



Mundka Industrial Area Welfare Society (Regd.)

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

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From:

Bal Krishan Khindria Add.: PLOT NO 7, ROAD NO 1A, MUNDKA UDYOG NAGAR, MUNDKA, DELHI 110041. MOB NO: 98100 59184 EMAIL: balkrishan@memoryrepro.com

To,

**Mr. P. S. Uttarwar
Director (Plg.) DDA Dwarka Zone (K-I, K-II & L)
DELHI.**

Respected Sir,

OFFICE OF THE DIRECTOR (PLG.)
R/TC, D.D.A. N. DELHI-2
Dy.No. 3495
dated 23/5/12

17th May, 2012
शुद्धिक योजना (ग्राम) 35-MPD
बाबती संख्या (पत्र) 18/5/12
दिनांक

Re: Industrial clusters –Redevelopment Guidelines

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

We are trying to equate redevelopment of industrial clusters with new planned industrial areas where huge tract of *vacant land* is available and as per settled definitions, land for various utilities is kept aside. In these areas we don't have the choice of allocating areas within the cluster for various uses as these are already *fully occupied*. These insitu notified areas have existing industries, the redevelopment norms for these areas *have to be different* based on prevailing ground realities in respective clusters.

I propose changes in clause 7.6.2.1 covering norms for redevelopment of industrial clusters.

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. If any land is 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. If any plot owner is willing to spare his land for facility he should be entitled to TDR equivalent to the FAR permissible on that plot and should be saleable to any plot in that area or in any other industrial cluster.

Areas which fail to implement their redevelopment plans within the prescribed period should get extension of another three years. As we all are aware in many cases contractors and local body responsible for redevelopment are not able to complete the work in the stipulated time.

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.)

**Bal Krishan Khindria
PATRON**

for MWD 2021

18.5.12

AD Adm
Sh. Jyoti P.O.
Sancha
21.5.12

18/5/12