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## **FEDERATION OF AUTOMOBILE DEALERS ASSOCIATIONS**

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No. FADA/18/2011

OFFICE OF UDM

5<sup>th</sup> December 2011

Dy. No. 4399

Date 9/12/11

**Shri Kamal Nath**

Hon'ble Union Minister of Urban Development

Government of India

Nirman Bhavan

New Delhi - 110 001

9/12 PS to UDM  
"Secy. (UD)"

Hon'ble Union Minister of Urban Development,

### **Restoring Ground Coverage for Industrial Plots of 1,000 sq mtrs & above in Delhi Master Plan 2021**

Federation of Automobile Dealers Associations (FADA), formed in 1964 by 4 regional automobile trade associations, is the apex national body representing Automobile Dealers, engaged in the business of sale, service and spares of vehicles, including buses, trucks, passenger vehicles and 2/3-wheelers, in the country.

This is with reference to the clause no. 2.1.1 of the DDA's notification dated 1<sup>st</sup> April 2011 (copy enclosed), wherein FAR for the industrial plots admeasuring 1,000 sq metres & above, has been enhanced to 1.5 times of the existing permissible FAR and ground coverage for such industrial plots has been reduced from 50% to 30%.

While we welcome the enhancement of FAR in view of the acute shortage of space availability in Delhi due to growing population and economic activity, the reduction in ground coverage for industrial plots of 1,000 sq mtrs & above, negates the gains from increase in FAR. The reduction in ground coverage to 30% will adversely impact the automobile dealerships and their workshops operating from industrial areas, for the following reasons:

1. Automobile dealerships are large set-ups entailing huge investments. Their operations comprise sales, service and spares of vehicles as a composite activity for the convenience and ease of customers and also for the reason of optimum use of resources and space. As such, automobile dealerships require bigger space for their operations that comprise a number of activities under one roof.
2. The ground coverage of 30% is grossly inadequate, particularly, as some of the activities, such as paint booth, washing, etc., which generate a lot of effluent, have to be carried out on the ground floor.
3. In tandem with the economic growth, automobile market in India has witnessed a tremendous growth in the last few years and continues to grow at rapid pace. Auto retail is the single largest contributor to the State exchequer, its contribution by way of VAT, road tax and service tax being enormous. It employs over 1 lakh people directly and provides indirect employment to 10 lakh people in Delhi, who are engaged in auto fuel retail, auto finance, auto insurance, auto repair & service, auto component business or as drivers, conductors, helpers, cleaners and the like. The auto retail, therefore, needs all encouragement and support from the State Government to contribute further to the growth of revenue and economy of the State.

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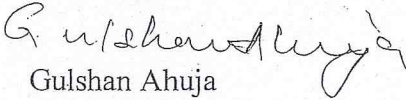
4. 30% ground coverage means that the automobile dealerships will have to expand vertically, necessitating the installation & use of lifts, which will not only require additional space, put additional financial burden on the them and adversely affect their efficiency & productivity, but will also lead to additional electricity consumption and CO<sub>2</sub> emissions as a result.
5. The auto dealerships also need huge space for vehicle stocking and parking for which the dealerships may opt to construct the basements to meet the requirement.

In view of the above, we request you to kindly restore the ground coverage to 50% in the case of industrial plots of the size 1,000 sq mtrs by way of a suitable amendment in Table no. 7.3 (Development Control Norms of MPD 2021).

We look forward to your continued support, as in the past.

Warm regards,

Yours sincerely,

  
Gulshan Ahuja  
Secretary General

Encl: As above.



**DELHI DEVELOPMENT AUTHORITY****NOTIFICATION**

New Delhi, the 1st April, 2011

**Subject : Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area**

**S.O. 683(E).**—In exercise of the powers conferred by Sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas.

**1. Introduction:**

Master Plan for Delhi-2021 under Para 7.6 envisages modernization and up gradation of existing planned industrial areas.

These industrialized areas were developed in the 70's and over the years, have deteriorated considerably in terms of physical infrastructure and, in some cases deficiencies on this score have persisted in an overall sense. Besides, there have been changes in the nature of activities in some of the areas and there have also been demands for using part of the plots for activities, which could be classified as commercial. There may also be a need to see whether further densification is possible in terms of creating smaller plots by sub-divisions to accommodate a larger number of industries/units. Guidelines for redevelopment of existing industrial areas shall be framed within 2 years by DDA in consultation with GNCTD and the local body. Till such time, the existing sub divisions may continue.

There is, therefore, a need for modernization and up-gradation of the existing industrial areas with due regard to environmental considerations. Since most of the industrial areas are located along the Mass Public Transport Corridors, there is also a need for optimizing the use around these areas through the process of redevelopment.

This process of up-gradation and redevelopment will need to be carried out in a planned manner, and in a public-private partnership framework, in which the entrepreneurs contribute to the betterment and subsequent maintenance through suitable Operation and Maintenance arrangements.

In view of the above stipulations, following guidelines have been framed.

**2. Norms for Redevelopment of Existing Planned Industrial Areas:**

**2.1 Redevelopment of Existing Planned Industrial Plots.**

- 2.1.1** To incentivize redevelopment, 1.5 times the existing permissible FAR shall be permitted on an individual plot of minimum 1000 sqm and above. For that purpose amalgamation of smaller plots shall also be allowed. The service lane can also be included in the schemes.

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however, no FAR shall be granted on this area but the same can be included for public areas like green, parking etc. in the overall schemes. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies). Amalgamation and reconstruction of industrial plots allotted under the scheme (s) framed pursuant to Supreme Court orders of 1996 & 2004 will not be permissible.

2.1.2 Comprehensive Redevelopment of the overall existing planned Industrial Estate/Area shall be permitted with 1.5 times the existing permissible FAR subject to land distribution as given in Table 7.2 of MPD-2021. Comprehensive redevelopment of part of the Industrial Estate/Area would also be permitted with incentive FAR with minimum area 4 ha. and above, subject to the following conditions :-

- a) The Ground Coverage, FAR and height to be as per the overall control conditions of the comprehensive scheme and other Development Controls shall be as per MPD-2021.
- b) Industrial Associations wherever possible would identify/provide area for common parking/Multi-level parking/essential common facility areas etc. within the scheme area.
- c) Front setback should not have boundary wall, so that it can be used for additional parking/road space.

## 2.2 Redevelopment of Existing Planned Industrial Sheds.

2.2.1 The development control norms of MPD-2021 (Table 7.3) as applicable on the individual plot shall also be allowed on an area allotted as an industrial shed. However, the setbacks shall not be insisted upon.

2.2.2 1.5 times the allotted area of sheds shall be permitted as incentive for the purpose of redevelopment through comprehensive planning of the area. The minimum plot area of amalgamated sheds for such purpose shall be 1000 sqm. In such redevelopment schemes on plots of 1000 sqm and above, development control norms of MPD-2021 (Table 7.3) for flatted group industries shall be applicable except FAR and Height (NR - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies).

2.3 **Redevelopment of Existing Planned Industrial Areas through sub-division of plots.** Master Plan - 2021 also realizes that the existence of smaller plots by subdividing the larger plots and has recommended to prepare guidelines for regularization of such sub-divisions. Accordingly, the owners of sub-divided plots shall collectively prepare and submit the Layout plan to Local Body for approval along with the required mandatory documents as per BBL/to the satisfaction of the Local Body.

After approval of the layout plan by the local body, the sanction of the building plan on individual plot shall be governed by MPD-2021 development control norms given in the Table 7.3.



### 3. Other Conditions applicable to all above mentioned categories:

- No Objection Certificate from Fire, explosives, environment departments and other statutory bodies.
- Provision of all essential facilities e.g. ESS, Solid waste collection, facility area/open spaces and or the provision of CETP/disaster management plan to be examined/provided as per norms by Industrial Area Associations/Local body for the overall scheme.
- Industrial activity shall be permissible on all floor of the plots.
- Permissibility of basements to be as per clause 8(5) of Development Code of the MPD-2021.
- The concerned local body and the stakeholders will work out the mechanism for implementation of the scheme in timebound manner and subsequent maintenance through suitable Operation and Maintenance arrangements.

### Relevant Extracts from MPD-2021 related to the "Guidelines for Redevelopment of Existing Planned Industrial Areas"

#### 1. For Para 2.1.1 of the Guidelines

Table 7.3 : Development Control Norms						
Use Premises	Maximum			Parking standard ECS/100 sqm of floor area	Activities Permitted	Definition
	Gr. Cov. (%)	FAR	Ht (m)			
Industrial Plot						
(i) 50 sqm. and below	100	200	8	2	Industrial units; unit retail sales outlet and administrative office upto maximum 10% of floor area on ground floor only; residential flat upto the maximum extent of 5% of the floor space or 50 sqm, whichever is less for watch & ward and supervision, incidental storage [—] related to the industrial activity, commercial activity as per footnote (vi).	A premise for industrial activity having upto 50 workers with non-hazardous, non-polluting performance.
(ii) 51 sqm to 400 sqm.	60	180	15	2		
(iii) 401 sqm and above	50	150	15	2		
Platted group Industry (Minimum plot size - 400 sqm)	30	150	26	2	Industrial units; administrative office, watch and ward, maximum upto 5% of floor area or 20 sqm, whichever is less, storage related to the manufacturing activity, commercial activity as per footnote (vi).	A premise having a group of small industrial units having upto 20 workers with common services and facilities of non-hazardous, non-polluting nature.

#### Notes:

- In case of plots upto 60 sqm, common parking shall be provided.
- In case of plots of size 500 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. shall be provided within the plot.
- Identified Service Centres shall be planned as per plotted industrial area norms.
- Development of IT hardware and software permissible under industrial use.
- Banquet hall shall be permissible in industrial premises subject to specifications/regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time.
- Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges as prescribed by the Government from time to time, and cost of parking as as decided by Government from the time to time. The activities permissible in local shopping

centres will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on non-conforming / regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.

## 2. For Para 2.1.2 of the Guidelines

Table 7.2: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	55-60
2.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12
3.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair shops, Communication/Telephone Exchange, etc.	2-3
4.	Facilities <ul style="list-style-type: none"> <li>• Public and Semi-Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc.</li> <li>• Utilities: Electric Sub-Station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.</li> </ul>	8-10
5.	Transportation: Circulation, Loading/Unloading Area, Parking, ideal truck Parking, Goods Vehicle Parking etc.	18-20
	Total	100

[F. No. F. 17(5)2007/MP]

D. SARKAR, Commissioner-Cum-Secy.