

**IF PLANNING & DEVELOPMENT
WOULD HAVE BEEN IN TIME;**

**THEN MUCH LESS CRISES
IN MANAGEMENT OF INDUSTRIAL UNITS
OF DELHI**

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1. DELHI MASTER PLAN PROVISIONS

2. COURTS ORDERS

3. CONVERSION

**-LOW TECH IN TO MEDIUM TECH TO HIGH-TECH
-INSTITUTIONAL FRAME WORK TO ADVICE ON
CONVERSION OF TECHNOLOGY .**

4. ACTION SUGGESTED

5. CREATION OF

- I. WORK CULTURE.**
- II. PURE POTENTIALITY.**
- III. RETRIEVAL OF OLD VALUES.**

PROVISIONS WHICH HAVE NOT BEEN IMPLEMENTED SO FAR

- 1. ZONAL PLANS - MPD (148)**
 - I. SHIFTING OF INDUSTRIES IN URBAN EXTENSIONS BESIDES IN DMA & NCR.**
 - II. FOR THIS, ZONAL PLANS OF URBAN EXTENSION I.E.J-(SOUTH DELHI-ii), K-(WEST DELHI-II), I-(WEST DELHI-III), M-(NORTH-WEST DELHI-II), N-(NORTH-WEST DELHI-III) & P-(NORTH DELHI WERE TO BE PREPARED UNDER SECTION-8, 10 & 11 A OF DD ACT) WERE TO BE PREPARED WITHIN TIME.**
 - III. PRESENT PLAN IS UP TO MARCH 2001.**

2. HAZARDOUS & NOXIOUS INDUSTRIES (124)

- I. NOT PERMITTED IN DELHI; & TO BE SHIFTED WITHIN 3 YEARS- I.E. UP TO 1994.**
- II. PROJECT REPORT WOULD BE PREPARED BY EACH SUCH UNIT.**
- III. ACTION SHALL BE TAKEN BY D. ADMN. TO PREPARE A LIST OF INDIVIDUAL NOXIOUS & HAZARDOUS INDUSTRIAL UNITS TO BE SHIFTED.**

3. HEAVY & LARGE INDUSTRIES (124)

- I. NO NEW UNITS TO BE PERMITTED**
- II. EXISTING UNITS TO BE SHIFTED TO DMA & NCR.**
- III. MODERNIZATION OF UNITS BY CONVERTING FROM LOW TO MEDIUM & HIGH TECH.**

4. 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 TYPRES)
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	- A, B, C, D, E & F (226
INDUSTRIAL ESTATE IN RURAL	- G (37) + G1 (70)
TYPES	
USE ZONES	

WITH THE HELP OF CLASSIFICATION GIVEN ON PRE PAGE, MANY PROBLEMS SPECIALLY IN RURAL AREAS AREAS 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:

- I. PLANNING PRINCIPLES LIKE WIND DIRECTION, ACCESS, ENVIORNMENT, SURROUNDED LAND USES ETC.**
- 2. TOTAL COST OF DEVELOPMENT TO BE BORNE BY BENIFIECIERIES.**

5. 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 DLH) 36 IN E (EAST DLH), 4 IN F - (SOUTH DLH), 18 IN G (WEST DELHI) & 12 IN H (N-W DLH).

IF THESE WOULD HAVE BEEN THERE, THEN SIZABLE PROMBLEMS ALONG ROADS MIGHT HAVE BEEN SOLVED.

I THINK, SO FAR NOT A SINGLE ONE HAS BEEN DEVELOPED IN URBAN LIMITS OF DELHI

6. REDEVELOPMENT SCHEMES (125)

-ANAND PRABAT - LIGHT AREA.

-SHAHDARA - LIGHT AREA.

-SAMAYPUR BADLI - EXTENSIVE AREA

***IF THESE WOULD HAVE BEEN REDEVELOPED , THEN OTHER COULD
HAVE BEEN TAKEN***

7. MIXED LAND USE (148, 165 & 184)

PERMISSIBLE WITH CONDITIONS:

- I. COMM. ONLY ON G. FLOOR TO THE EXTENT OF
25% OR 50 SQM WHICHEVER IS LESS.**

II. ONLY BY THE RESIDENT OF DWELLING UNIT.

III. THE FOLLOWING SHALL NOT BE ALLOWED:

(A) RETAIL SHOPS

- BUILDING MATERIALS (TIMBER, MARBLE, IRON & STEEL AND SAND)
- FIREWOOD, COAL

(B) REPAIR SHOPS

- AUTOMOBILE REPAIR & WORKSHOPS
- CYCLE RICKSHAW REPAIRS
- TYRE RESORTING AND RETREADING
- BATTERY CHARGING

C. SERVICE SHOPS

- FLOOR MILLS (MORE THAN 3KW POWER LOAD
- FABRICATION AND WELDING

D. NURSING HOME

E. GUEST HOUSE, BOARDING HOUSE & LODGING HOUSE

F. STORAGE, GODOWN AND 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. MADANPUR KHADAR.

IN 1993, DDA APPROVED PLANS OF GAZIPUR, BUT SO FAR NOTHING IS VISIBLE ON THE SITE.

8.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
ACQUIRED & BEING ACQUIRED.***

10. 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 RILWAY LINES IN THE WEST ; INNER RING ROAD, PUSA ROAD,PATEL ROAD ALONG WITH SHADIPUR KHAM PUR IN THE SOUTH .

PLANS WERE TO BE PREPARED, TO CHECK FURTHER COMMERCIALISATION & INDUSTRIALISATION.

DRAFT ZONAL PLANS OF A & B

IN 1970'S DETAILED DRAFT ZONAL PLANS OF THE WALLED CITY & ADJOINING AREAS DEALING WITH HAZARDOUS & DANGEROUS TRADES, WERE PREPARED.

THESE WERE NOT PROCESSED FURTHER.

VARIOUS COURTS ORDERS - NOT FOLLOWED WITH SINCERITY

ACTION WAS INITIATED, WHEN THE 1ST COURT ORDER WAS ON 2ND FEB, 1996 I.E. ABOUT 5 YEARS BACK, FOLLOWED BY 3 - 4 OTHER ORDERS.

I. 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 21-6-96
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

**PRINCIPAL SEC. 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 ADM. 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 A SURVEY OF 4000
ACRE OF LAND AS PER MASTER PLAN 2001 & THE
REGIONAL PLAN 2001.**

**THAT ON OCTOBER 30, 1996, 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 AS AT PRESENT AND LEAVE THE FIELD FOR THE GOVERNMENT TO ACT ON ITS OWN & RELOCATE THE INDUSTRIES IN ACCORDANCE WITH THE PLAN FORMULATED BY THIS COURT.

THE NCT, DELHI ADMINISTRATION SHALL FILE PROGRESS REPORT IN THIS COURT EVERY THREE MONTHS. THE NEXT REPORT SHALL BE FILED BY THE 4TH WEEK OF MARCH, 1997”

**THE COURT RECEIVED A REPORT ON 30TH JUNE 99,
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:

- I. EXTEND THE DATE BY 5 YEARS.**
- II. 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 HOB'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 ODER 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, PLAN & SHIFT ALL NOXIOUS, HAZARDOUS & NUISANCE INDUSTRIES & TRADES. FOR THIS, FOLLOWING ACTION IS REQUIRED:

- I. PREPARE A LIST OF SUCH UNITS IRRESPECTIVE OF WHETHER SMALL, MEDIUM OR LARGE 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 & INVOLVEMENT OF PRIVTE SECTOR/ BENIFICIERIES.

2. CONVERSION OF LOW TECH INTO MEDIUM TECH & TO HIGH TECH.

3. PROPER SURVEYS OF ALL INDUSTRIES BY ASSOCIATIONS.

4. THEN START IMPLEMENTATION OF MASTER PLAN.

SYSTEM OF PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE

- 1. ALL CONNECTED ACTIVITIES WOULD BE DONE SIMULTANEOUSLY.**
- 2. EACH OF THE 5 ACTIVITIES NAMELY -
PLANNING, DEVELOPMENT, CONSTRUCTION,
MANAGEMENT & MAINTENANCE NEED
PROPER ACTION ON THE POINTS ,
GIVEN ON THE NEXT PAGE.**

- 2.1 PHYSICAL INFRASTRUCTURE - WATER, SEWERAGE, DRAINAGE, SWM, POWER, ROADS, RAILS & URBAN RAILS.**
- 2.2 SOCIAL INFRASTRUCTURE - EDUCATION, HEALTH, SECURITY, SAFETY, SHELTER, JUSTICE & RECREATION.**
- 2.3 ECOLOGICAL INFRASTRUCTURE - TO PREVENT WATER, AIR, NOISE & SOIL POLLUTION.**
- 2.4 ECONOMIC INFRASTRUCTURE - WORK CENTRE, COMMERCIAL CENTRE & OFFICES.**

3. ASSUMING THAT WORK OF DEVELOPMENT, REDEVELOPMENT, SPOT ZONING ETC. WOULD BE DONE SIMULTANEOUSLY & SINCEIRILY THEN IT MAY TAKE MINIMUM 2 YEARS PROVIDED.

A TEAM OF (1) PLANNING UNIT, AT THE TOP FOR CO-ORDINATION, INTEGRATION, EVALUATION & MONITORING OF INFRASTRUCTURE & ADMINIS TRATION, (2) ADMINISTRATIVE UNIT, (3) LAND UNIT, (4) FINANCIAL UNIT, (5) LEGAL UNIT & (6) ENGINEERING UNIT ARE CREATED.

- 4. CONSOLIDATION OF EACH ACTIVITY, BY D. GOVT. WHETHER BY SELF, MCD, DDA & NDMC.**
- 5. SIMULTANEOUS ACTION IN 3 STATES OF NCR I.E. UP, HARYANA & RAJASTHAN.**
- 6. DO NOT PROVIDE VERY SMALL PLOTS - 100 S. M.**
- 7. EXPENDITURE OF PLANNING, DEVELOPMENT, CONSTRUCTION, MANAGEMENT & MAINTENANCE WOULD BE BORNE BY BENEFICIARIES.**
- 8. GOVT. WOULD BE ONLY A COORDINATOR, INTEGRATOR, EVALUATOR AND MONITOR.**

MOST IMPORTANT

THIS ACTION HAS TO BE STARTED IN 4 DIRECTIONS (E,W,N & S)OF DELHI KEEPING THE SAME UNIT OF IMPLEMENTATION EXCEPT ENGINEERING UNITS WHICH HAVE TO BE DIFFERENT FOR EACH DIRECTION.