



Real estate for Urban Management (Industrial Estates in National Capital Territory, Delhi)

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ABSTRACT: Real-estate sector is one of the most globally recognized sectors. In India, real-estate is the second largest employer after agriculture and will grow 30% over the next decade. Real-estate growth directly impacts the growth of urban and semi urban areas. The housing sector alone contributes about 5-6% of India's Gross domestic Product (GDP). Real-estate is also responsible for the development of 250 other ancillary industries like cement, steel, paints, etc. It brings all kinds of investments to the country. Real-estate makes the city functional and livable and always plays its part in driving economy.

I. INDUSTRIAL ESTATES & ITS OBJECTIVES

The term Industrial Estate has come to be used for a group of factories constructed on an economic scale in suitable sites with facilities of water, transport, electricity, steam, bank, post-office, canteen, watch and first aid and provided with special arrangement for technical guidance and common service facilities. The estate combines in itself some of the important schemes of assistance to small industries and provides a tool for integrated development.

Objectives:-

- Separate plots and ready to work sheds for industries.
- Planned Industrial Cluster. For example Ludhiana is a planned cluster for machine tools and Surat for diamonds, etc.
- Regional development
- Common infrastructure facilities
- Promotion and encouragement for entrepreneurs to set up or to expand industries
- To develop the industries under the lens of sustainability so it does not harm our ecology also.

II. INDUSTRIAL ESTATES, NATIONAL CAPITAL TERRITORY, DELHI

With the concept of National Capital Region, no large and medium scale industries are allowed or relocated in Delhi; it only practices Small Scale Industries (SSI).

The mission of govt. of Delhi is to promote, encourage and develop environment friendly small scale industries in Delhi.

There are total 29 Industrial Estates in NCT Delhi, the ownership is shared between DSIIDC (Delhi State Infrastructure and Industrial Development Corporation Ltd.) and Department of Industries, NCT (Commissioner of Industries). Table on the right show the name of estates with ownership and zones in NCT.

The industrial estates were previously owned by MCD (Municipal Corporation of Delhi), which were later transferred to DSIIDC and Dept. of Industries as per the directions of Ministry of Home Affairs on 31st July, 2011 under the act DIDOM Act, 2010 (Delhi Industrial Development Operational and Maintenance).

III. INDUSTRIAL ESTATES, (NSIC) NATIONAL SMALL INDUSTRIES CORPORATION LIMITED

National Small Industries Corporation Limited (NSIC) is a PSU established by the Government of India in 1955 it falls under Ministry of Micro, Small & Medium Enterprises of India. It is an ISO 9001-2008 certified Government of India Enterprise under Ministry of Micro, Small and Medium Enterprises (MSME). NSIC has been working to promote aid and foster the growth of micro, small and medium enterprises in the country. NSIC operates through countrywide network of offices and Technical Centers in the Country. To manage operations in African countries, NSIC operates from its office in Johannesburg, South Africa. In addition, NSIC has set up Training cum Incubation Centre managed by professional manpower.

Schemes and Services:-

- Marketing Assistance
- Bank Credit Facilitation
- Single Point Registration
- Info me diary Services
- Marketing Intelligence
- Bill Discounting
- Infrastructure
- National Schedule Caste and Schedule Tribe Hub
- NSIC Consortia and Tender Marketing Scheme.

- Performance & Credit Ratings
- Raw Material Assistance



The National Small Industries Corporation Ltd

S.No.	Name of Estate	Owner
North Zone		
1	G.T. Karnal Road Industrial Area	DSI IDC
2	Rajasthani Udyog Nagar Industrial Area	DSI IDC
3	S.M.A. Industrial Area	DSI IDC
4	S.S.I. Industrial Area	DSI IDC
5	Wazirpur Industrial Area	DSI IDC
6	Lawrance Road Industrial Area	DSI IDC
7	Udyog Nagar Industrial Area	DSI IDC
8	D.S.I.I.D.C. - Sheds Nagloi	DSI IDC
9	Mangol Puri Industrial Area (Both DDA & DSI IDC)	DSI IDC
10	Badli Industrial Area	Dept. of Industries, NCT
11	Narela Industrial Area	DSI IDC
12	Bawana Industrial Area	DSI IDC
South Zone		
13	Okhla Industrial Area	
13.1	Ph-I	DSI IDC
13.2	Ph-II	Dept. of Industries, NCT
14	Okhla Industrial Estate	Dept. of Industries, NCT
15	Flatted Factory Complex Okhla	Dept. of Industries, NCT
16	Mohan Cooperative Industrial Estate	DSI IDC
17	Flatted Factory Complex, Jhandewalan	Dept. of Industries, NCT
18	Rani Jhansi Road	DSI IDC
19	Shahzeda Dagh Industrial Area	DSI IDC
West Zone		
20	Naraina Industrial Area Ph-I & Ph-II	DSI IDC
21	Mayapuri Industrial Area Ph-I & Ph-II	DSI IDC
22	Tiark Nagar Industrial Area	DSI IDC
23	Kirti Nagar Industrial Area	DSI IDC
24	D.F.L. Industrial Area, Moti Nagar	DSI IDC
25	Najafgarh Road Industrial Area	DSI IDC
East Zone		
26	Jhilmil Industrial Area	DSI IDC
27	Friends Colony Industrial Area, Shahdara	DSI IDC
28	Patpar Ganj Industrial Area	Dept. of Industries, NCT
29	Shahdara Industrial Area.	DSI IDC

LIST OF INDUSTRIAL ESTATES IN NCT DELHI

IV. INDUSTRIAL ESTATES, (CII) CONFEDERATION OF INDIAN INDUSTRY

The Confederation of Indian Industry (CII) is an association of Indian businesses which works to create an environment conducive to the growth of industry in the country. CII is a non-government, not-for profit, industry-led and industry-managed organization, playing a proactive role in India's development process. Founded in 1895, CII has over 7200 members, from the private as well as public sectors, including SMEs and MNCs, and an indirect membership of over 1, 00,000 enterprises from around 242 national and regional sectoral industry bodies. It works closely with Government on policy issues, interfacing with thought leaders, and enhancing efficiency, competitiveness and business opportunities for industry through a range of specialized services and strategic global linkages.



Goals of CII:-

- To identify and strengthen industry's role in the economic development of the country
- To act as a catalyst in bringing about the growth and development of Indian Industry
- To reinforce industry's commitment to society
- To provide up-to-date information and data to industry and government
- To create awareness and support industry's efforts on quality, environment, energy management, and consumer protection
- To identify and address the special needs of the small sector to make it more competitive
- To promote cooperation with counterpart organizations
- To work towards the globalization of Indian industry and integration into the world economy.

V. INDUSTRIAL ESTATES, DEPARTMENT OF INDUSTRIES, NCT DELHI

Prime objectives of Dept. of Industries are:-



A. Role of Dept. of Industries, NCT Delhi:-

- Imparting Hi-Tech Vocational Training
- Assistance (financial & knowledge) for Women Entrepreneurs
- Registration of SSI
- Registration of Partnership Firm
- Providing Export certificate
- Registration under Prime Minister Rojgar Yozna
- Restoration of electricity, water, connection and desealing of premises
- Financial assistance for conducting survey, Entrepreneurs Development Programmes (EDPs), exhibition, seminar, fair.



B. Projects and Schemes of Dept. of Industries are:-

- Relocation of Industries Functioning in Residential Areas
- Promotion of Traditional Industries like handlooms, handicrafts and Leather goods
 - ❖ Weavers Colony at Bharat Nagar
 - ❖ Weaver's Service Centre
 - ❖ Weavers Colony at Nand Nagri
 - ❖ Flatted Factories for Leather Goods at Wizirpur Industrial Area
 - ❖ Common Facility Centre
- Self Employment Scheme for educated unemployed youth of school and college dropouts
- Industrial Pollution Control.
- Women Entrepreneurs Cell.
- Formation CEPT Societies.

VI. INDUSTRIAL ESTATES, (DSIIDC) DELHI STATE INDUSTRIES & INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED

Delhi State Industrial and Infrastructure Development Corporation Ltd. (DSIIDC) have played a key role in propelling the development of Delhi by shaping up the Indian capital, a city of some 10 million people.

Since it was established in February 1971, DSIIDC has projected, aided, counseled, assisted, financed and promoted projects to transform the face of Delhi.



A. Some of the big projects done by DSIIDC are:-

- Knowledge Based Industrial Park (KBI) at Baprola
- Development of Built-up Factory Complex at Rani Khera
- Development of Housing for Urban Poor
- Construction of Hospital-cum-Medical Complex
- Development of DTC Bus Depot at I.P. Estate
- Bawana Industrial Area
- Narela Industrial Complex
- Industrial Sheds Development at various Estates.



B. Role of DSIIDC for the Development of Industries in Delhi:-

- Relocation of Industries :
 - ❖ Under the directions of Hon'ble Supreme Court, the Commissioner of Industries, Govt. of Delhi had formulated the scheme of "Relocation of Industries" in the year 1996. The rationale of the scheme is to reposition and manage the operation and maintenance of industrial units working in the nonconforming/residential areas of Delhi to conforming areas in NCT of Delhi.
 - ❖ DSIIDC has taken significant steps poised to overhaul and bring about a holistic transformation in the flourishing capital.
 - ❖ To begin with allotments of flatted factories and developed industrial plots have been made to applicants by draw of lots in the newly developed industrial areas of Narela, Bawana, Patparganj, Badli, Okhla, Jhilmil Industrial Area etc. Projects in pipeline include development of a knowledge based industrial park in Baprola, multi level manufacturing

hub for the SMEs at Rani Khera on Rohtak Road, Delhi etc.

- Handling and maintaining the online "Allottee friendly portal under Relocation Scheme" which includes
 - ❖ Status of Allottees under Relocation Scheme
 - ❖ List of Allottees under Relocation Scheme
 - ❖ List of Applicants under Relocation Scheme
 - ❖ Detail of Applicants who have made 100% Payment & have not taken Possession
 - ❖ Time Schedule for Processing Various Applications in Relocation Division
 - Bawana Industrial Area

The objective of the project is to decongest Delhi and to relocate the industries in approved industrial estates. The goal is also to reduce environmental pollution in residential areas and to provide environment friendly condition in alternative localities.
 - Narela Industrial Complex
 - ❖ This complex has been designed on modern line providing for adequate green spaces, shopping complexes, idle parking, common effluent treatment plant etc. and it is an environmental friendly industrial complex.
 - ❖ About 50,000 trees have been planted in the complex. An area of 10 acres covered under the central park is proposed to be developed as central plaza. All of the remaining land available in the estate, 70 acres of it is now proposed to be utilized for re-location of industries.
 - Industrial Sheds

Sheds Constructed under Half-A-Million Job Program, the DSIIDC constructed 840 Industries sheds under the scheme.
 - Commercial Properties

In order to provide infrastructural facilities to these units, DSIIDC constructed Kiosks, Shops and Canteen block/office space and allotted these properties on monthly license fee basis to Banks, Post & Telegraph Office and other public Sector Undertakings to cater the daily needs of allottees of Industrial sheds without travelling to far-off places.
- ### VII. INDUSTRIAL ESTATES, GAPS AND ISSUES IN FRAMEWORK OF DSIIDC
- **DSIIDC** as single owner to major industrial estates leads to the issue of, commission taken by officials in allotting the infrastructure (plots, sheds, houses, etc) from entrepreneurs. (Corruption)
 - **Issues regarding CETPs.** Such issues are raised due to unfulfillment of O&M payments by entrepreneurs.
 - **Delay in issuing various licenses to entrepreneurs** and delays in registrations.

- Majority of the MSME Units are facing **difficulties in obtaining EM- Part II** due to cumbersome procedure for issue of MCD Licenses and NOC from Delhi Pollution Control Committee (DPCC). Because of that the MSMEs are unable to get the benefit under the various Govt. Schemes.
- **There is lack of availability of timely credit.** Entrepreneurs are facing difficulties in getting Bank Loan. Banks avoid accepting the cases under Credit Guarantee Fund Scheme especially for the new entrepreneurs.
- **The availability of land for industrial use is a major bottleneck for entrepreneurs of Delhi.** More Flatted Factory Complexes are needed to overcome this problem.
- **Delhi has excellent overall infrastructure, but the state of infrastructure and facilities available within the industrial estates is poor.** The industrial estates suffer from bad quality roads, poor drainage, encroachments and lack of parking facilities.
- **Some of State Govt. Agencies /PSUs not recognize NSIC Certificates and insist for earnest money.**
- **Deficiency of trained operators & service providers for manufacturing and service sector units.**

VIII. INDUSTRIAL ESTATES, SUGGESTIONS FOR FRAMEWORK

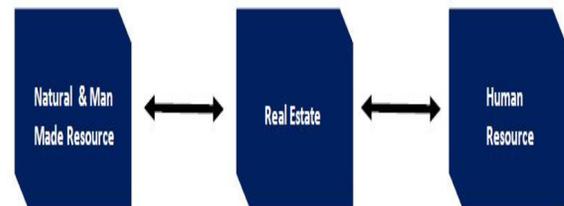
- Presently there are 23 estates under DSIIDC and rest under Industries Dept. Both act as the owners of these estates and neither MCD nor DDA can intervene on the decisions taken by these agencies. There should be interdependency between both DSIIDC and Industries Dept. in taking decisions over industrial estates, which at present scenario is taken independently.
- NOC from pollution control board should be taken before hand, as GIDC is doing which is a good practice.
- As discussed earlier CETPs societies should take strict action for O&M payments as it's an important part of an industrial estate.
- All the internet portals for any kind of application form is in English language therefore considering that most of the industries are relocated and many entrepreneurs may not be knowing English language there should be an Portal in Hindi language too.
- DDA should have a proper watch over DSIIDC works maintain all the aspects of industrial estates without creating issues in road connectivity, plot sizes, etc. This can be done with proper audit of a panel having DDA as well as MCD officials and a copy of monthly

project report should be addressed to both DDA and concerned MCD.

- Products of Industries shall be certified by NSIC if they deserve and it should be smooth process, for which Dept. of Industries can have separate team.
- Proper awareness, knowledge, future trends and digital empowerment shall be given to entrepreneurs by govt. trainers and these seminars should happen frequent once in one estate every month.

IX. CONCLUSION

- Every aspect is co-related to each other in urban management-



- In industrial estate management both natural and man-made resources are very important because it requires power, water supply and infrastructure which is more man-made. Even human resource is important to run industries and elsewhere. Even impact on environment is taken care of in industrial estate management so no harm is done to the environment.
- Management of small-small parts of every aspect makes the urban management as a total.
- From water management to power to land resources to infrastructure to even human resource management and other such small parts completes the package of Urban Management. Therefore we can say that urban managements is fragmented into the all its aspects and their management. It can't be studied and practiced in isolation as a single managed field; it has to be managed in fragments.

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