

Scheme for Preparation of Layout Plan for Redevelopment of Notified Industrial/Godown Clusters in Non-Conforming areas of Delhi.

**1. Background**

There is express provision under Para 7.6.2.1 of Master Plan of Delhi that “ 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 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 concerned local body/Land owning agency in consultation with the Society (to be formed by Land owners).” In Master Plan of Delhi-2001 (notified on 01.08.1990) three Industrial Clusters viz Anand Parbat, Shahadra and Samaipur Badli were notified for redevelopment.

As on date 26 non-conforming industrial cluster were notified for redevelopment. A Godown cluster, Mundka (North) was also notified for redevelopment under specific provision of Para 6.4 of the Master Plan of Delhi-2021.

These industrial clusters have to be redeveloped in terms with provisions under regulations notified by DDA on dated 01st May, 2012. For redevelopment of godown cluster, the relevant provisions of Master Plan of Delhi-2021 are available under Chapter-6(para-6.4).

**2. Timeline for submission of Layout Plan to local body (MCD)**

In accordance with the provisions of regulations for redevelopment it was decided in past by Industries Department, GNCTD in consultation with local body (MCDs) and DDA to fix the timeline to submit the Layout Plan of the industrial clusters for redevelopment etc. by the respective society. The said timeline to submit the layout plan for redevelopment to local body was fixed i.e. up to 31.12.2021. This timeline was extended up to 30.06.2022. As per directions of the office of Hon'ble Lieutenant Governor of Delhi, DDA has been requested vide this Department's letter dated 23.01.2023, 20.6.2023 and DO letter dated 7.7.2023 to fix the time line ( as per proposed schedule –Annexure 1) for preparation of layout plan for redevelopment of notified Industrial/ Godown Clusters in non-conforming industrial areas in Delhi. The reply from DDA for fixation of timelines is yet to be received. However, whatever timelines shall be decided from time to time it shall be applicable in all such cases.

### **3. Steps for redevelopment of notified industrial/godown clusters.**

There will be following steps to redevelop these notified industrial/godown clusters:

- (i) To get Layout Plan prepared as per regulations for redevelopment of notified industrial /godown clusters
- (ii) To submit Layout Plan to the local body by the respective society of the notified industrial/godown clusters along with mandatory fee (to be paid to local body) for its approval
- (iii) To redevelop the notified industrial/godown cluster by the societies at their own cost (as per regulations) in accordance with the approved layout plan. However, Govt. of NCT of Delhi will provide financial support towards the implementation of the redevelopment activities as per the approved layout to its best ability.

### **4. Intent of the Scheme.**

- (i) The Govt. of NCT of Delhi through DSIIDC shall facilitate/help the societies of notified industrial/ godown clusters to prepare Layout Plan for redevelopment of their respective areas.
- (ii) The DSIIDC shall select consultants for such bidding purpose.
- (iii) The DSIIDC shall invite applications from the prospective societies for preparation of layout for redevelopment.
- (iv) The Societies shall enter into tripartite agreement with DSIIDC and consultants for survey of the area and preparation of Layout Plan as per relevant regulations for redevelopment and payment of fee/ charges at different stages to the engaged consultants thereof.
- (v) The consultants shall prepare layout plan as per notified regulations by DDA after comprehensive survey of the area.
- (vi) The consultants shall help in approval of Layout Plan to the local body (MCD) on behalf of the societies and to prepare reply if any query from MCD is received.
- (vii) Ninety (90%) percent of fee/charges of consultants shall be borne by Govt. of NCT of Delhi for survey and preparation of Layout Plan of notified industrial/godown clusters of Delhi. The societies of industrial/ godown clusters shall first pay (ten percent) 10% of the fee/charges of the engaged consultants in one go against their respective area as per Tripartite Agreement. Govt. of NCT of Delhi shall reimburse / pay balance consultancy fee/charges of ninety percent (90%) as matching

share through DSIIDC. Reimbursement of ninety percent (90%) consultancy/fee charges shall be paid to DSIIDC as GIA from the allocated budget at each stage of services rendered by the consultants.

**5 Submission of Layout plan to the local body (MCD) by societies for approval**

Once, the Layout Plan is prepared, it will be required to be submitted by the respective society of the notified industrial/godown clusters to MCD (Local body) for its approval.



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
GENERAL ADMINISTRATION DEPARTMENT  
(CO-ORDINATION BRANCH)  
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI

THROUGH CIRCULATION

CABINET DECISION NO. 3127 DATED 22.08.2023

Subject: Approval of Scheme for Preparation of Layout Plan for Redevelopment of Notified Industrial/Godown Clusters in Non-Conforming Areas.

Decision: The Council of Ministers considered the Cabinet Note of Addl. Chief Secretary (Industries), Industries Department and approved the proposals contained in para – 8 (a) to (d) of the Cabinet Note.

-sd/-

(Naresh Kumar)  
Secretary to the Cabinet

No.F.53/597/GAD/CN/2023/dsgadiiii/1787-1796

Dated: 23/08/2023

- 1 Pr. Secretary to Lt. Governor, Delhi.
- 2 Spl. Secretary to Chief Minister, Delhi.
- 3 Secretary to Minister, GAD, Govt. of NCT of Delhi.
- 4 Secretary to Minister, Food and Supply, Govt. of NCT of Delhi.
- 5 Secretary to Minister, Finance/Transport, Govt. of NCT of Delhi.
- 6 Secretary to Minister, Social Welfare, Govt. of NCT of Delhi.
- 7 Secretary to Minister, Health, Govt. of NCT of Delhi.
- 8 Secretary to Minister, Education, Govt. of NCT of Delhi.
- 9 Addl. Chief Secretary (Industries), Industries Department, Govt. of NCT of Delhi.
- 10 OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi Secretariat, New Delhi.



(Ashish Madhaorao More)  
Secretary (GAD)