

1450/C

From: sunil@systemsawnings.com  
 Sent: Friday, May 18, 2012 4:36 PM  
 To: dirdwk@dda.org.in  
 Subject: suggestion objection

विवेक योजना (गारवा)  
 बाबती संख्या (पत्र) 32-A MPD  
 दिनांक 18/5/12

From:

SUNIL CHADHA Add.: PLOT NO 7, ROAD NO 1A, MUNDKA UDYOG NAGAR, MUNDKA DELHI 110041.

MOB No.: 98110 21747 EMAIL: [sunil@systemsawnings.com](mailto:sunil@systemsawnings.com)

To,

Mr. P. S. Uttarwar

Director (Plg.) DDA, Dwarka Zone (K-I, K-II & L)

DELHI.

OFFICE OF THE DIR (Plg.)  
 MPD/TC, D.D.A. N. DELHI-2  
 Dy. No. 3501  
 Dated 23/5/12

17<sup>th</sup> May 2012

**Re: Industrial clusters –Redevelopment Guidelines**

Respected Sir,

In response to the advertisement by DDA 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, while there are 22 areas which are notified and slated 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 proposed changes in clause (vi) of 7.6.2.1 in the redevelopment norms are being suggested as follows for your kind consideration:

- 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 studied /omitted.
- The reservation of 10% area for parking, loading/unloading is not required as the same is covered in clause h.
- c.& d. As these are existing industrial area, there are many facilities already available in the vicinity. During planning only those facilities be insisted upon which do not exist in the vicinity as per norms. Fire station, Police station, CETP may not be required if available. Rather than generalizing, requirements in the area specific need only be asked for.
- e. 8% Green area may be kept as optional as in many areas such spaces may not be available. As we all are aware, green areas in the most planned industrial areas today are either fully encroached or are being used as garbage dumps.
- h. As majority of plots are having 100% coverage, stipulation for 3mt set back in plots above 100 sq.mt is not practical. These plots are not of uniform size and depth and in certain cases 3mt setback would make the plots useless for any industry. As the basic need of 3mt set back is for parking and loading/ unloading, we propose that for plots more than 300 sq.mtr. Parking, loading /unloading be carried on, only within the vicinity of the plot. For every factory it should be mandatory to make provision for parking as per respective requirement and all roads in the area be made NO PARKING ZONES.

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.)

Urgent. Suggestions received through Director's email for the review of MPD-2021. Kindly put up for forwarding to MPD section A.

AD/Adm. ( )

PO (or. Subrah)

Asst. Secy  
 21/5/12  
 Jaurab  
 21.5.12

Adm  
 19/5/12

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