

INDUSTRIAL SPATIAL POLICY *and* RELOCATION OF INDUSTRIES *in* DELHI



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MPDC 1990

SECOND MASTER PLAN

1995

PLANNING MUST

11

UPS CAMPUS, BLOCK A, PREET VIHAR: DELHI – 110092

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- 9 Conceptual plan of Industrial Park.
- 10 Plan of a Sectoral Module.
- 11 Importance of Hi – Tech

1

LEGAL PROVISIONS

1

Important points of Hon'ble Supreme Court

- 1.1 Shifting to be expedited
- 1.2 Single Window Facility
- 1.3 Vacated plots up to 2000 Sqm.- as MPD
- 1.4 Larger plots – between 57% to 68% for green & social spaces. Balance as per MPD
- 1.5 Right & benefits for the labour.
- 1.6 NCR Plan, MPD-2001, DPCC Report, 1982 - Industrial Policy and any other legal document in force.

2

PROVISIONS IN MPD - 2001

- 1 Eight groups (MPD- 2001)
- 2 A Group – Household Industries
- 3 A + A1 – Residential Rural areas
- 4 A & B – Local Shopping
- 5 A, B & C – Commercial, District center & CBD.
- 6 A, B, C & D & E – Light & flatted factories 2.
- 7 A, B, C, D, E & F – Extensive Industries
- 8 G – Industrial estates in rural use zone
- 9 H-Hazardous / noxious & heavy cannot be permitted
- 10 Shifting of 'Heavy Industries' was to be completed up to 1994, but progress is very slow.
- 11 Provisions of service industries in District Centers.
- 12 6-7% for Industrial use in Urban extensions.

3

OBJECTIVES

- 1 Hon,ble Supreme Court orders
- 2 To honour NCR plan, MPD-2001 & Industrial Policy.
- 3 Relocation without straining land, water, sewage, power and labour.
- 4 Reduction and control of pollution.
- 5 To convert Low – to Medium to High Tech.
- 6 'Restriction' for polluting industries, but 'promotion' & growth for consumers & packaging.
- 7 Not to disturb Delhi's economy but with full respect to environment & ecology.
- 8 Make Metro and large cities as magnets, but of Hi- Tech.
- 9 No industry in residential & commercial except household on a new concept.
- 10 Controlled industrialization in rural areas as per directions of IIT Delhi, or any other workable good policy.
- 11 Industrial parks with fund of beneficiaries with no subsidy.
- 12 Facility centers for training and Socio-economic infrastructure along with full maintenance.
- 13 Infrastructure of high level specifications and atleast of 50 years perspective.
- 14 Use 3 E's i. e. Economy, Efficiency & Emergency.
- 15 Emphasize more & more for up-gradation of technology rather than to concentrate on shifting.

HOW TO ACHIEVE OBJECTIVES ?

- 1 Physical, financial, legal powers to Implementing agency for preliminary sanctions, co – ordination, integration, evaluation & monitoring of all the land use spaces & departments.
- 2 Adequate Physical, Social, Economic & Ecological Infrastructure at Macro (City), Meso (Zonal/Sector) & Micro level within the existing & predicted resources & constraints.
- 3 Due importance to Paper Planning.
- 4 Adhere to Time-schedule with proper Project Management with the help of Private Sector and Joint Venture.

4

MAIN ISSUES & SOLUTIONS

1 Control of Physical & Financial plans

For this, create a unit of Project Consultant.

2 Due weightage to Paper Planning & Project Management

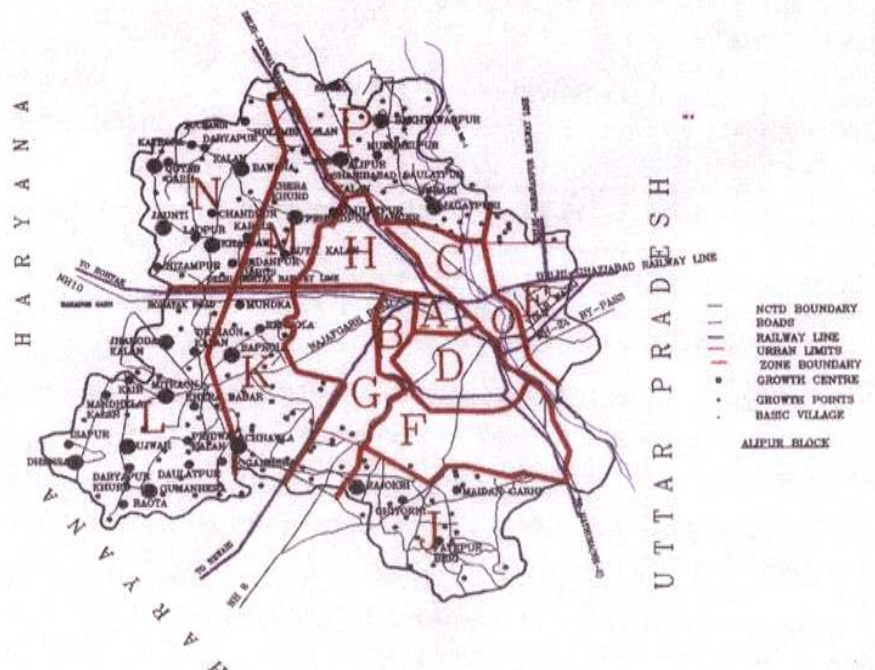
3 Mass Education

For solid waste management, pollution control and cooperation with the government.

4 **System of allotment of plots and shifting**

- 18 Planning zones and 250 sub zones.
- Earmarking of existing industries whether applied or not.
- Take one sub zone, allot plots and shift them within 1 year.
- Get registered co-operative societies of each sub zone.

Planning Zones of Delhi



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SPATIAL POLICY OF INDUSTRIALISATION

1

Six Project to Control pollution

1. Shifting of industries,
2. MRTS.
3. River Yamuna.
4. Ridge area.
5. Jhuggi Clusters.
6. 17000 Hect. in extreme s. Delhi to be planned largely –green

2

Characteristics of Industries

- Level of pollution is negligible.
- Does not need more land, water, power & produce sewage.
- Are not too much labour intensive.
- Are Hi-Tech, at the most medium tech.
- Employ mostly educated / skilled & professional workers.
- New estates on modern lines for relocation purposes.
- Low-Tech Industries into medium tech & Hi-Tech
- Hi –Tech professionals to operate non polluting & non. Hazardous units from their residences

3

Shift the emphasis to make the Industries High Tech, rather than shift them.

4

A Business man wishing to enter the I.T. sector should be permitted in residential areas.

5

Industrial activity is very dynamic and nobody can afford to be against the setting up of new industries, but within established infrastructure norms.

6

There is a need for a data base on different aspects of industries.

7

Large Industries if high tech and non polluting should not be shifted. Shifting should be of heavy Industries.

8

Delhi should be Science-Tech city and turned into Disney Industrial land.

9

Redevelopment of existing industrial concentration should be done & converted into Industrial parks.

10

There should be a common Economic zone dealing with all activities of taxes, telephone system, license system with uniform norms of Infrastructure. The new policy should accentuate dynamism in Industry.

- 11 Both perceptions – one I.E.I.S. of a pollution & other of growth which leads to value-addition & uplift of society should be taken care of.
- 12 DPCC should find ways & means to control pollution menace, instead of simply sending notices and disrupting production.
- 13 Part of the social & ecological infrastructure should be constructed by associations or cooperatives of industries.
- 14 Industries should located/relocated in the locations namely:-
 - I. Priority cities of NCR.
 - II. Towns of DMA.
 - III. 275 Hect. As envisaged in MPD-2001 in different
 - IV. Service centres earmarked in sub cities namely Dwarka, Narela, Rohini tec.
 - V. In MPD-2001, 7% area is for Industrial use in U. Ex.
 - VI. Any other suitable location.
- 15 Functions of followings be reviewed:-
 - I. Household Industry.
 - II. Heavy Industry.
 - III. Large Industry.
 - IV. Polluting Industry.
 - V. Tourism.
 - VI. Construction (Mechanisation)
 - VII. Service Sector.
 - VIII. Banking Sector.
 - IX. I.T. Sector.
- 16 Emphasize more on privatization, joint venture, globalization & communication.
- 17 Economy of Delhi should be considered for balanced growth versus complete pollution control.
- 18 So far there is not a single planned electronic estate in Delhi. At Narela is being tried since last 3 years, but so far no paper plan is there.
- 19 Planning, development & construction should be as per drawn schedule between Govt. authorities/agencies & Industrial association.
- 20 Four world trade centres should be established.
- 21 Plotted factories be designed based on grid & on module basis, so that in future if wants more space, then can be given.
- 22 One window concept, which so far is not in existence should be started for the functions.
- 23 There should be regular training, workshops & conference to provide technical know – how to Industrialists for conversion from low tech & tech to high tech.

- 24** Mass education & publicity for quality awareness.
- 25** Financial angle
- * Should not only pay for Infrastructure; but some more.
 - * No direct & indirect subsidies
 - * Expenditure on shifting of jhuggies and other non conforming to be shared.
- 26** Two Pronged Strategy.
Restrictive and also of Promotive.
- 27** Coordination, Integration, Etc.
All Organizations/Departments.
- 28** Learning Comprehensive Planning.
- 29** Modifications in Legal Procedures.
- 30** Development of parts of districts centre and commercial centre for service Industries.
- 31** Rural Industrialization on professional lines as advised by IIT.
- 32** Involvement of private sector & joint venture in planning, development & construction, with public sector.
- 33** Residential Accommodation – 10%
- 34** Higher specifications for infrastructure – 50 years perspective, so that estate is neat and clean & well maintained.

6

SYSTEM OF PLANNING

1 WATER

Population by – 2010 A. D.	20M.
Requirement of water – by 2010 A. D.	1540 MGD
Quantity available	600MGD

Probable Sources by 2010 A. D.

○ From Ganga	200 MGD
○ By storing river water in Yamuna	250 MGD
○ Additional water from Haryana/Yamuna	150 MGD
○ River well etc	30 MGD
○ On channel and off channel storages	150 MGD
○ Ground water	200 MGD
Sub Total	980 MGD
Grand Total	1580 MGD

- Tap all water sources, on surface & ground.
- More attention should be paid on G. water.
- Conserve water to the maximum extent, minimum wastage & judicial uses & to stop leakages etc.
- Harvesting of water.
- On channel & off channel storage.
- To collect rain water then to use it as potable water after treating it.

2 SYSTEM OF SOLID WASTE MANAGEMENT

“Delhi city cleanliness bill” is being prepared.

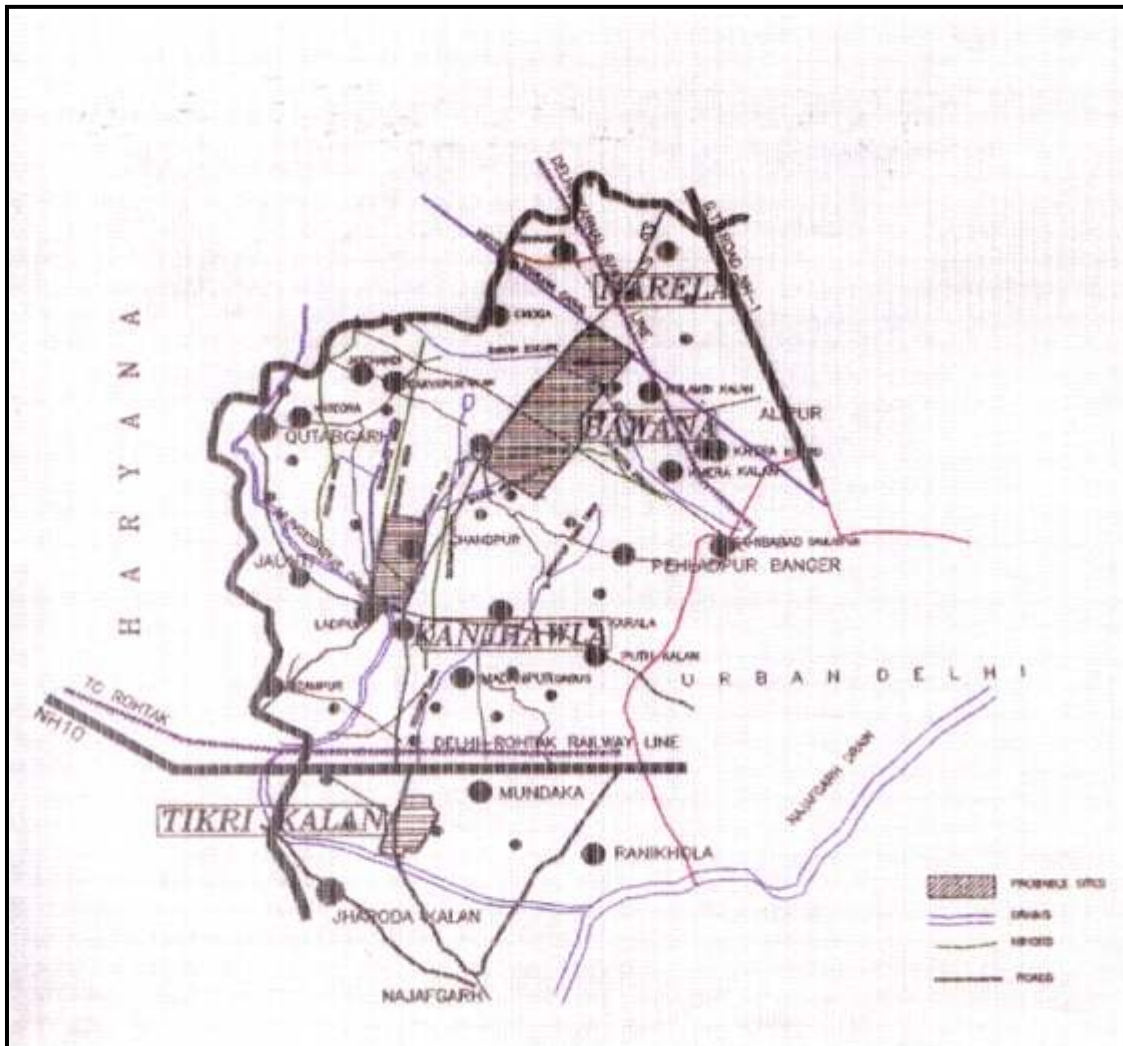
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|-------------------|--|
| Step No.1 | Surveys of the existing spots. |
| Step No.2 | Separation in colour bags. |
| Step No. 3 | Collection by individuals, Association, NGO, PUB & Private sector & Joint Venture. |
| Step No. 4 | Transportation – Local bodies & private |
| Step No. 5 | Transformation – local bodies, Public Sector & joint venture. |
| Step No.6 | Final disposal – manure, fuel, power or otherwise. |
| Step No.7 | Public participation |
| Step No.8 | R&D |

3 SYSTEM OF DRAINAGE OF N.W. DELHI

- Define basin and basins.
- Surveys – Hydrological, Hydraulics, G. water, 50 yrs. Rainfall
- Ultimate Macro Land use of the area.
- On channel & off channel storage.
- More depth of drains, desilting, repair banks service roads, plantation, bridges & pondages.
- Management & Maintenance.
- Financial Plans.
- Last but not the least recreational plans.

4 SYSTEM OF FIRE DETECTION & PROTECTION

- Individual Buildings by Individuals.
- In General system would be as given on next page.
- A. Semi filtered water distribution system.
- B. Water Hydrants and static water tanks.
- C. Continuous education & training.
- D. Fire fighting drill.



5 PLANNING OF POWER

- System and captive power system for ultimate area
- 250 Watts per 10 Sq.m.
- 250Mw Power is needed for a far of 10 million Sq.m
- Total power requirement may be between 350-400 MW inc. for mechanical plants.
- Part of electricity would be generated by solar energy system.

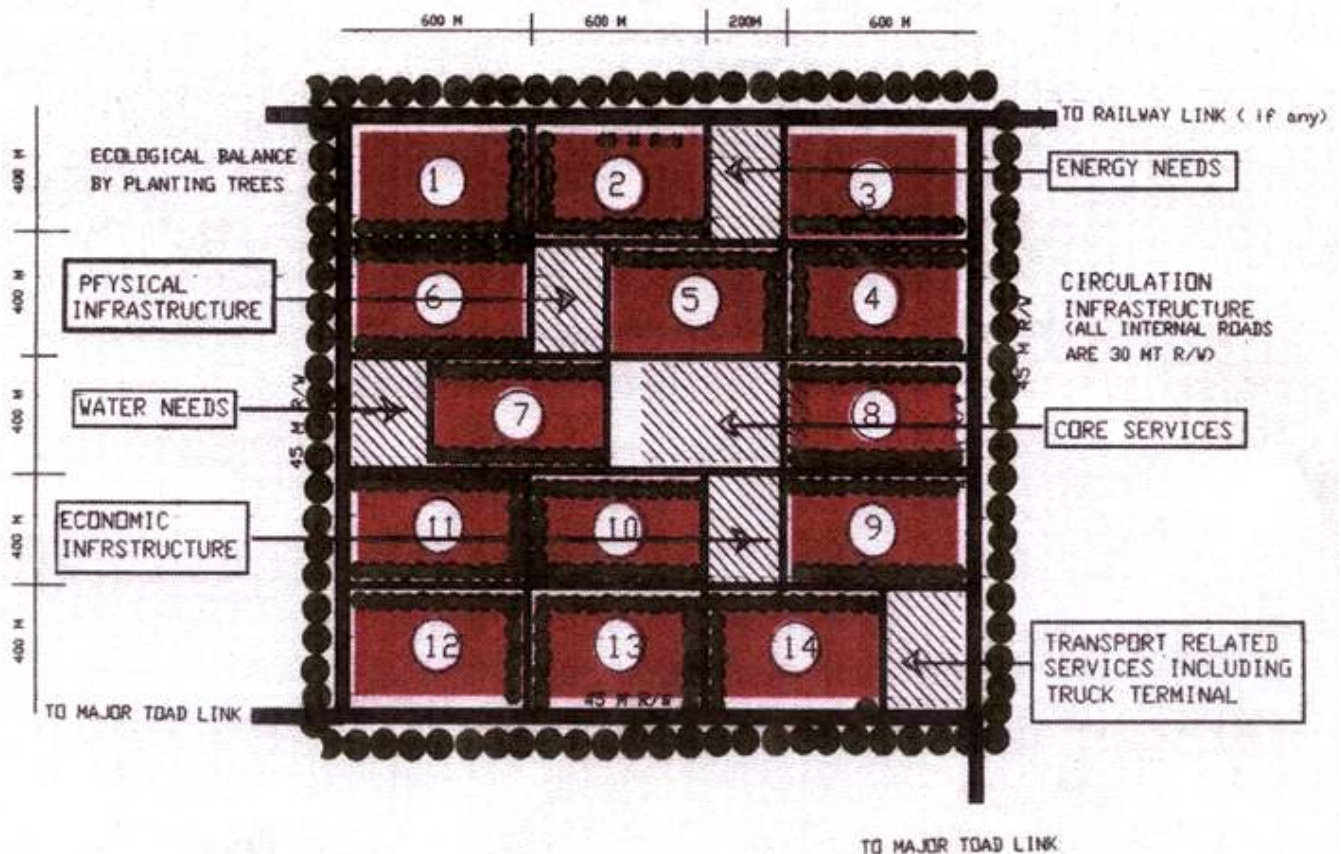
6 SOCIAL INFRASTRUCTURE (IN EXAMPLE)

7 ECOLOGICAL INFRASTRUCTURE

- Wind Direction
- Green belts between different land uses.
- Green belts along the periphery.
- Tree plantation along roads, parks etc.
- Street furniture

8 INTEGRATED LAYOUT PLAN

- Integrated with land use. Industrial, Commercial, Residential, P&S.P.
- Circulation via roads & urban rails
- Functional analysis and groups.
- Physical Infrastructure
- Social Infrastructure
- Economic Infrastructure
- Ecological Infrastructure & Landscape Plan
- Engineering Estimates – BOQ etc.
- Project Management.
- Involvement of NGO, CHB'S & Private Sector.
- Phasing.
- Coordination & Integration with all the deptts.
- Example of Macro Plan Given.



9 SYSTEM OF FINANCIAL PLANNING

- Entire finances from Beneficiaries.
- Financial Plans in Terms of Land, Labour, Capital & works.

10 SYSTEM OF TRANSPORT PLANNING

- DDA (Structure Plan).
- MRTS (For a Future Date).
- Terminals (Bus, Truck & Railways).

11 SYSTEM OF ENVIRONMENT PLANNING

- Stop & Control of water, air, & noise pollution.
- Improve and Manage all the drains & minors in and around the site
- Leveling & Dressing in a proper way, to avoid soil pollution due to low lying areas.

12 SITE MANAGEMENT & MAINTENANCE

Chief Manager (One for all the projects)

One unit of Project Manager for each site.

Project Manager would have units of A. E. Civil, A.E. Electrical, A.E. Sanitation, A.E.Physical services & supporting staff.

13 MODIFIED ZONING REGULATIONS

Zoning Regulation of Plots up to 400 Sq.m.

- Max. Ground coverage 75% in place of 60%.
- Far 125 in Place of 75.
- Controlled Front Elevation.
- Basement only below the Gr. Coverage.

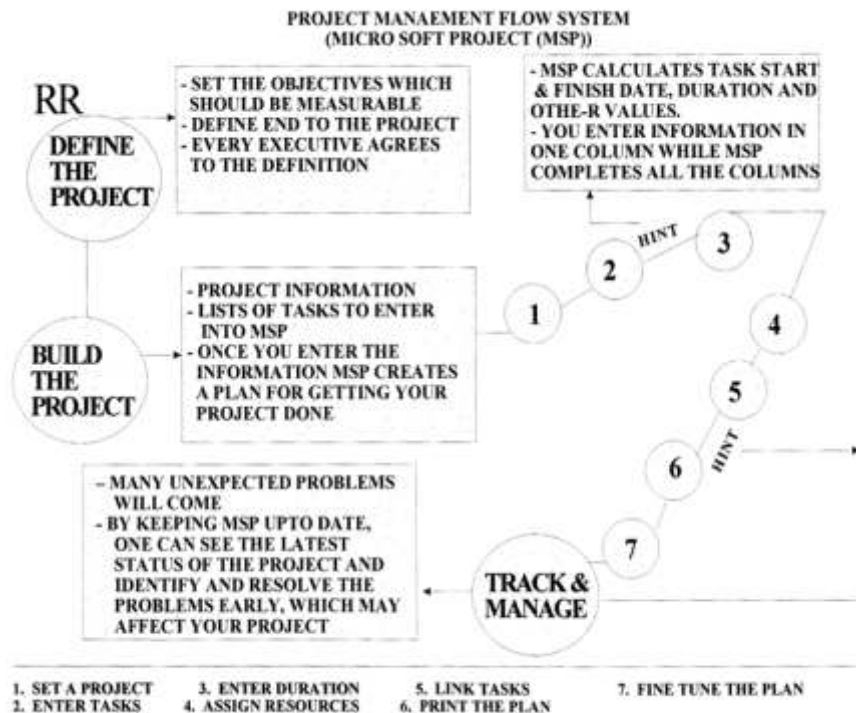
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PROJECT MANAGEMENT

- 1 Value Management.
- 2 Procurement Management
- 3 Cost Management / Budgeting.
- 4 Programme Management.
- 5 Quality Management.
- 6 Legal Sage Guards.
- 7 Site Management.

Latest tool for above 7 points; is micro-soft project 98 & prima Vera.

Planning — 6 Months
 Development & Construction — 30 Months



GROUP 1	Closure of Units at Existing Sites in NCT-Delhi.
GROUP 2	Clearance for Reuse of Land to be Vacated.
GROUP 3	Availability of Land and Other Facilities at Relocation Sites in NCR.
GROUP 4	Financial Assistance & Tax Concessions as Indicated by NCR Planning Board.
GROUP 5	Single Window Facility (SWF) for Functions Under Groups 1-4.
Main Group	Relocation of Industries in NCTD- <i>This is the biggest action but has been delayed much.</i>

FUNCTIONS	AGENCY
— Earnest money & collection of other Installments.	DSIDC (NODAL)
— Sanctions of Plans & NOC	MOUA & E M.O.S.T.
— Planning (Physical & Financial)	M.O.E. & F NCR-PB
— Development (Trunk, Peripheral & Internal)	DDA
— Construction by Private & Public Sector	MCD
— Management and Maintenance.	DJB
— Coordination, Integration & Evaluation.	I & F
— Technical up Gradation Specially in	DVB
— Land, Buil. Materials & Mecha. Equip., Labour & Capital	CHBS
	D.O.
	Finance

CONCEPTUAL PLAN OF MODERN INDUSTRIAL PARK

FACILITIES AT ZONAL LEVEL (BAWANA ETC. SITE AS A WHOLE)

- 1 Economic Infrastructure Banks, Insurance co., Small ws. Products market and ware housing units.
- 2 Security services – Police, Fire Station & Security Guards.
- 3 Telecommunication Network with Microwave and Satellite system, Earth station, Advertisement facilities, Voice mail and E-mail.
- 4 Tapping of all water sources with treatment, storage and distribution.
- 5 Circulation Infrastructure – major roads, truck & bus terminals, urban rails, if possible.
- 6 Facilities for Technical Transfer, Management supports, Quality Control Certificate, Training facilities.
- 7 Conventional Centre, Hotel accommodation, Display centre, Exhibition for Hi-Tech Marketing facilities etc.
- 8 Booking facilities for Rail & Air at suitable places.
- 9 Maintenance of different types of Infrastructure

FOR ALL SUCH FACILITIES ABOUT 10% AREA WILL BE USED

10

A TYPICAL SECTORAL MODULE OF A INDUSTRIAL PARK

The layout will have following provisions

- 1 Plotted development & Flatted factories.
- 2 Internal Physical Infrastructure
- 3 Central Parking & Transport facilities
- 4 Marketing & Commercial facilities
- 5 Sector level facilities for Hi-Tech park.
- 6 Offices for MNC's, Custom Clearance, Labour Tax & other Tariff Payments Offices

1

Growth of Computer & Electronic Industry @ 25%.

2

Distinct advantages;

Biggest trading market;
 Technical & Man Power
 Information Technology
 Exhibition Ground
 International delegates
 Institutions of Higher Learning like JNU; IIT

3

Lessons from Hi-Parks – South East Asian Countries

MNC's Culture of “Manager Entrepreneurs” and “Owner Entrepreneurs”
 Production in system, sub-system & sub-sub system
 Big emphasis on marketing & promotion of National & International Trade
 Independent Agency for Planning execution, management with all powers including legal.
 Joint Venture is a common features.
 All electronic components from A to Z under one roof.
 Manufacturers concentrate on Mass Production & Marketing by the Central Authority.
 Good emphasis on “Technology Transfer”
 Residential accommodation for 10% of working force

4

Components of Electronic Industrial Parks

- | | |
|----------------------|-------------------------|
| A. Business Centre | E. Workshop |
| B. Auditorium | F. Service Centre |
| C. Library | G. Reprographics Centre |
| D. Repair facilities | H. E-Mail, Voice Mail |

Industrial Park would also have ample facilities, such as:

- | | |
|---------------------------|----------------------|
| A. Parking facilities | B. Medical Centre |
| C. Financial Institutions | D. Bonded ware house |
| E. Banking Services | |