भारत का राजपत्र : असाधारण

### 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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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

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# [PART II-SEC. 3(11)]

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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 nonconforming clusters shall have to close down. In such cases, the licensing authority will not renew 7 issue the licenses to industrial land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

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.

[F. No. F. 17(01)2008/MP]

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D. SARKAR, Commr.-cum-Secy.

Printed by the Manager, Government of India Press; Ring Road, Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.



OFFICE OF THE COMMISSIONER OF INDUS GOVT. OF NCT OF DELHI UDYOG SADAN, 419, FIE PATPARGANJ, DELH: 110 092

## No. F.CI/DCI /Misc./2018/ 12-42

Dated: 14/02/2019

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

Please find enclosed herewith Gazette Notification  $\pm$  garding regulations for Redevelopment of Clusters of Industrial Concentration n the Non-Confirming Areas/Unplanned Industrial Areas for uploading on the website of Industries Department.

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(VINQD KOMAR) D( POLICY/RELOCATION)

System Analyst, Computer cell.