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DELHI DEVELOPMENT AUTHORITY
NOTIFICATION

New Delhi, the 1st May, 2012

Subject: Regulations For Redevelopment Of Clusters Of Industrial Concentration in Non- Conforming Areas / Unplanned Industrial Areas.

S.O. 954(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 clusters of industrial concentration in non- conforming areas / unplanned industrial areas

1. Introduction:

Master Plan for Delhi-2021 under para 7.6 envisages redevelopment of areas, which have become industrialized over the period of the two Master Plans even though not designated as such. The Govt. of Delhi has notified following non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment.

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| 1. Anand Parbat | 11. Hastal Pocket - D |
| 2. Shahdara | 12. Shalamar Village |
| 3. Samai Pur Badli | 13. New Mandoli |
| 4. Jawahar Nagar | 14. Nawada |
| 5. Sultanpur Mazra | 15. Rithala |
| 6. Hastal Pocket - A | 16. Swarn Park Mundka |
| 7. Naresh Park Extension. | 17. Haiderpur |
| 8. Libaspur | 18. Karawal Nagar |
| 9. Peeragarhi Village | 19. Dabri |
| 10. Khyala | 20. Basal Darapur |

The redevelopment process involves preparation of redevelopment plans for widening of roads, laying of services, development of open space and parking etc.

In practical terms, these areas are deficient in terms of services and endanger the environment. The redevelopment of such areas needs to be based on clearly defined parameters in terms of the types of industries which may be permitted, spatial planning norms and environment related conditionality regarding the provision of essential infrastructure with the participation of the owners / entrepreneur in a systematic manner.

2. Norms for the redevelopment of Clusters of Industrial Concentration in Non-Conforming Areas / Unplanned Industrial Areas:

Keeping in view the existing realities, as well as the imperatives of planned development, the following norms will have to be followed in the redevelopment process:

Non-conforming clusters of industrial concentration of minimum 4 hectare contiguous area, having more than 70% plots within the cluster under industrial activity / use may be

1540, 91/12 -2

C/534 28/c

considered for redevelopment of area identified on the basis of actual surveys. After notification of such clusters by GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction in consultation with the Society (to be formed by the land owners) based on the following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency

- i) The cluster should have direct approach from a road of at least 18 m R/W.
- ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment plan, pollution control and environmental management, development of services and parking and maintenance.
- iii) Only permissible industries having clearance from DPCC shall be permitted.
- iv) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
- v) All the units shall have to obtain the statutory clearances. The industrial units shall have separate electric connections.
- vi) Other stipulations shall include:
 - a. Minimum 10% area is to be reserved for circulation / roads / service lanes.
 - b. Minimum 10% of semi-permeable surface for parking and loading / unloading areas.
 - c. Minimum 10% of total area to be reserved for infrastructure requirements likes CETP, Sub-Stations, Pump House, Fire Station, Police post, etc. as per the norms.
 - d. Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting, and Drainage plan as per norms.
 - e. 8% of the cluster area shall be reserved for parks / green buffer.
 - f. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW.
 - g. Plots measuring less than 100 sqm to have minimum 7.5 m. ROW.
 - h. Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3 m) shall be provided without boundary wall for parking and loading and unloading.
 - i. Alternatively, the society may adopt the option of preparation of layout plan/Redevelopment scheme based on the land distribution as stipulated in Table 7.2 of the MPD-2021.
- vii) Other provisions / development control norms shall be applicable as prescribed. However, depending upon ground conditions, the local body may relax the norms as in (vi) above in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.
- viii) The redevelopment work may be undertaken by the societies voluntarily or by the local body / agencies concerned. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.

C/533 27c

- (ix) The redevelopment shall be completed within the period specified by the Delhi Development Authority, Local Bodies in this regard. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming industrial areas and the units functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to industrial units without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.
- (x) The following areas shall not be eligible for industrial clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3. Other Conditions:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual industrial clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans.
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in timebound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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D. SARKAR, Commr.-cum-Secy.

OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NCT OF DELHI
UDYOG SADAN, 419, FIE PATPARGANJ, DELHI-110 092

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Dated : 14/02/2019

Sub : Uploading the Gazette notification on the website of Industries Department

Please find enclosed herewith Gazette Notification regarding regulations for Redevelopment of Clusters of Industrial Concentration in the Non-Confirming Areas/Unplanned Industrial Areas for uploading on the website of Industries Department.

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14/02/19

(VINOD KUMAR)
DC (POLICY/RELOCATION)

✓ 1. System Analyst, Computer cell.