

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI**

O.A NO. 381 OF 2023

IN THE MATTER OF:-

YOGESH YADAV

...PETITIONER

VERSUS

DPCC AND ANR.

...RESPONDENTS

N.D.O.H.: 06.12.2023

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New Delhi

Dated: 05.12.2023

Through:

Latika

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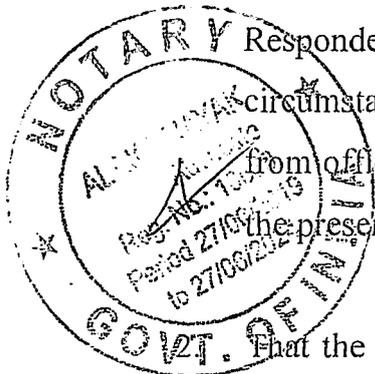
...RESPONDENTS

**STATUS REPORT CUM AFFIDAVIT ON BEHALF OF
RESPONDENT /DDA**

Affidavit of Smt. SHIKHA BHARGAVA W/o
SH. SUDHI KANT aged about 41 years presently posted as
DIRECTOR (PLG) MPMP-II, Delhi Development Authority, Vikas Minar, ITO,
New Delhi. I, the above named Deponent do hereby in my official
capacity solemnly affirm and declare as under;

1. That at present I am working (as DIRECTOR (PLG)) with the
Respondent/DDA and as such I am conversant with the facts and
circumstances of the present case on the basis of information derived
from official records. As such I am competent and authorized to depose
the present affidavit for and on behalf of the respondent DDA.

That the matter pertains to industrial activities in non-conforming areas.
That the Status Report in the form of an affidavit is being filed in terms of
paragraph 7 of the Order dated 25-07-2023 passed in this matter, wherein
the DDA was directed to take action in accordance with rules and to
submit their report.



3. That the Master Plan for Delhi 2021 (MPD-2021) vide Annexures appended with Chapter-7 provide classification of Industries which is as follows:

GROUP-A- HOUSEHOLD INDUSTRIES

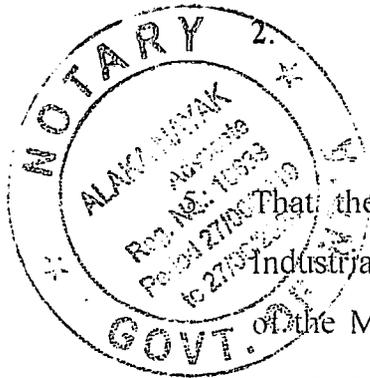
GROUP A - 1 - HOUSEHOLD INDUSTRIES PERMISSIBLE IN VILLAGES (ABADI)

GROUP -B- INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES

PROHIBITED / NEGATIVE LIST OF INDUSTRIES

True Copy of the list of Industries falling under each category is enclosed as **Annexure R-1**.

4. That the MPD 2021 vide Paragraph 7.2 also stipulates that the industries listed under the prohibited category shall not be permitted to be set up in Delhi. The existing industrial units under prohibited category need to relocate themselves outside Delhi, within a period of three years from the date of notification of the Master Plan for Delhi 2021. True Copy of the relevant Extracts of Chapter 7 of MPD- 2021 in enclosed as **Annexure-R**



That the Paragraph 7.3 of MPD-2021 provide the permissibility of Industrial Units in different Use Zones and Use Premises. Paragraph 7.6.2 of the MPD 2021 refers to the Redevelopment of Unplanned Industrial areas and provides that besides the planned Industrial Areas, the Government of Delhi has notified the following non-conforming clusters of industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment.

Alak Niyak

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



6. That the detailed norms for the redevelopment of clusters of Industrial Concentration in Non-Conforming Areas are provided in Paragraph 7.6.2.1 of the MPD- 2021, wherein the following is stated:

“Non-conforming clusters of industrial concentration of minimum 4 Ha contagious areas. having more than 70% plots within the cluster

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under industrial activity / use may be 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 consultation with the Society (to be formed by the land owners) based on the following norms / conditions... ..

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.

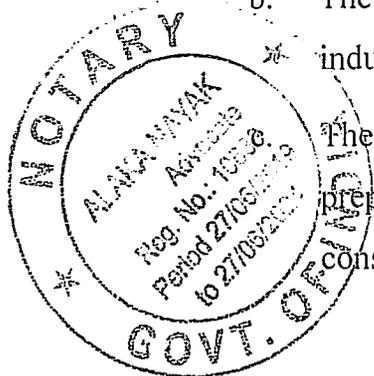
The following areas shall not be eligible for industrial clusters redevelopment scheme:

Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone- 0), 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."

7. That in the background of this factual and statutory position, it is respectfully submitted that:

- a. Identification and notification of the non-conforming industrial clusters has to be undertaken by the GNCTD.
- b. The timelines for preparation of redevelopment plans of the notified industrial clusters is under consideration.

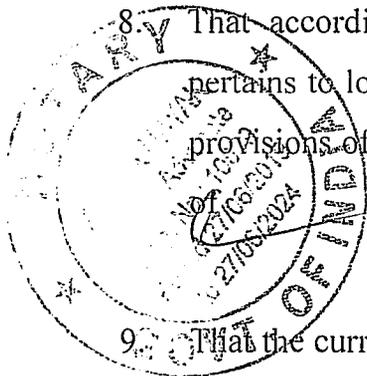
The redevelopment scheme for such clusters will have to be prepared by the concerned local body / land owning agency in consultation with the Society formed by the respective land owners.



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- d. Clusters, which fail to complete the redevelopment proposals within the specified period shall have to shift to other conforming industrial area.
- e. It is to bring on record that the issuing of licenses in non-conforming areas pertains to concerned local body/ Industry Department, GNCTD.

8. That accordingly, it is respectfully submitted that the matter mainly pertains to local body and the Industries Department, GNCTD as per the provisions of MPD-2021. The limited role of DDA is being the custodian of the MPD-2021.



9. That the current status Report is submitted accordingly and the annexures are the true copies of their originals. The Respondent seeks to crave leave

of this Hon'ble Tribunal to file an additional report/reply.

Signature
I identified the deponent who has signed in my presence.

I identified the deponent who has signed in my presence.

I identified the deponent who has signed in my presence.

05 DEC 2023

Signature

DEPONENT
Director (Pig.) MPMR-II
Delhi Development Authority
6th Floor, Vikas Minar
New Delhi-110002

VERIFICATION: Verified at New Delhi on this day _____ of _____, 2023. that the contents of the above paragraphs of the affidavit are true and correct to my knowledge on the basis of information derived from official records and no part of it is false and nothing material has been concealed there from.

CERTIFIED THAT THE DEPONENT
Shri/Smt./Krn... *Sh. K. Kaushal*
S/o, W/o P/o... *S. Kaushal*
Identified by... *Sh. K. Kaushal*
Has...
Delhi...
That the...
...to interher knowledge

Signature
DEPONENT

Director (Pig.) MPMR-II
Delhi Development Authority
6th Floor, Vikas Minar
New Delhi-110002

05 DEC 2023

CLASSIFICATION OF INDUSTRIES**GROUP - A****HOUSEHOLD INDUSTRIES**

1. Agarbatti and similar products
2. Aluminium hanger (excluding wire drawing and anodizing).
3. Ayurvedic / Homoeopathic / Unani medicines.
4. Assembly and repair of electronic goods.
5. Assembly and repair of sewing machines.
6. Assembly of hand tools.
7. Assembly of Badminton shuttlecocks.
8. Assembly and repair of electrical gadgets, cooler/heater etc.
9. Assembly and repair of typewriter (excluding Font Casting).
10. Assembly of Bakelite Switches.
11. Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials).
12. Atta Chakkies.
13. Batik works.
14. Block making and photo enlarging.
15. Biscuit, pappey, cakes and cookies making.
16. Button making, fixing of button and hooks.
17. Bookbinding.
18. Brushes and brooms (by hand). s
19. Calico and Textile products.
20. Cane and bamboo products.
21. Cassettes recording.
22. Clay and modeling with / without Plaster of Paris.
23. Coir and jute products.
24. Cardboard boxes.
25. Candles.
26. Copper and brass art wares.
27. Cordage, rope and twine making.
28. Carpentry.
29. Contact Lens.
30. Canvas bags and hold-alls making.
31. Candies, sweets, rasmalai etc. (when not canned).
32. Cotton / silk printing (by hand).
33. Computer repairing and cyber information Centre.
34. Computer Software.
35. Dari and carpet weaving.
36. Detergent (without bhatti).
37. Data processing.

¹ Modified vide S.O. 3173(E) dated 12-12-2014

MPD-2021 modified upto 31/08/2022

38. Dairy products e.g. Cream, ghee, paneer, etc.
39. Dry Cleaning (excluding big workshops).
40. Desk Top Publishing.
41. Embroidery.
42. Enameling Vitreous (without use of coal).
43. Framing of pictures and mirrors.
44. Fountain pens, ball pens and felt pens.
45. Gold and Silver thread, kalabattu.
46. Hosiery products (without dyeing and bleaching).
47. Hats, caps, turbans including embroideries.
48. Information Technology enabled services
49. Ink making for fountain pens.
50. Interlocking and buttoning.
51. Jewellery items.
52. Khadi and handloom.
53. Khus tattis.
54. Knitting works.
55. Lace products.
56. Leather footwear.
57. Leather belts and assembly of buckles (by hand)
58. Leather and rexine made ups.
59. Milk Cream Separation.
60. Manufacture of Jute products.
61. Manufacture of Bindi.
62. Name plate making.
63. Production of following items.
 - i. Blanco cakes
 - ii. Brushes
 - iii. Kulfi and confectionery.
 - iv. Crayons.
 - v. Jam, jellies and fruit preserves.
 - vi. Musical instruments (including repairs).
 - vii. Lace work and like.
 - viii. Ornamental leather goods like purses, handbags.
 - ix. Small electronic components.
64. Paper stationery items and book binding.
65. Pith hat, garlands of flowers and pitch.
66. P.V.C. products (maximum one moulding machine).
67. Paper machine.
68. Perfumery and cosmetics
69. Photosetting.
70. Photostat and cyclostyling.
71. Photo copying of drawings including enlargement of drawings.
72. Packaging of Shampoos.
73. Packaging of Hair Oil.
74. Preparation of Vadi, Papad etc.
75. Processing of condiments, spices, groundnuts and dal etc.

MPD-2021 modified upto 31/08/2022

76. Pan masala.
77. Production of Sweets and Namkeens (less than one ton/day)
78. Paper Mache
79. Paper cup. Plates, files cover and letter pads (without printing).
80. Photography (developing and printing).
81. Repair of watches and clocks.
82. Rakhee making
83. Repair of domestic electrical appliances.
84. Readymade garments (without washing).
85. Repair of bicycles.
86. Repair and assembly of computer hardware.
87. Repair of bags, brief cases, suitcases, except use of leather and PVC material.
88. Repairing of Water meters, stabilizer, UPS, etc.
89. Rubber Stamps.
90. Stone engraving.
91. Sports goods/Sports Nets.
92. Surgical bandage rolling and cutting.
93. Stove pipe, safety pins and aluminium buttons (by hand press).
94. Silver foil making.
95. Saree fall making.
96. Shoe laces.
97. Stamp pads.
98. Screen Printing.
99. Tailoring.
100. Thread balls and cotton fillings.
101. Toys and dolls.
102. Ties.
103. Tomato Ketchup.
104. Umbrella assembly.
105. Utensil washing powder (only mixing and packaging).
106. Velvet embroidered shoes / shawls.
107. Vermicelli and macaroni.
108. Wood carving and decorative wood wares.
109. Wool balling and lachee making.
110. Wooden / cardboard jewellery boxes (subject to no objection certificate from the department).
111. Wool knitting (with machine).
112. Zari Zardozi.

GROUP A - 1

HOUSEHOLD INDUSTRIES PERMISSIBLE IN VILLAGES (ABADI)

1. Black smithy.
2. Cane and bamboo products.
3. Clay and modelling with / without Plaster of Paris.
4. Dari / Carpet / Sari weaving (except dying & bleaching).
5. Ice cream and water-cooling by Refrigeration. (without cold storage)

MPD-2021 modified upto 31/08/2022

6. Stone engraving.
7. Village pottery Industry (without bhatti).
8. Village oil ghani.
9. Wood carving and decorative wood wares.

None of the industries mentioned in Group A and A-1 shall carry out the following processes:

- i. Anodising
- ii. Bleaching
- iii. Burning of coal
- iv. Canning Facility
- v. Dyeing
- vi. Electroplating
- vii. Moulding works
- viii. Use of CFC gases
- ix. Varnishing
- x. Washing

Notes:

- i. Storing of chemicals listed under schedule I and/ or II of the Manufacture, Storage and import of hazardous Chemical Rules, 1989 and Public Liability Insurance Act, 1990 shall be prohibited.
- ii. No effluent / emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as stipulated by Ministry of Environment and Forests, Government of India.

¹[ANNEXURE -7.0 (II)]

**GROUP - B
INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES**

1. Air Conditioner Parts.
2. Aluminium doors / windows / fittings / furniture.
3. Assembly and repair of Cycles.
4. Auto Parts.
5. Belts and Buckles.
6. Bulbs (battery).
7. Cloth Dyeing.
8. Cotton ginning.
9. Cycle Chain / Locks.
10. Diamond Cutting and Polishing work.
11. Electric fittings (switch, plug pin etc.)
12. Elastic products.
13. Engineering works.

¹ Modified vide S.O. 3173(E) dated 12-12-2014

MPD-2021 modified upto 31/08/2022

14. Foundry (small job works as per prescribed limits of Industries Department / DPCC).
15. Ice-cream and water cooling by Refrigeration (without cold storage)
16. Ice boxes and cooler bodies.
17. Iron grills and door making.
18. Jute products.
19. Key Rings.
20. Knife making.
21. Marble stone items.
22. Metal lathe cutting.
23. Motor winding works.
24. Printing Press.
25. Screws and nails.
26. Scissors making.
27. Spectacles and Optical frames.
28. Steel Furniture / Almirah.
29. Steel lockers
30. Steel Springs.
31. Surgical instruments and equipments.
32. Table lamps and shades.
33. Tin box making.
34. Transformer covers.
35. TV, Radio, Cassette recorders etc.
36. TV / Radio / Transistor cabinets.
37. Typewriter parts manufacturing and assembly.
38. Water meter repairing.
39. Water tanks.
40. Welding works.
41. Wire Knitting.
42. Wooden furniture works.
43. Information Technology enabled Services.

¹[ANNEXURE -7.0 (III)]

PROHIBITED / NEGATIVE LIST OF INDUSTRIES

Industries manufacturing the following shall be prohibited within National Capital Territory of Delhi. ²[However, Environment Department, GNCTD in consultation with Industries department, GNCTD shall take the final decisions to ascertain a particular activity/Industry/ factory to fall under the said list as per the parameters/ norms set by the CPCB and adopted by the DPCC.]

1. Arc / Induction Furnace

¹ Modified vide S.O. 3173(E) dated 12-12-2014

² Added vide S.O. 2890(E) dated 23-09-2013

MPD-2021 modified upto 31/08/2022

2. Acids
3. Alkalis
4. Animal & fish oils
5. Aldehydes
6. Acid slurry
7. Acetylides, phridines, iodoform, chloroform, E-nepthol, etc.
8. Ammonium sulphoajanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate cinnabar, copper sulphocyanide, ferrocyanide, hydro cyanide, hydro cyanic acid, potassium biocalate, potassium, cyanide, prussiate of potash, phynigallc acid, silver cyanide
9. Aircraft building.
10. Abattoirs, animal blood processing (except existing, relocation ¹{and modern abattoir with latest technology shall be permitted subject to all clearances from the concerned agencies and compliance with the National Green Tribunal's Orders in this regard). These will be dependent strictly on the need of the NCT of Delhi to be determined by the concerned local body/ authority.}
11. Bitumen blowing (hot)
12. Brick kiln (using fresh earth as raw material, coal as fuel)
13. B-nepthol
14. Bakelite powder (starting from formaldehyde)
15. Barely malt and extract
16. Bone-grist, bone-meal, salting of bones, storages of bones in open, bone drying
17. Bone charcoal manufacturing
18. Blast furnaces - coal fired
19. Bicycles (integrated plant)
20. Brewery and potable spirits ²{(However, microbreweries upto 500 L/day capacity may be allowed to be set up at any Restaurant / Hotel /Club subject to installation of on-site waste water treatment facility and compliance to all other regulatory requirements)}
21. Chlorinated paraffin wax purification
22. Carbon black
23. Cement industry
24. Calcium carbide, phosphorous, aluminum dust paste and powder, copper, zinc, etc. (electrothermal industries)
25. Cranes, hoists and lifts (excluding assembly)
26. General industrial machinery (such as hydraulic equipments, drilling equipments, boilers, etc.)
27. DOP (Diocetyl Phthalate), DBP & Plasticizer
28. Dry cell battery
29. Dye & dye intermediates
30. Distillation of wood, chemical seasoning of wood (excluding natural seasoning)
31. Explosives, i.e., Fireworks, Gunpowder, Guncotton, etc.
32. Earth moving machinery / equipment (manufacturing of assembly)
33. Electric wires and cables (more than 100 workers, 2000 sqm plot)

¹ Added vide S.O. 1997(E) dated 03-06-2016

² Added vide S.O. 924 (E) dated 20-02-2019

MPD-2021 modified upto 31/08/2022

34. Fatty acids
35. Fungicides & pesticides
36. Flexographic ink
37. Fuel oils, illuminating oils and other oils such as sthetic oil, shoal oil, lubricants
38. ¹[Foundries (Cupola Furnace)*]
39. Gas compressors
40. Graphite production
41. Glass furnace (more than 1 ton / day capacity)
42. Gases-carbon-disulphide, ultramarine blue, chlorine, hydrogen, sulphur dioxide, acetylene, etc. (other than LPG / CNG / Oxygen / medical gases)
43. Glandular / glandes extraction
44. Glue and gelatine from bones and flesh
45. Hot mix plant (except those approved by DPCC / CPCB)
46. Hazardous waste processing viz. hospital/ ²[tertiary health care centre/] medical/industrial waste. ³[(However, modern hazardous waste processing plant with latest technology shall be permitted subject to all clearances, including environmental clearances, from concerned agencies and compliance with the National Green Tribunal's orders in this regard. These will be dependent strictly on the need of the NCT of Delhi to be determined by local body/ authority).]
47. Polyurethane foam
48. Industrial gelatine, nitro glycerine and fulminate
49. Iron / steel metal forging (using pneumatic hammer).
50. Industrial gelatine, nitro glycerine and fulminate
51. Industrial trucks, trailers, etc.
52. Linear alkyd benzene
53. Lead manufacturing including secondary lead industry (recovery of lead from waste scrap)
54. Lime kiln.
55. Leather tanning and dyeing (raw hides/skins to semi finish)
56. Locomotives and wagons
57. Methanol
58. Methylated spirit
59. Mechanical stone crushers & washing of coarse sand
60. Manufacturing of pulp & paper
61. Melamine resin
62. Mineral salts (which involve use of acids: CuSO₄, FESO₄, alum, etc.)
63. Manufacturing of diesel engines, generators except assembly
64. Motor cycles, scooters, cars, tempos, trucks, etc.
65. News print manufacturing, pulping, fresh paper making
66. Nitrogeneors and phosphatic fertilizers, except mixing of fertilizers for compounding (large scale)
67. Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits
68. Petroleum coke processing, not as fuel

¹ Modified vide S.O. 2890(E) dated 23-09-2013

² Added vide S.O. 2893(E) dated 23-09-2013

³ Added vide S.O. 2433(E) dated 15-07-2016

MPD-2021 modified upto 31/08/2022

69. Potteries / refractories (using coal or furnace oil)
70. Polyethylene polymers including resins
71. Paint industry (nitro Cellulose & Alkyd resin based)
72. Plasticisers manufacturing
73. Pyridines
74. Phenol formaldehyde resin and powder
75. Porcelain product potteries (using coal of production capacity more than 2 tonne per day)
76. Rubber solution and thinner (using naphtha and rubber scrap)
77. Roasting of Ore Sulphide Oxides of mixtures
78. Rayon fibre manufacturing
79. Refractories
80. Reclamation of rubber.
81. Production of tyres and tubes (devulcanisation)
82. Saccharine
83. Secondary Zine industry
84. Synthetic rubber
85. Smelting
86. Sewing machines (integrated units) except assembly
87. Sluice gates and gears
88. Stainless Steel Pickling
89. Steam engines
90. Steel pipes and tubes (continuous welded/seamless)
91. Sugar, khand sari
92. Sodium silicate industry (more than 1 tonne/day)
93. Stone quarrying
94. Textile (more than 100 workers in all shifts, 1 acre of land, 100 LKD of water)
95. Thorium, radium and similar isotopes and recovery of rare earth
96. Turbines
97. Urea & Phenyl Formaldehyde resin
98. Vegetable oil hydrogenated
99. Waste (crude / burnt) oil processing (refinery)

Notes:

- i. A public utility service involving any of the activities referred to above shall be permitted subject to environmental laws.
 - ii. Further additions / alterations to the list of Prohibited Industries could be made if considered appropriate and in public interest by the Central Government to do so.
- ¹[iii. * However, continuity of any type of furnace shall be within set parameters of CPCB & DPCC.]

--- X---X---X---X---X---

¹ Added vide S.O. 2890(E) dated 23-09-2013

MPD-2021 modified upto 31/08/2022

7.0 INDUSTRY

As per Economic Survey of Delhi 2001-02, there were about 1,29,000 industrial units in Delhi in 1998 against 85,050 units in 1991. A door-to-door industrial survey revealed that an average unit employed 9 workers while 30% of the units employed 4 workers or less. The survey also revealed that textiles products (garments) units constitute the largest number, followed by repair services and electrical machinery. The table below shows the growth of industrial units and employment.

Year	No. of Industries	No. of Employees
1981	42,000	5,68,910
1991	85,050	7,30,951
1998	1,29,000	14,40,000

Source: Economic Survey of Delhi 2001-02

The issue of industries in Delhi has been a subject of extensive debate, controversy and concern over the past decade. This has centred mainly on the aspects of pollution and negative environmental impact of industries, the existence and continued growth of industries in non-conforming areas and the issue of classification and permissibility with reference to household industries. Serious concern has been expressed regarding the continued existence and further proliferation of industries in contravention of Master Plan provisions.

7.1 STRATEGY

Keeping in view the position brought out above as also in the context of the continuing pressure of population growth in Delhi, the following broad policy would be required for the industrial sector:

- i) Promote hi-tech and low volume -high value added industries, which are not labor intensive.
- ii) Encourage modernization and technological up-gradation of existing industries required for day-to-day needs of the people of the city.
- iii) Take corrective measures with regard to industries in non-conforming industrial areas in terms of environmental and other norms as may be prescribed.
- iv) Provide suitable incentives and disincentives, and other measures, for shifting and relocation of industrial units not conforming to the land use norms.
- v) Review, and possibly widen, the scope of permissibility of household industrial units subject to adherence to pollution control norms and environmental considerations, fire safety regulations and other relevant factors, particularly the aspect of infrastructure services.

MPD-2021 modified upto 31/08/2022

7.2 CLASSIFICATION OF INDUSTRIES

The classification of Industries is proposed to be simplified with prohibited category and non-prohibited category subject to proposals regarding specific category of industries permitted in different use zones. Further, all planned industrial areas are designated under a single landuse category namely Industry. The standards prescribed by the pollution control authorities would have to be met by all industrial units, in addition to specific conditions in terms of number of workers and power load in specified categories.

Industries listed under prohibited category shall not be permitted to be set up in Delhi (Annexure - III). The existing industrial units under prohibited category need to relocate themselves outside Delhi, within a period of three years.

7.3 PERMISSIBILITY OF INDUSTRIAL UNITS IN DIFFERENT USE ZONES AND USE PREMISES

For the industrial classification, the limits of aforesaid parameters shall be fixed according to the nature of industries, area and the nature of industrial development. The threshold parameters for industrial units are given in table 7.1.

Table 7.1: Parameters for Industrial Units in Different Use Zones and Use Premises

Use Zone / Use Premises	Groups Permitted (Refer Annexure)	Conditions	
		Max. no. of workers	Max. Industrial Power Load (KW)
Residential Use			
a) Residential	A	¹ [9]	¹ [11]
b) Villages (Abadi)	A+A1	¹ [9]	¹ [11]
Commercial Use			
a) Convenience Shopping Centre, Local Shopping Centre.	A+ A1+B Service / repair / packaging / assembly (without manufacturing) of permissible industries.	5	11
b) Community Centre.		9	11
c) District Centre, d) Service Market, Service Centre.		19	11

¹ Modified vide S.O. 888 (E) dated 18-02-2019

MPD-2021 modified upto 31/08/2022

Industrial Use			
a) Plotted development	All industries except those prohibited and of Non-polluting & non-hazardous nature,	As per need	As per need
b) Flatted Industries	All industries except those prohibited, and of Non-polluting & non-hazardous nature, excluding industries producing noise / water / vibrations / odour pollution	¹ [As per need]	As per need

Notes:

- i) Maximum no. of workers shall be as per notification issued by the competent authority from time to time.
- ii) The power requirement for operating pollution control devices and non-manufacturing use shall be over and above the aforesaid permissible load.
- iii) Existing Industrial Estates in the Growth Centres shall be considered as industrial use.

7.4 HOUSEHOLD / SERVICE INDUSTRIES

- i) Household industrial units with maximum ²[9] workers and ²[11] kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas ³[.] with the condition that no polluting industrial unit shall be permitted as household industry. ⁴[.]
- ii) Household industrial units shall be allowed on any floor to the extent of 50% of permissible floor area of the dwelling unit.
- iii) Further additions / alterations to the list of Household Industries could be made, if considered appropriate and in public interest by the Central Government to do so.
- iv) No inflammable or hazardous substance is permitted to be stored.
- v) Separate industrial electric connection (single phase) and Municipal License, would be necessary to set up a household industry.

7.5 NO INDUSTRIAL ACTIVITY ZONE

In order to maintain the city's ambience and pollution free environment in important and historic areas of Delhi, following locations are categorized as 'No Industrial Activity Zone' where no industrial activity including household industry, shall be permitted.

- a) Lutyens' Bungalow Zone
- b) Civil Lines Bungalow Area
- c) Employer Housing

¹ Modified vide S.O. 3904(E) dated 29-10-2020

² Modified vide S.O. 888 (E) dated 18-02-2019

³ Modified vide S.O. 4434 (E) dated 11-12-2019

⁴ Deleted vide S.O. 333 (E) dated 16-01-2019

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- d) Group Housing (excluding Janata Flats)

7.6 INDUSTRIAL AREA REDEVELOPMENT SCHEMES

The redevelopment schemes cover the following aspects:

- i. Modernization and upgradation of existing planned industrial areas; and,
- ii. Redevelopment of areas, which have become industrialized over the period of the two Master Plans even though not designated as such.

7.6.1 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 upgradation 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.

- 7.6.1.1** Industrial activity shall be conducted at the following locations in the Industrial Use Zone, as indicated in the Land Use Plan:

ZONES A to H:

Naraina Indl. Area, Jhandewallan Flatted Factory, Motia Khan Scheme, DCM Flatted Factory Complex, Shahzada Bagh Indl. Area, Gulabi Bagh Indl. Area, Rajasthan Udyog Nagar G.T. Road near Jahangirpuri, SMA Co-op. Indl. Estate G.T. Road near Jahangirpuri, SISI Indl. Area G.T. road near Jahangirpuri, G.T. Karnal Road Indl. Area near Rana Pratap Bagh, Hindustan Prefab Ltd., Indl. Area near Shivaji Rly Stn. (Minto Road), Okhla Indl. Area Ph.I, II & III, Mohan Co-op Indl. Area, SISI Complex Okhla near Modi Flour Mills, Najafgarh Road Indl. Area near Zakhira, Kirti Nagar Indl. Area,

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Mayapuri Ph. I & II, Udyog Nagar Rohtak Road, Keshav Pur Leather Tannery Scheme (part of Service Centre) near Vikaspuri, Wazirpur Industrial Area, Lawrence Road Indl. Area, Mangolpuri Indl. Area Ph.I & II, Jhilmil Indl. Area, Patparganj Indl. Area, Friends Colony Indl. Area, Narela Indl. Estate, Bawana Indl. Estate, Khanjhwala Indl. Estate, PVC Bazar Tikri Kalan.

- a) Additional Industrial Areas will be indicated while preparing plans for Urban Extension Areas.
- b) The approved Work-cum-Industries Centres, Service Centres etc., where development has been undertaken in accordance with the land use / earlier Master Plans, shall continue to be industrial subject to conformity with provisions stipulated.

¹[7.6.1.2 Pre-1962 / MPD-1962 Industrial Areas

Industrial Areas, existing prior to 1962 or where Industrial Use was allowed in MPD-1962, shall continue such use at least to the extent as permissible in MPD-1962, subject to documentary proof thereof. The standards prescribed in Para 7.2 shall have to be met by all such industrial units.]

7.6.2 REDEVELOPMENT OF UNPLANNED INDUSTRIAL AREAS

Besides the planned Industrial Areas, 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.

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

¹ Added vide S.O. 2894(E) dated 23-09-2013

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18. Karawal Nagar
19. Dabri
20. Basai Darapur
- ¹[21. Prahladpur Banger
22. Mundka and Mundka Udyog Nagar]

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 conditionalities regarding the provision of essential infrastructure with the participation of the owners / entrepreneur in a systematic manner.

7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming 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 ²[ha] contiguous areas, having more than 70% plots within the cluster under industrial activity / use may be 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 consultation with the Society (to be formed by the land owners) based on the following norms / conditions:

- 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.

¹ Added vide S.O. 2894(E) dated 23-09-2013

² Modified vide S.O. 3173(E) dated 12-12-2014

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- vi. Other stipulations shall include -
- a) ¹[About] 10% area is to be reserved for circulation / roads / service lanes.
 - b) ²[About]10% of semi-permeable surface for parking and loading / unloading areas.
 - c) ³[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.
 - 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.
 - 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.
 - ⁴[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.
 - j) About 3% area shall be permitted under commercial use.]
- vii. Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the Technical Committee of DDA may relax the norms up to 10%.
- ⁵[Note: 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.]

The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. 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

¹⁻³Modified vide S.O. 1215(E) dated 13-05-2013

⁴ Added vide S.O. 3904(E) dated 29-10-2020

⁵Added vide S.O. 1215(E) dated 13-05-2013

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and land (wherever applicable) would be required to be paid to the concerned Authority.

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.

The following areas shall not be eligible for industrial clusters redevelopment scheme:

Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-0), 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.

7.7 NEW INDUSTRIAL AREAS

Development of new industrial areas in Greenfield areas of NCT of Delhi should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries for the following purposes:

- a) Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization / development; and
- b) Green field sites for Hi-tech industries.

New industrial activity in the NCT of Delhi should be restricted to hi-tech areas ¹[and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and recovered by concerned Authority / local body] as given below:

¹[1. Software Industry

- a. Computer hardware and software industry and industries doing system integration using computer hardware and software.
- b. Industries integrating and manipulating the interfaces of the computers and telecom facilities.
- c. Software products and Mobile Applications

¹Added and Modified vide S.O. 3904(E) dated 29-10-2020