

GOVT. OF NCT OF DELHI
OFFICE OF THE COMMISSIONER OF INDUSTRIES
UDYOG SADAN, 419, FIE, PATPARGANJ, DELHI-92

F.No.ACI/PC/CI/2012/ 563

Dated:- 10.07.2014

To

✓ The DCI (Computer),
Office of the Commissioner of Industries
Udyog Sadan, 419, FIE, Patparganj, Delhi-92

Subject:-Uploading the Gazette Notification in r/o amendments to MPD 2021 and Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas.

Sir,


I am directed to enclose a copy of Gazette Notification on the subject noted above for uploading the same on the official website for general informations to the public. This issues with the approval of Secretary-cum-Commissioner Industries.

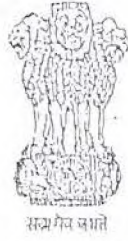
Enclosures as above

Copy to:-

1. P.S. to C.I. for information.
2. P.A. to Spl. C.I. -1

Yours faithfully,


(S. K. SINGH)
DCI (Policy)



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II — खण्ड 3 — उप-खण्ड (ii)

PART II — Section 3 — Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2249]

नई दिल्ली, शुक्रवार, सितम्बर 27, 2013/आश्विन 5, 1935

No. 2249]

NEW DELHI, FRIDAY, SEPTEMBER 27, 2013/ASHVINA 5, 1935

दिल्ली विकास प्राधिकरण

अधिसूचना

नई दिल्ली, 27 सितम्बर, 2013

विषय: मौजूदा नियोजित औद्योगिक क्षेत्रों के पुनर्विकास हेतु विनियम एवं दिशानिर्देश

(दिल्ली विकास अधिनियम, 1957 की धारा 57 के अंतर्गत)

का. आ. 2922(अ).—दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, दिल्ली विकास प्राधिकरण, केन्द्र सरकार के पूर्ण अनुमोदन से, मौजूदा नियोजित औद्योगिक क्षेत्रों के पुनर्विकास के लिए, दिनांक 01-04-2011 की अधिसूचना का.आ. सं. 683(अ) द्वारा अधिसूचित किए गए विनियमों एवं दिशानिर्देशों में एतद्वारा निम्नलिखित संशोधन करता है :

संशोधन

खंड 2.1.1 को निम्नलिखित रूप में संशोधित किया गया है:—

पुनर्विकास को बढ़ावा देने के लिए, न्यूनतम 1000 वर्ग मी. और उससे अधिक आकार के वैयक्तिक प्लॉट पर, मौजूदा अनुमत एफ.ए.आर. के 1.5 गुना की अनुमति होगी। इस उद्देश्य के लिए छोटे प्लॉटों के सम्मेलन की भी अनुमति होगी। योजनाओं में सर्विस लेन को भी सम्मिलित किया जा सकता है, तथापि इस क्षेत्र में 4148 CH/2013

एफ.ए.आर. नहीं दिया जाएगा परंतु इसे सम्पूर्ण योजनाओं में सार्वजनिक क्षेत्रों जैसे हरित क्षेत्र, पार्किंग आदि के लिए शामिल किया जा सकता है। 1000 वर्ग मीटर और इससे अधिक आकार के प्लॉटों को ऐसी पुनर्विकास योजनाओं में एफ.ए.आर. और टंचाई (एन आर-कोई प्रतिबंध नहीं, ए.ए.आई., दिल्ली अग्निशमन सेवा और अन्य सांविधिक विचार्यों से अनुमति के अधीन) को छोड़कर, औद्योगिक प्लॉटों की संबंधित श्रेणी की दि.मु.से. 2021 तकिका 7.3 के विकास नियंत्रण मानदंड लागू होंगे। घाननीय सर्वोच्च न्यायालय को 1996 एवं 2004 के आदेशों के अनुसरण में बनाई गई योजना(ओं) के अंतर्गत आर्बाइल औद्योगिक प्लॉटों के सम्मेलन तथा पुनर्विर्माण की अनुमति नहीं होगी।

[प्रा. सं. एफ.17(5)/2007/एम पी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 27th September, 2013

Sub.: Regulations and Guidelines for Redevelopment of Existing Planned Industrial Areas

(Under Section 57 of DD Act, 1957)

S.O. 2922(B).—In exercise of powers conferred by Section 57 of Delhi Development Act, 1957 (61 of 1957), the

उपयोग परिसरों की अनुमति	2. रिहायशी प्लॉट - समूह आवास	पी	पी	एन पी	पी	पी
	पी.एस. सार्वजनिक और अर्ध-सार्वजनिक सुविधाएं					
	1. अस्पताल (100 विस्तारों तक)	पी	पी	एन पी	पी	पी
21. खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से आवायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION

New Delhi, the 13th May, 2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none"> In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent <i>minimum 15% of the proposed FAR</i> on the plot. 								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in 'Bold Italic':</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table> <tr> <td>Slum/EWS housing (upto 30 sq.m.)</td> <td>-600 DUs/Ha.</td> </tr> <tr> <td>Category-I (above 30-upto 40 sq.m.)</td> <td>-500 DUs/Ha.</td> </tr> <tr> <td>Category-II (above 40-upto 80 sq.m.)</td> <td>-250 DUs/Ha.</td> </tr> <tr> <td>Category-III (above 80 sq.m.)</td> <td>-175 DUs/Ha.</td> </tr> </table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900-DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
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Category-III (above 80 sq.m.)	-175 DUs/Ha.									

3.	Para 4.2.3.3 New Housing for Urban Poor	... The developers of group housing shall ensure that minimum 15% of <i>proposed FAR to be</i> constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR of Dwelling Units for Community Service Personnel/EWS and lower income category.										
4.	Para 4.4.3 B. Residential Plot – Group Housing	<p>The following paragraph is to be replaced as per text highlighted in '<i>Bold Italic</i>':</p> <p>(i) The density may vary (10% variation permissible in all categories) for specific categories as given below:</p> <table border="0" data-bbox="846 685 1484 801"> <tr> <td>a) Category I (upto 40 sq.m)</td> <td>-500 DUs/Ha.</td> </tr> <tr> <td>b) Category II (above 40 -upto 80 sqm)</td> <td>-250 DUs/Ha.</td> </tr> <tr> <td>c) Category III (above 80 sqm)</td> <td>-175 DUs/Ha.</td> </tr> </table> <p>(ii) <i>The upper limit of density be taken as 200 DUs/hect. (900pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	a) Category I (upto 40 sq.m)	-500 DUs/Ha.	b) Category II (above 40 -upto 80 sqm)	-250 DUs/Ha.	c) Category III (above 80 sqm)	-175 DUs/Ha.				
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b) Category II (above 40 -upto 80 sqm)	-250 DUs/Ha.											
c) Category III (above 80 sqm)	-175 DUs/Ha.											
5.		(iii) Additional floor area <i>minimum 400 sq.m or at the rate of 0.6% of permissible FAR</i> shall be allowed <i>free from FAR</i> to cater to community needs such as community/recreational hall, crèche, library, reading room, <i>senior citizen recreation room/club</i> and society office.										
6.		(iv) The developer shall ensure that <i>minimum 15% of the proposed FAR to be</i> constructed for Community-Service Personnel/EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This <i>15% of the proposed FAR</i> for Community Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.										
CHAPTER 5.0-TRADE AND COMMERCE												
7.	Table 5.1: Five-Tier System of Commercial Areas of para 5.2	<table border="1" data-bbox="808 1458 1466 1697"> <thead> <tr> <th>Tier</th> <th>V</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>About 5,000</td> </tr> <tr> <td></td> <td>Convenience Shopping Centre</td> </tr> <tr> <td>Area (ha.)</td> <td>0.1</td> </tr> <tr> <td>Activities Permitted</td> <td>Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm*</i>, Bank, ATM, Informal trade, restaurant.</td> </tr> </tbody> </table> <p>Notes:</p> <ul style="list-style-type: none"> The provision of offices space upto 125 sq. mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code. 	Tier	V	Population	About 5,000		Convenience Shopping Centre	Area (ha.)	0.1	Activities Permitted	Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm*</i> , Bank, ATM, Informal trade, restaurant.
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Population	About 5,000											
	Convenience Shopping Centre											
Area (ha.)	0.1											
Activities Permitted	Retail Shopping, Local Level service activities. Repair, <i>Office up to 125sqm*</i> , Bank, ATM, Informal trade, restaurant.											
8.	Para 5.6.2 under para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/CONVENIENCE SHOPPING CENTRE (CSC)	The LSC/CSC will cater to the day-to-day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. <i>To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.</i>										

c/53

c/52

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.

CHAPTER 6.0-WHOLESALE TRADE

9. Para 6.2 SUB-CITY LEVEL MARKETS

Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. *To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.* The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub-city level market to enable their relocation.

CHAPTER 7.0-INDUSTRY

10. Table 7.2: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	45-50
2.	Residential*	20
3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10
4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3
5.	Facilities <ul style="list-style-type: none"> • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc. 	6-8
6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18
	Total	100

Note:

- Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.

11. Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms

A premise for industrial activity with non-hazardous, non-polluting performance.

12. Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms

A premise having a group of small industrial units with common services and facilities of non-polluting nature.

13. Notes below Table 7.3

- vi) 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 computed on current market value of commercial area and cost of parking as decided by Government from time to time. The activities permissible in Community Centre 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.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
15.	Notes to be added below Table 7.3 after S. No. (vii)	viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot. ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed. x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted. xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available. xii) In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.

c/51

16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	vi) Other stipulations shall include— <ol style="list-style-type: none"> About 10% area is to be reserved for circulation/roads/service lanes. About 10% of semi-permeable surface for parking and loading/unloading areas. About 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations, Pump House, Fire Station, Police post, etc. as per the norms. Preparation of: <ul style="list-style-type: none"> - 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. - Drainage plan as per norms. 8% of the cluster area shall be reserved for parks/green buffer. Plots measuring more than 100 sqm to have minimum 9.0 m. ROW. Plots measuring less than 100 sqm to have minimum 7.5 m. ROW. Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3m) shall be provided without boundary wall for parking and loading and unloading. <p><i>Note:</i> Subject to availability of land for these facility mentioned at vi (a, b, c, e) with Industrial cluster or in the surrounding area be considered.</p>
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CHAPTER 13.0-SOCIAL INFRASTRUCTURE

17.	Table 13.6: Development Controls for Education Facilities (Higher Education)	<table border="1"> <thead> <tr> <th rowspan="2">Sl. No</th> <th rowspan="2">Category</th> <th colspan="3">Maximum</th> <th rowspan="2">Other Controls</th> </tr> <tr> <th>G C</th> <th>FAR</th> <th>HT</th> </tr> </thead> <tbody> <tr> <td>5.</td> <td> College i) In case of old colleges plot will be divided as follows: <table border="1" style="margin-left: 20px;"> <tr> <td>Area per college</td> <td>: 4.0 ha</td> <td></td> </tr> <tr> <td>a) College building area</td> <td>: 1.8 ha</td> <td>45%</td> </tr> <tr> <td>b) Play field area</td> <td>: 1.8 ha</td> <td>45%</td> </tr> <tr> <td>c) Residential including hostel area</td> <td>: 0.4 ha</td> <td>10%</td> </tr> </table> ii) In case of variation in area the % to be followed. </td> <td colspan="3">1. Development control norms for academic college building area & residential will be same as S. No. 4 above.</td> </tr> </tbody> </table>	Sl. No	Category	Maximum			Other Controls	G C	FAR	HT	5.	College i) In case of old colleges plot will be divided as follows: <table border="1" style="margin-left: 20px;"> <tr> <td>Area per college</td> <td>: 4.0 ha</td> <td></td> </tr> <tr> <td>a) College building area</td> <td>: 1.8 ha</td> <td>45%</td> </tr> <tr> <td>b) Play field area</td> <td>: 1.8 ha</td> <td>45%</td> </tr> <tr> <td>c) Residential including hostel area</td> <td>: 0.4 ha</td> <td>10%</td> </tr> </table> ii) In case of variation in area the % to be followed.	Area per college	: 4.0 ha		a) College building area	: 1.8 ha	45%	b) Play field area	: 1.8 ha	45%	c) Residential including hostel area	: 0.4 ha	10%	1. Development control norms for academic college building area & residential will be same as S. No. 4 above.		
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CHAPTER 15.0-MIXED USE REGULATIONS

18.	Para 15.7.1 Sub-para (e)	<ul style="list-style-type: none"> "Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres existed as on 12.8.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1), ...
19.	Para 15.3.2 I. In colonies falling in categories A and B	(e) Fitness centre (including gymnasium, yoga/meditation centre) as existed on 12.8.2008

CHAPTER 17.0-DEVELOPMENT CODE

20.	Clause 8: Sub-Clause 8 (2) Permission of Use Premises in Use Zones	S. Use Premises		Use Zones				
		No.		RD	CI	C2	M	PS
		RD RESIDENTIAL						
		ii. Residential plot - Group Housing		P	P	NP	P	P
		PS PUBLIC AND SEMI PUBLIC FACILITIES						
		i Hospital (up to 100 beds)		P	P	NP	P	P
21.	Clause 8: Sub-Clause 8(5)(b)	(b) The basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation; and						

[No. K-12016/3/2008-DD-I]
SUNIL KUMAR, Under Secy.

FORM - C

Regd. No.

MEMORANDUM ACKNOWLEDGING RECEIPT OF DOCUMENTS

The Registrar of Firms, Delhi hereby acknowledge the receipt of the under mentioned document / documents and intimates that it has /have been filed in pursuance of the India Partnership Act, 1932.

2. FORM NO. with Court fee stamps of Rs. 1 0

Station : Delhi

Dated :

REGISTRAR OF FIRMS DELHI

To,

M/s _____
