

STAKEHOLDER ENGAGEMENT- MPD 2041

MPD-2041-ONLINE PUBLIC CONSULTATION WITH INDUSTRIAL STAKEHOLDERS IN DELHI

27 November 2020

A Public Consultation for preparation of MPD-2041 with Representatives from **Industries, Chambers of Commerce and Industry Associations comprising of industries from manufacturing, services (knowledge based and high tech), construction, hotel and MICE industry and others** was held on the **27.11.2020** through digital platform to understand and discuss the challenges and the possible solutions with respect to industrial development in Delhi.

- o **Sh. Hardeep Singh** was the first participant from the **Nangli Sakrawati Industrial area, Najafgarh**. He mentioned that the estate has around 550 mixed industries on 94 acres of land and it is well connected by metro and major roads. The estate had been regularised in August 2020 as it was lying in non conforming industrial clusters with 9 to 10 % residential use. The participant talked about the poor condition of roads and sewerage system in the area which create nuisance for the delegates who visit these industries from different states as well as from other countries. It was suggested for the need to provide maximum facilities to boost up the industrial estates of Delhi. Lastly, he added that the vacant agricultural land in the area should be converted into a park.
- o The next participant was **Sh. Inder kumar** who spoke on behalf of the **Kirti Nagar DSIDC Packaging Complex**. He apprised that the complex lied in a gated property with flatted factories on a parcel of 7 acre of land and that it was developed by DSIDC in 1996-1997 under the self financing scheme. His major concern was regarding the current legal status of the complex as it is still a matter of dispute whether the land comes under DSIDC or under DDA. Owing to which they are not able to obtain their ownership rights under the conversion scheme which came in the year 2005, vide which all the industrial sheds constructed by DSIDC under different schemes were supposed to be converted into freehold. There is an issue of water scarcity in the complex because of which the people are forced to withdraw water from the existing fire tank. Also, despite regular payment of property taxes and other fees, the municipal corporations have failed to provide basic infrastructure facilities, which are then arranged and maintained by the members of the associations itself. He suggested that the flatted factories need to be clearly defined in the upcoming MPD-2041 and that the different activities under these complexes should also be categorised and elaborated on properly. It was emphasized that DDA should promote flatted factory culture as it provides significant employment opportunities with minimal space and infrastructure requirements. In this regard, it was suggested that a dedicated policy should be made specifically for these complexes and that all the 7 flatted factory complexes

existing in Delhi should be recognised in the upcoming MPD 2041. In addition he added that a single window cell should be created for dealing with all purposes including operation, maintenance and management, including licensing and lease administration of the properties allotted in the area.

- o **Sh. Ravi Sood** from **Badli Industrial Estate** was the next participant to speak. He mentioned that this area lies on the north western periphery of Delhi with 400 establishments spread over 75 acres of land in 3 phases and that it is comprised of mostly mixed and light engineering industries. He added that it is one of the cleanest industrial estates in India. He apprised that there is lack of basic, civic facilities like water, street lights, banks, eateries, etc. which need to be provided for the staff and workmen of the estate. It was pointed out that the multiplicity of agencies for various concerns adds to the existing confusion amongst them. Hence, a single window system should be created to take care of all the issues related to industries. It was stressed that there is a need to revise the old laws and blanket policies for industries and additional efforts should be made to encourage modernization and technological up-gradation of industries. It was suggested to adopt Cluster Development Schemes in Delhi for enhancing the productivity, competitiveness as well as capacity building of the Micro and Small Enterprises. Also, it was submitted that due to the increasing prices of land in Delhi, it is fast becoming very difficult for small entrepreneurs to start their businesses. Hence, land for such purposes should be given on token value. He informed about the vacant land of 2 acres in estate that has been reserved for a common facility centre, which has not been utilised yet and that there is a possibility of it being auctioned for other uses. DDA and DSIIDC norms for conversion of plots in the estate from leasehold to freehold are different, which causes additional confusion and hence, they need to be unified. It was expressed that the process needs to be simplified which would be a great step towards achieving ease of doing business. He also talked about DDA's policy for industries wherein some plots reserved for industries were cancelled, he suggested putting those plots back to industrial use which will not only generate revenue, but it would also provide additional employment. It was emphasized that academia and industry share a symbiotic relationship as academia produces graduates who are absorbed by industries. Hence, it was suggested that efforts should be made so as to build close relationships with these educational institutions, which will in turn help in getting these graduates industry ready and thus help in increasing productivity. It was apprised that the estate is well connected with major roads and that it is located along NH-1. However, the turn towards Delhi has been closed forcing the estate users to travel around 5km towards Sonipat on NH-1, before taking a U turn towards Delhi and therefore it was requested to explore the possibility of creating an underpass.

- o **Sh. Arun Berry** from **Delhi printer Association** apprised that the association is the one of the largest printing associations in Asia. One of the major issues highlighted was the lack of infrastructure in industrial estates across Delhi. He also raised the issue of improper management of solid waste in the area, which gets stacked in Dhalaos for several days and that it leads to foul smell. Additional waste disposal from banquet halls further makes the condition worse. He suggested the removal of the Dhalaos as it not only encourages people from the surroundings to continue to litter but also makes the place to look dirty and unserved. It was submitted that the JJ clusters around the estate should be properly managed with properly demarcated boundaries with proper entry & exit gates to create an aesthetically appealing environment. He also talked about the problems in procurement of factory licenses, which needs simplification. The multiplicity of authorities also creates confusion amongst them, for which there is a need to set up a single window cell specifically catering to these small scale industries. It was apprised that, as the structures are old, it is not feasible to install rainwater harvesting systems and that efforts should be made for some other alternatives for the same. He stressed on the need to incorporate a proper mechanism for the preparation of the development plans of these area in the upcoming MPD 2041. The conversion of properties from leasehold to freehold too needs to be done on priority basis.

- o **Sh. Om Prakash Gupta**, on behalf of **Laghu Udhog Bharti**, felt that the policies for industries in MPD 2021 were not implemented in the manner that they were supposed to, due to which unauthorized industrial development has come up over the years. He stressed on the importance of manufacturing and service industries as this sector makes an important contribution to the economy by providing employment to a substantial number of individuals and that the policies should be framed specifically for this sector. He also added that as industrial activities are dynamic in nature, a data driven approach is required to chalk out developmental strategies for these areas with regular audits and evaluations. He pointed out that there are multiple authorities engaged in developing/regularising industrial clusters in Delhi, which causes increased complexity and leads to confusion, for which a single command centre system should be provided so that people don't have to run from one department to another to get things approved and implemented. It was suggested that certain amount of flexibility in land use should be allowed in industrial areas, so as to adapt to the changing needs of the market and that it should not be cost prohibitive. He added that the blanket policies concerning fire safety, CETPs, rainwater harvesting systems, etc. Become difficult to implement in industrial areas as most of the structures are very old and he thus suggested to implement these mandatory provisions at cluster level as it is more suitable.

- o **Sh. Alok Kansil**, from **Samaypur Industrial Area** on behalf of **Rural Area Manufacture**, apprised that the estate has been existing prior to 1962 with around 2000 industrial establishments (mostly under green category) on 400 acres of land. However, it has not been recognized till date, despite the fact that it was under industrial land use in the previous Master Plans of Delhi. He informed that the estate was put under the heading of redevelopment area by DDA in MPD 2001, but it could not be implemented as the area did not fulfil the conditions. It was apprised that in MPD 2021, again it has been clubbed with the areas that are to be redeveloped and that the current legal status of the estate remains the same and he requested to notify it at the earliest. He also suggested setting up a nodal agency that will take up all the issues and work related to these industries as multiplicity of authorities creates coordination problems which not only delays work, but also causes inconvenience to public. In addition to this, he mentioned that the implementation framework for the industrial redevelopment plan should be clearly defined in the upcoming MPD 2041 so as to make the process hurdle-free. It was stressed that the provisions for redevelopment of estates should be area specific, and based on the issues and requirements of the particular estates. It was requested that the estates should be allowed the orange category without effluent discharge, as given that most of the activities in the area comes under the green category, which do not cause any pollution. He also highlighted the lack of access to drinking water as DJB creates problems in supplying water to these industrial estates. Overflowing drainage is also one of the concerns for which the users of the estates are penalized.
- o **Sh. Vishal Sinha**, on behalf of **CII (Confederation of Indian Industry)**, had already sent his suggestions to VC, DDA and would again share them via email ID provided in the meeting.
- o **Sh. Sanjay Gaur** on behalf of **Apex Chamber of Commerce and Industries** was the next participant to speak. The chamber had got 40-45 industrial associations and members. He apprised that DDA's policy for regulating the service industries would be of great help for the changing scenarios of these sectors in Delhi, as most of the heavy industries that have moved out from Delhi are being replaced by the service industries. It was requested to revise the norms for parking from 2 ECS/100 sqm of floor area to 4 2 ECS/ 100 sqm of floor given in the current MPD 2021. He pointed out that the industrial policy that came in the year 2011 did not include all the industries categorised under redevelopment in chapter 7 of MPD 2021, owing to which many of the industries were forced to move out from Delhi. He added that the IT/ knowledge based industries which have been shifted out from Delhi over the years area should be brought back to Delhi to enhance competitiveness, which can be done by providing augmented infrastructure/ FAR and that this would

help them offer their services efficiently to the market. It was also suggested to reserve 20-30 % land for service apartments in the estate for the workers. He talked about the latest gazetted notification for industries wherein several activities that were allowed for service industries were mentioned. However, the permissible activities mentioned from sl. no. 7 to 9 for service industries were not allowed for plots up to 1000 sqm having less than 12m ROW which should be revisited and revised. It was requested to provide for retail warehousing and cold storage facilities in the area where e-commerce industries are allowed as these industries order goods through e-retailing. He also added that diligent efforts should be made to encourage people to go for green building technologies and other sustainable practices. He said as per The Delhi Industrial Development, Maintenance and Operation Act came in 2010, all the industrial areas were supposed to be transferred to DSIIDC which has not happened yet, due to which there is no proper support system for maintenance of infrastructure in industrial areas across Delhi.

- o The next participant was **Sh. Narendra Singh** from **Mundka Udyog Nagar**. The area of the estate is around 400 acres and that it comprised of mostly light engineering industries. He apprised that the area was notified under the redevelopment scheme in 2007 and that the clause 7.6.2.1 of redevelopment of clusters of industrial concentration in Non Conforming Areas mentioned in MPD 2021 is not possible to be applicable to all the 22 notified areas. He added that the purpose of the same was to redevelop the areas having more than 70% plots in the cluster with industrial activities and that this had to be done in consultation with the authorities and the partnership of stakeholders which has not happened till date. It was apprised that each and every in-situ redevelopment should be area specific and should be visited and the redevelopment should be done on the basis of existing infrastructure and facilities surrounding the area. Most of the industries do not have renewal licenses which is also one of the concerns expressed by the participant.
- o The last participant was from **Lawrence Road Industrial Area**. He talked about the clause mentioned in MPD 2021 wherein it is mentioned that the existing Industrial Units/ plots with an area of 3000 sqm. or above abutting a road of 24 mtr. ROW and above shall be eligible for Residential use. He pointed out that as most of the plots in the estate are smaller in size, it is difficult to achieve the minimum required land and enquired as to how this can be addressed in MPD 2041, if they are aiming for land use change in the industrial area.

DDA and NIUA thanked all the participants for their active and sincere participation in the public consultation. It was also requested that all the

participants to email their feedback and suggestions to email-ID -
mpd2041@gmail.com.