

## Industry (MPD 2021 Chapter 7)

Table 7.3 Development Control Norms

Use Premises	Maximum			Parking standard ECS/100 sqm of floor area	Activities permitted	*Definition
	Gr. Cov(%)	FAR	Ht(m)			
Industrial plot						
i. 50 sqm and below.	100	200	8	2	Industrial unit's sales outlet and administrative office up to maximum 10% of floor area on ground floor only; residential flat up to the maximum extent of 5% of the floor space or 50sqm. Whichever is less for watch & ward and supervision, incidental storage [-] related to the industry activity, commercial activity as per footnote (vi).	*A premise for industrial activity with non-hazardous non-polluting performance.
ii. 51 sqm to 400 sqm.	60	180	15	2		
iii. 401 sqm and above	50	150	15	2		
Flatted group industry (Minimum plot size – 400 sqm.)	30	150	26	2	Industrial units; administrative office, watch and ward, maximum up to 5% of floor area or 20sqm. Whichever is less, storage related to the manufacturing activity, commercial activity as per note (vi).	*A premises having a group of small industrial units with common services and facilities of non-polluting nature

**Notes:-**

- i. In case of plots up to 60 sq. mt. common parking shall be provided.
- ii. In case of plots of size 500 sq.mt. 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.
- iii. Identified Service Centers shall be planned as per plotted industrial area norms.
- iv. Development of IT hardware and software permissible under industrial use.
- v. Banquet hall shall be permissible in Industrial premises subject to specifications/ regulations as may be prescribed, along with conversion charges as prescribed by the Government from time to time
- vi. Industrial units/ plots abutting roads of 24 mt. 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 the Government from time to time The activities permissible in community Centre 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 orders in any way.
- vii. Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the condition
  - a. The number of beds to be accommodated on a plot shall be worked out @ 80sqm of gross floor area per bed and

- b. Payment of conversion charges as prescribed by the government from time to time. The activities permissible in hospital (table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
- viii. In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in notification S.O.683 (E ) dated 01.04.2011 regarding Regulations and guidelines for existing planned Industrial area, therefore the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.
- ix. Banquet hall, restaurant, recreational club, hostel & old age home, community and recreational hall, nursing home & health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective use shall be allowed.
- x. As per the notification S.O. 683(E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000sqm. Wherever some of the plots are less than 50-100sqm. From area limit of 1000sqm. In such redevelopment relaxation in area up to 5% in lower limit of plot size shall be permitted.
- xi. The development control norms i.e. Ground Coverage, FAR etc., of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.
- xii. In existing industrial units/plots with an area of 3000sqm. Or above abutting road of 24mtrs. ROW and above shall be eligible for residential use (group housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of group housing subject to payment of conversion charges as prescribed by the Government from time to time for respective use, required commercial preferably and PSP activity for residential population, and work space up to 15% of permissible FAR shall also be allowed. Sub-division of larger industrial plot or amalgamation of smaller industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these industrial plots. Rain water harvesting preferably with Rain water storage for re-use & STP. Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This shall not affect any Court Orders.
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