

MUNICIPAL CORPORATION OF DELHI
TOWN PLANNING DEPARTMENT
1st Floor, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

CPD/GA/MP/05/12

Dated: 20/11/12

CIRCULAR

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

The Delhi Development Authority vide Notification No. F.No. F.17(5)2007/MP[S.O.683(E)], dated 14.11.2011 has notified the following Regulations and Guidelines for Redevelopment of Existing Planned Industrial Area.

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 subdivisions 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 division 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, however, no FAR shall be granted on this area but the same can be included for public area 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-bodies). Amalgamation and reconstruction of industrial plots allotted under the scheme (as framed pursuant to Supreme Court orders of 1996 & 2004 will not be permissible.

The Director (Plg.), MP, DDA vide letter No. F/17 (5) 2007/MP/05 dated 9.11.2012 has communicated that Authority Meeting held on 16.9.2011 has further decided as under:

MPD/12

~~CONFIDENTIAL~~

"It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No. S.O. 683 (E) dated 1.4.2011 for all plots of 1000 sq. mt. and above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification of structural safety, without the requirement of an overall redevelopment scheme."

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:-

- i. No Objection Certificate from Fire, explosives, environment departments and other statutory bodies.
- ii. 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.
- iii. Industrial activity shall be permissible on all floor of the plots.
- iv. Permissibility of basements to be as per clause 8(5) of Development Code of the MPD-2021.
- v. The concerned local body and the stakeholders will work out the mechanism for implementation of the scheme in time bound manner and subsequent maintenance through suitable Operation and Maintenance arrangements.

The above Regulations and Guidelines including the decision of Authority Meeting held on 16. 9. 2011 mentioned under para 2.1.1 is hereby circulated for information and necessary action of the concerned.

This issues with the approval of the competent authority.


Additional Commissioner (Engg)

Distribution:

1. All Addl. Commissioners.
2. Chief Vigilance Officer
3. All Dy. Commissioners of the Zones
4. Engineer-in-Chief
5. Chief Town Planner
6. Chief Law Officer
7. Chief Engineer (Bldg.)HQ
8. Superintending Engineer(Bldg.)HQ

Copy to:-

P.S. to Commissioner- for kind information of the Commissioner pl.

Copy for kind information also to:-

1. Hon'ble Mayor
2. Chairman -Standing Committee
3. Leader of the House
4. Leader of the Opposition


Additional Commissioner (Engg)