

We trust our above mentioned suggestions would be considered for finalizing the guidelines for redevelopment of INSITU Regularized 22 non conforming Industrial Areas.

Meanwhile, thanking you in anticipation, we remain,

Yours Sincerely

**For Mundka Industrial Area Welfare Society (Regd.)**

  
**Sunil Chadha**  
GENERAL SECRETARY