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POLICY ON INDUSTRIAL DEVELOPMENT (IN AND AROUND DELHI)

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CENTRAL NATIONAL CAPITAL REGION



Source - MPD 2021 pg no. 14

1 MANAGEMENT & MAINTENANCE OF INDUSTRIAL ESTATES OF DELHI PLANNED & UNPLANNED (BOTH)

As per Economic Survey of Delhi 2001-02, there were about 1,20,000 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 constitutes the largest numbers, 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

2 ABOUT SPECIFIC ISSUES — INDUSTRIES

2.1 NCT - Delhi

- The 1st Master Plan of Delhi recognized the need to put a curb on the industrial activities in Delhi.
- Even today there are more than one lakh unorganized or informal sector units

which are operating in the non-conforming areas. How these should be tackled is a difficult proposition but has to be done but it has to be solved to make Delhi a better unplanned city.

2.2 AS PER NCR PLANNING DOCUMENT

Industry NCR-Delhi

- Only those industries providing consumer needs of Delhi may be allowed to continue in Delhi
- The requirements on civic services viz power, water etc should not exceed the standards for the residential areas.
- Only Hi-tech industries should be allowed in Delhi.
- In the existing industrial areas Low-tech industries should be transformed into Hi-tech
- No new industrial area to be created in NCT Delhi.

New industrial activity in the NCT of Delhi should be restricted to hi-tech industrial areas as given under:

- Computer hardware and software industries doing system integration using computer hardware and software.
- Packaging.
- Industries integrating and manipulating the interfaces of the computers and telecom facilities
- Industries catering to the information needs to provide databases or access to database spread throughout the globe.
- Industries providing the facilities for sophisticated testing of different or all components of the information technology.
- Electronic goods.
- Service and repair of TV and other electronic items.
- Photo composing and desktop publications.
- TV and Video program production.
- Textile designing and fabric testing, etc.
- Biotechnology.
- Telecommunications and enabling services.
- Gems and jewelers.

2.3 INDUSTRIAL AREAS OF DELHI

Before the 1st Master Plan – 7 in nos.

(1) Najafgarh Road; (2) Okhla industrial area phase IV; (3) GulabiBagh; (4) SISI Complex Okhla near Modi Flour Mill; (5) Hindustan Prefab Ltd.; and two other areas.

29 Industrial areas from 1962 to 1998- 29 nos.

(1) Naraina; (2) Jhandewallan Flatted Factory; (3) Motia Khan; (4) ShahzadaBagh; (5) Rajasthan Udyog Nagar on G.T. Road near Jahangirpuri; (6) SMA Co-op. Industrial Estate on G.T. Road near Jahangirpuri; (7) SISI Industrial Area on G.T. Road near Jahangirpuri; (8) G.T. Karnal Road Area near RanaPratapBagh; (9) Industrial Area near Shivaji Railway Station (Minto Road); (10) Okhla Ph-I; (11) Okhla Ph-II; (12) Okhla Ph-III; (13) Mohan Co-op. Indl. Area; (14) Kirti Nagar; (15) Mayapuri Ph-I; (16) Mayapuri Ph-II; (17) Udyog Nagar Rohtak Road; (18) KeshavPur Leather Tannery Scheme near Viaspuri; (19) Wazirpur; (20) Lawrence Road; (21) Mangolpuri Ph.I; (22) Mangolpuri Ph.II; (23) Jhilmil; (24) Patparganj; (25) Friends Colony Indl. Area; (26) NarelaIndl. Estate; (27) Bawana; (28) Khanjhawala Indl. Estate; (29) PVC Bazar, Tikri ,Kalan and some other complexes.

20 Unauthorized Industrial areas

(1) Anand Parbat; (2) Shahdara; (3) SamaiPurBadli; (4) Jawahar Nagar; (5) SultanpurMazra; (6) Hastal Pocket-A; (7) Naresh Park Extension; (8) Libaspur; (9) Peeragarhi Village; (10) Khyala; (11) Hastal Pocket-D; (12) Shalimar Village; (13) New Mandoli; (14) Nawada; (15) Rithala; (16) Swarn Park Mundka; (17) Haiderpur; (18) Karawal Nagar; (19) Dabri; (20) BasaiDarapur
Total 7+29+20 = 56 Industrial Estates of different types & characteristics.

3 NO. OF INDUSTRIAL UNITS & EMPLOYMENT

1981 - 42,000 units - 5,68,910 employees;
 1991 - 85,050 units - 7,30,951 employees;
 1998 - 1,29,000 units -14,40,000 employees.



4 NORMS FOR LAND DISTRIBUTION IN INDUSTRIAL AREAS

S.No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	55-60
2.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12
3.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair shops, Communication / Telephone Exchange, etc.	2-3
4.	Facilities Public and Semi-Public: Fire Station/Fire Post, Police Station/Police Post, Hospital Dispensary ITI/ Polytechnic, haramshala Nigh Shelter, Day Care Centre, etc. Utilities: Electric Sub-Station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities etc.	8-10
5.	Transportation: Circulation, Loading/Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	18-20
	Total	100

DEVELOPMENT CONTROL NORMS

Use Premises	Maximum			Parking standard ECS/100 sqm of floor area
	Gr. Coverage (%)	FAR	Height (m)	
Industrial Plot				
1. 50 sqm. and below	100	200	8	2
2. 51 sqm to 400 sqm	60	180	15	2
3. 401 sqm and above	50	150	15	2
4. Flatted group Industry (Minimum plot size 400 sqm.)	30	150	26	2

Notes:-

- In case of plots up to 60 sqm. common parking shall be provided.
- In case of plot of size 500 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. shall be provided within the plot.
- Identified Service Centres shall be planned as per plotted industrial area norms.
- Development of IT hardware and software permissible under industrial use.
- Banquet hall shall be permissible in Industrial premise subject to specifications/regulations as may be prescribed, along with conversion charges.
- Industrial units/plots abutting roads on 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 local shopping centres 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 order in any way.

5 HAZARDOUS ATMOSPHERE IN INDL. AREAS SPECIALLY IN THE MONTHS OF MAY TO JUNE 2010 IN MAYAPURI CLIPPINGS FROM NEWSPAPERS

- Radioactive substances: UGC panel to frame rules (TOI-5th May 2010)
- Not uranium but cobalt-60 is more concerned (4th May 2010)
- Ill affects of cobalt (DJ-3rd May 2010)
- Many accidents when cobalt-60 sold as scrap (TOI-3rd May 2010)
- NDMA wants search to be continued at Mayapuri (TOI-2nd May 2010)
- Melting of Cobalt machine in Rewari (DJ-2nd May 2010)
- Could be more cobalt-60 in Mayapuri, warn experts (TOI-1st May, 2010)
- Varsity has ignored safety rules for 23 years: Experts (TOI-1st May, 2010)
- DU buried 20 kg radioactive stuff on campus (TOI-30th April, 2010)
- Cobalt-60 from Delhi University (DJ - 29th April, 2010)
- Chem dept head in dark, V-C says shocking (TOI-29th April, 2010)
- Ports can't handle hazardous waste : *Jairam Ramesh* (TOI-29th April, 2010)
- Labour suicide in Mayapuri Kabar Market (DJ-28th April, 2010)
- Air cleaning reveals hidden danger (TOI-28th April, 2010)
- Maintenance of Industrial area by Private sector (DJ-25th April, 2010)
- Radiation test by helicopter (DJ - 24th April, 2010)
- Experts fear more affected by radiation in Mayapuri (TOI - 11th April, 2010)
- No facility in city to store, dump hazardous waste (TOI-10th April, 2010)
- Delhi Govt. initiative in E-waste collection bin (DJ)
- All Cobalt -60 are searched out (DJ)

6 EXTRACTS FROM 2ND MASTER PLAN OF DELHI (1991-2001)

INDUSTRIAL UNITS TO BE PERMITTED IN DIFFERENT USE ZONE: (124, 125 & 177 TO 181)	
Residential Area	— A (67 types)
Residential Rural Areas	— A+A1 (72 types)
Local Shopping	— A & B (128 types)
Community Shopping Centre	— A,B,C (138 types)
District Centre & CBD	— A,B,C (138 types)
In light Industrial area	— A,B,C,D & E (145 types)
In flatted factories	— A,B,C,D & E (145 types)
Extensive industries types)	— A,B,C,D,E & F (226
Industrial estate in rural Use zones	— G (37) + G1 (70) types

WITH THE HELP OF CLASSIFICATION GIVEN MANY PROBLEMS SPECIALLY IN RURAL AREA, WOULD HAVE BEEN SOLVED.

Under this category, many unplanned industrial estates functioning in urban extensions could have been considered for change of land use subject to:

- Planning principles like wind direction, access, environment, surrounded land uses etc.
- Total cost of development to be borne by beneficiaries.

SERVICE CENTRES (176)

Repair & Service industries; Automobile, Elec. Appliances & Building materials
 72 in various zones with a break up of 4 in B (Karol Bagh&Extn.); 2 in D (New Delhi); 36 in E (East Delhi); 4 in F (South Delhi); 18 in G (West Delhi) & 12 in H (North-West Delhi)

Had these been there, then sizeable problems along roads would have been solved.

It seems to me that , so far not a single one has been developed in urban limits of Delhi

MIXED LAND USE (148, 165 & 184)

Permissible with conditions:

- Comm. only on Ground floor to the extent of 25% or 50 sqm whichever is less
- Only by the Resident of Dwelling unit
- The following shall not be allowed:
 - Retail Shops
 - Building materials (Timber, Marble, Iron & Steel and Sand)
 - Firewood, Coal

- (b) Repair Shops
 – Automobile repair & workshops
 - Cycle rickshaw repairs
 – Tire resorting and retreading
 – Battery charging
- (c) Service shops
 – Floor mills (more than 3 Kw power load)
 – Fabrication and welding
- (d) Nursing Home
- (e) Guest House, boarding house & lodging house

Storage, godown & warehousing

- (g) Manufacturing units
 (h) Junk shop

THIS IS ALSO ONE OF THE TOOL

SHIFTING OF HAZARDOUS & DANGEROUS TRADE

With the help of provisions given on pre page and other provisions, dangerous & Hazardous trade can be shifted.

MPD-2001, proposed 4 sites for shifting in 4 directions of Delhi:

- (i) Gazipur,
 (ii) Narela,
 (iii) Dwarka,
 (iv) MadanpurKhadar

In 1993, DDA approved plans of Gazipur, but so far nothing has been done on the site.

TO ACCOMMODATE MORE INDUSTRIES (125)

- (i) To develop 16 new light industrial areas in an area of 1533 hect. in UE
 (ii) To develop 265 hect. for extensive industrial areas at 2 locations.
 Total 1798 Hects.
 Under this, areas at Tikri Kala, and between Bawana & Kanjhawla were being acquired.

PLANNING OF SPECIAL AREA (146)

Total Area 2600 Hects.

The area is bounded by Ring Road in the East along River Yamuna; Boulevard road, Inner Ring road & new Rohtak road in the North; both the railway lines in the West; Inner Ring road, Pusa road, Patel road along with Shadipur, Khampur in the South.

Plans were to be prepared, to check further Commercialization and Industrialization

INDUSTRIAL UNITS IN ZONE A & B

In 1970's detailed draft zonal plans of the walled city & adjoining areas dealing with hazardous & dangerous trades were prepared. But, so far, nothing has been implemented, Ultimately, all industrial units have to be shifted.

VARIOUS COURTS ORDERS – NOT FOLLOWED WITH SINCERITY

Action was initiated, when the 1st court order on 2nd Feb, 1996 i.e. about 5 years back, came followed by 3-4 other orders.

In these orders, a High Power Committee with officers of concerned departments was constituted to examine type of industries to be permitted in residential areas.

A COMMITTEE WAS CONSTITUTED ON 21.6.1996 WITH FOLLOWING RECOMMENDATIONS:

- A. List of HH in MPD-2001, should be taken as a suggestive one & should be extended.
 B. No unit, if violating any statutory norms of pollution inc. inflammable or hazardous material
 C. Workers not more than 5
 D. Power load to 5KW

E. Space 25% or 30 sqm which ever is less

HOWEVER, NO FURTHER PROGRESS WAS NOTICED

THE PRINCIPAL SECRETARY OF THE GNCTD SCRUTINIZED THE CASES, & PUT UP THE FOLLOWING REPORT ABOUT INDUSTRIAL UNITS

Total Applications	45000
Duplications	1955
Not qualified for permission	39166
Inspection made of	3879
Found as Eligible	376

IT DID NOT SOLVE ANY PROBLEM

ON OCTOBER 24, 1996 THE HON'BLE COURT EXPRESSED ITS UNHAPPINESS OVER INACTION ON THE PART OF NCT.

"All along, Delhi Admn. had been that all those industries which are not permitted were to be relocated.

But in the affidavit filed today, the Admn. has shown its helplessness in relocating' / closing the industries which are illegally operating in residential areas of Delhi".

HON'BLE COURT WENT ON TO SAY :

We direct the NCTD to have survey of 4000 acre of land as per Master Plan 2001 & the Regional plan 2001.

That on October 30, 1996, The Principal Secy. of Delhi Govt. filed an affidavit that the shifting should be done in phased manner.

"WE REITERATE THAT WE ARE SATISFIED THAT THE NCTD IS SERIOUSLY PROCESSING THE PROJECT

We are further satisfied that the industries are also co-operating.

It is time for this court to step aside at present, and leave the field for the government to act on its own, & relocate the industries in accordance with the plan formulated by the court.

The NCT, Delhi administration shall file progress report in this court. after every three months. The next report shall be submitted by the 4th week of March, 1997"

The court received a report on 30th June 1999, from directorate of industries. There may be other reports also.

ON 09.12.1999, GNCTD FILED I.A & REQUESTED COURT TO MODIFY ITS ORDER WITH FOLLOWING TWO MAJOR CHANGES :

- Extend the date by 5 years.
- Change the land use where industries are up to 70% in numbers.

The Hon'ble Court, made the following observations:

"It appears that as of today, not a single direction issued by this court has been implemented since the first order dated April, 1996"

THE HON'BLE COURT FURTHER SAID :

"We direct a notice to issue to the MOUD through its secretary, VC, DDA; Comm. MCD and CS, NCTD to show cause why appropriate orders be not passed by this court in directing compliance of the earlier orders including the order dated 8th September, 1999 and they should also show cause why action should not be taken for non, compliance of the order so far".

SO FAR MOST OF THE DIRECTIONS GIVEN BY THE COURT TO THE GNCTD AND THE LOCAL AUTHORITIES WERE NOT FOLLOWED :

"No amendment in the master plan may be done to cover inaction or failure on the part of local government or local agency to enforce their bye-laws".

ACTION SUGGESTED:

1. For some time concentrate on plan and shift all noxious, hazardous and nuisance industries & Trades. For this, following action is required:
 - (i) Prepare a list of such units irrespective of their size.
 - (ii) Irrespective of land use
 - (iii) Irrespective of location.
 - (iv) Irrespective of within urban limits or out side.

This list should be prepared in association with involvement of private sector/ beneficiaries

- Conversion of low tech into medium tech & to high tech.
- Proper surveys of all industries by associations.
- Then start implementation of Master Plan

SYSTEM OF PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE

All connected activities would be done simultaneously

Each of the 5 activities namely:

Planning, Development, Construction, Management & Maintenance need proper action on the points

ANNEXURE I

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 and repair of electrical gadgets, cooler/heater etc.
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).
19. Calico and Textile products.
20. Cane and bamboo products.
21. Cassettes recording.
22. Clay and modelling 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 caned).
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.
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 ute 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. Pitch hat, garlands of flowers and pitch.
66. P.V.C. products maximum one moulding machine).
67. Paper machine.
68. Perfumery and cosmetics.
69. Photo setting.
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.
76. Pan masals.
77. Production of Swets and Namkeens 9less 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. Ready made garments (without washing).
85. Repair of bicycles.
86. Repair nd assembly of computer hardware.
87. Rpair 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 filling.
101. Toys and dolls.
102. ties
103. tomato Ketchup.
104. umbrella assembly.
105. Utensil washing power (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. Wood knitting (with machine).
112. Zari Zardozi.

GROUP A-1

HOUSEHOLD INDUSTRY PERMISSIBLE IN VILLAGES (ABADI)

1. Black smithy.
2. Cane and bamboo products.
3. Clay and modelling with/without Plaster of Pairs.
4. Dari/Carpet/Sari weaving (except dying & bleaching).

5. Ice cream and water-cooling by Refrigeration (without cold storage).
 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 scheduel I and/or II or 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.

ANNEXURE II

GROUP-B

INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES

1. Air Conditioner Parts.
2. Aluminum 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. Diamond Cutting and Polishing work.
10. Electric fittings (switch, plug pin etc.)
11. Elastic products.
12. Engineering works.
13. Foundry (small job works as per prescribed limits of Industries Department/DPCC).
14. Ice-cream and water cooling by Refrigeration (without cold storage).
15. Ice boxes and cooler bodies.
16. Iron grills and door making.
17. Jute products.
19. Key Rigns.
20. Knife making.
21. Marble stone items.
22. metal lathe cutting.
23. Motor windign 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 equipment.
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.

ANNEXURE III

INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES

Industries manufacturing the following shall be prohibited within. National Capital Territory of Delhi.

1. Arc/induction furnace
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 potah, phynigallic acid, silver cyanide
9. Aircraft building.
10. Abattories, animal blood processing (except existing and relocation).
11. Bitumen blowing (hot)
12. Brick kiln (using resh 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. Bicylces 9integrated plant)
21. Chlorinated paraffin wax purification
22. Carbon black
23. Cement industry
24. Calcium carbide, phosphorous, aluminium dust paste and powder, copper, zinc, etc. (electro thermal

- industries)
25. Cranes, hoists and lifts (excluding assembly)
26. General industrial machinery (such as ydraulic equipment, drilling equipment, boilers, etc.)
27. DOP (Diocetyl Phthalate), DBP & Plasticizer
28. Dry cell battery
29. Dye & dye intermediates
30. Distillation of wood, chemical seasoning of wood (excludign natural seasoning)
31. Explosives, i.e. Fireworks, Gunpowder, Guncotton, etc.
32. Earth moving machinery/equipment (manufacturing of assembly)
33. Elctric wires and cables (more than 100 workers, 2000 sqm plot)
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. Foundries (except Pit Furnance)
39. Gas compressors
40. Graphite production
41. Glass furnance (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 processign viz.hospital/medical/industrial waste
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 taning and dyeing (raw hides/skins to semi finish)
56. Locomotives and wagons
57. Methanol
58. methylated spirit
59. Mechanical stone crushers & washing of coarse and
60. Manufacturing of pulp & paper
61. Melamine resin
62. Minearl salts (which involve ue 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. Nitrogenous 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
69. Potteries/refractories (using coal or furnance oil)
70. polyethylene polymers including resins
71. Paint industry (nitro Cellulose & Alkyd resin based)
72. plsticisers manufacturing
73. Pyridines
74. Phenol formaldehyde resin and power
75. orcelain 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 (devulcanisaiton)
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 Stell 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, I acre of land, 100 LKD of water)
95. Thorium, radium and similar isotopes and recovery of rare earth
96. Turbines
97. Turbines
98. Vegetable oil hydrogenerated
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.

Proposed Amendments/Modifications

Table 7.2 : Norms for Land Distribution in Industrial Area

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 Public and Semi Public : Fire Station/Fire Post, Police Station/ Police Post, Hospital/Dispensary, ITI/Polytechnic, Dharamshal, 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 : *In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. Following break up for industrial housing :

- (i) Industrial Worker : 80% of DUs housing (category-I of MPD-2021)
- (ii) Entrepreneurs/Supervisor : 20% of DUs (Category II & III of MPD-2021).

7.6.2.1 Norms for Redevelopment of clusters fo Industrial Concentration in Non-Conforming Areas

- (a) **About** 10% area is to be reserved for circulation/roads/service lanes.
- (b) **About** 10% of semi-permeable surface for parking and loading/unloading areas.
- (c) **About** 10% of total area to be reserved for infrastructure requirements like CETP, Sub-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. 3m) shall be provided without boundary wall for parking and loading and unloading.

Source - R.G Gupta

PLANNING TOOLS

1. Re-planning; Re-development, Re-construction, Re-management and Re-maintenance specially of Unauthorized Industrial Colonies & also planned ones.
2. New Development Controls.
- 3 Commercial use on 24M ROW & above roads.
- 4 More FAR on High Intensity Corridors.
- 5 Proper parking provisions based on norms.
- 6 Pollution control.
- 7 Street furniture .
- 8 Single Window System to solve different problems inc. sanction and completion of plans.
- 9 Shifting of Noxious & Nuisance units from Delhi to CNCR & NCR subject to controls.
10. Increase in export & decrease in import & invitation to Foreign Investors of course based on policies.
11. Unified Taxation and Control Policy.
12. Integrated Health, Education & Transportation system.
13. More and better attention for HI-TECH industries, In SEZ (Specific Economic Zones) with ICT.

