

DSI IDC
MAINTENANCE SERVICES LTD.

N – 36, Bombay Life Building, Connaught Circus, New Delhi – 110001

Activities: - DSI IDC Maintenance Services Limited is a wholly owned subsidiary of Delhi State Industrial and Infrastructure Development Corporation (DSI IDC) for maintenance and up gradation of Industrial Areas in Delhi.

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INDTRODUCTION

The Industrial policy 2010–2021 for the NCT of Delhi envisages making Delhi a hub of clean, high technology & skilled economic activities by 2021, by policy shift essentially to change industrial profile from low-skilled to high-tech and high-skilled. One of the important strategies to achieve this vision is stated to be infrastructure development through better O&M of industrial assets. The industrial policy also envisages operation & maintenance of existing industrial areas and development of new industrial areas on Public Private Partnership basis. In pursuance to this vision, the Delhi Industrial Development Operation & Maintenance Act 2010 (Delhi Act 08 of 2010) was passed by Legislative Assembly of NCT of Delhi on 30 March, 2010 to make special provisions for securing the orderly establishment of industrial areas, industrial estates and flatted factories complexes in the National Capital Territory of Delhi and to assist generally in the organization including operation and maintenance thereof. The Principle objective of the Act is to create & develop a sustainable framework for Industrial Estate's Management & to bring uniformity in infrastructural facilities through a single implementing agency i.e., DSIIDC. The Act came into force from 28th March 2011.

In exercise of the powers conferred by Section – 3 of the Act 2010, Delhi State Industrial and Infrastructure Development Corporation Ltd. a company incorporated under the Companies Act 1956 (one of 1956) was empowered by the Government through notification of The Delhi Industrial Development, Operation & Maintenance Rules 2011 on 11th Nov. 2011 for the implementation of the objectives of the Act of 2010.

3. PRESENT STATUS

3.1 Upgradation of Narela, Bawana, Patparganj Industrial Area and Okhla Industrial Estate (Phase-III)

On the directions of the Department of Industries, GNCT of Delhi, DSIIDC has taken-up the re-development & Management of following industrial areas projects on a Public Private Partnership model after obtaining approval from the Council of Ministers on 2nd March 2010 (Cabinet decision No. 1630). The principle objective for taking up the re-development & management of the above Industrial areas on PPP model was to develop a sustainable frame work for Industrial Estate management on a long term basis. DSIIDC as the implementing agency is not in a position to invest the capital investment required upfront and hence the intention was to leverage private capital and efficiencies in a manner so as to reduce the financial burden on the industrial estate occupants, as well as on GNCT of Delhi.

As per terms of the Concession agreement, Concessionaire has to complete the redevelopment works within a period of 2 years from appointed date (date of start) and thereafter carryout maintenance & management of industrial areas for a period of 13 years. Funds for the execution of redevelopment and maintenance works have to be arranged by the concessionaire. Based on the bid parameters for the redevelopment works and maintenance over the period of concession, DSIIDC has to pay an annuity amount to the Concessionaire every year during maintenance period of 13 years.

(Rs. In crores)

Area	Initial Assessment of up-gradation cost by IDFC	Concessionaire appointed for upgradation and maintenance	Amount of annuity to be paid	Present Status
Narela Industrial Area	90	M/s PNC Delhi Indl. Infra Pvt. Ltd.	21.50	Re-development work started in December 2011 and progressing well as per schedule. Targeted completion is December 2013.
Bawana Industrial Area	130	M/s Bawana Infra Dev. Pvt. Ltd	7.48	Re-development work started in December 2011 and progressing well as per schedule. Targeted completion is December 2013.
Patparganj Industrial Area	48	M/s JITF Industrial infrastructure Dev.Co.Ltd	3.90	Agreement terminated as concessionaire could not comply with term & conditions.
Okhla Industrial Estate(Phase-III)				

3.2 Industrial Areas – Various agencies involved

In pursuance to the provisions of DIDOM Act 2010, DSIIDC has taken over the services (roads & drain) in respect of some of the industrial areas from MCD and from the Department of Industries for re-development and Maintenance between March, 2012 to December, 2012. Details are as under:

3.2.1 Industrial Areas taken over from MCD

i.	Mayapuri Phase-I & II	29.05.12
ii.	Naraina Phase-II	23.03.12
iii.	Mangolpuri Phase-I & II	09.05.12 & 07.03.12
iv.	Udyog Nagar	11.04.12
v.	Wazirpur Industrial Area	17.12.12
vi.	Badli Industrial Area Phase-I & Phase-II	28.12.12
vii.	G.T.Karnal Road	14.03.12
viii.	Jhilmil Industrial Area	20.03.12
ix.	DLF Moti Nagar (Najafgarh Road)	10.05.12
x.	Lawrance Road Industrial Area	13.04.12
xi.	Kirti Nagar Industrial Area	09.05.12
xii.	Rajasthan Udyog Nagar	28.02.12

3.2.2. Industrial Areas Transferred from Industries Department

i.	Okhla Industrial Area Phase-III
ii.	Patparganj Industrial Area
iii.	Okhla Electronic Area “S” Block
iv.	Okhla Electronic Area “A” Block
v.	Jhandewalan FFC(Rani Jhansi Road)
vi.	Okhla FFC
vii.	Wazirpur FFC
viii.	Jhilmil FFC

3.2.3 Industrial Areas developed by DSIIDC.

- i. Bawana Industrial Area
- ii. Narela Industrial Area.

3.2.4 Industrial areas which appeared in the Industrial Policy have not been handed over by MCD, because these areas were not included in the list circulated by MCD –

1. Rani Jhansi Road
2. Tilak Nagar
3. Shahzada Bag(Gulabi Bag)
4. Friends Colony Shahdara
5. Shahdara(North GT Road)
6. Najafgarh Road

3.2.5 Okhla Industrial area Ph - I & II is yet to be handed over by MCD.

3.2.6 Industrial areas developed by Private Societies and being maintained by them–

- i. Mohan Co-operative
- ii. S.M.A. Industrial area
- iii. S.S.I. Industrial area

Consolidated status of the 32 notified Industrial Areas is as under:

Sr. No.	Name of the Industrial Area	Lease Administration	Ground rent and conversion being collected by at present	Maintenance responsibility
1.	G.T.Karnal Road Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
2.	Wazirpur Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
3.	Lawrence Road Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
4.	Udyog Nagar Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
5.	Okhla Industrial Area, Ph-I & Ph-II	DDA	DDA	MCD
6.	Rani Jhansi Road	DDA	DDA	MCD
7.	Shahzeda Bagh Industrial Area	DDA	DDA	MCD
8.	Jhilmil Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
9.	Friends Colony Industrial Area, Shahdara	DDA	DDA	MCD
10.	Shahdara Industrial Area	DDA	DDA	MCD
11.	Naraina Industrial Area Ph-I & Ph-II	DDA	DDA	Taken over by DSIIDC from MCD
12.	Mayapuri Industrial Area Ph-I & Ph-II	DDA	DDA	Taken over by DSIIDC from MCD
13.	Tilak Nagar Industrial Area	DDA	DDA	MCD
14.	Kirti Nagar Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
15.	D.L.F. Industrial Area, Moti Nagar	DDA	DDA	Taken over by DSIIDC from MCD
16.	Najafgarh Road Industrial Area	DDA	DDA	MCD

17.	Rajasthani Udyog Nagar Industrial Area	DDA	DDA	Taken over by DSIIDC from MCD
18.	S.M.A. Industrial Area	DDA	DDA	Private Societies
19.	S.S.I. Industrial Area	DDA	DDA	Private Societies
20.	Mohan Cooperative Industrial Estate	DDA	DDA	Private Societies
21.	Badli Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	Taken over by DSIIDC from MCD
22.	Okhla Industrial Estate, Ph-III	Taken over by DSIIDC from Department of Industries	DSIIDC	Taken over by DSIIDC from MCD
23.	Functional Industrial Estate for Electronics S-Block, Okhla Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC
24.	Functional Industrial Estate for Electronics, A-Block, Okhla Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC
25.	Mangolpuri Industrial Area Phase-I & II	DDA	DDA	Taken over by DSIIDC from MCD
26.	Patparganj Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	Taken over by DSIIDC from Industries Deptt.
27.	Narela Industrial Area	DSIIDC	DSIIDC	DSIIDC
28.	Bawana Industrial Area	DSIIDC	DSIIDC	DSIIDC
29.	Flatted Factories Complex at Rani Jhansi Road	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC

30.	Flatted Factories Complex, Okhla Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC
31.	Flatted Factories for Leather Goods, Wazirpur Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC
32.	Flatted Factories Complex at Jhimil Industrial Area	Taken over by DSIIDC from Department of Industries	DSIIDC	DSIIDC

DSIIDC has already incurred Rs 20 cr. during 2011-12 & 2012-13 on maintenance (essential repairs & cleaning of drains) in different industrial areas including administrative expenditure. In order to prepare a comprehensive plan for the re-development and maintenance of industrial areas in a planned manner, DSIIDC has entrusted the engineering survey works to Consultants to conduct field survey of the existing services and to prepare detailed estimate for the up-gradation of the existing services. The consultants have conducted survey in respect to all Industrial areas assigned to them and have submitted the reports alongwith the detailed estimate for up-gradation of roads & drains.

DSIIDC has simultaneously, surveyed the Industrial areas and prepared detailed estimates for comprehensive redevelopment /up-gradation of roads, drains, greens & street lights. The estimated expenditure on the re-development/up-gradation of various infrastructure services in the industrial areas worked out on the basis of CPWD DSR 2012 & prevailing market rates is expected to be Rs 522 crores. Further annual maintenance @ 10% estimated of the up-gradation work i.e. Rs 52.17 cr. per year. Further work of de-silting of drains is also being taken up in most of the Industrial areas.

4. FUND POSITION

4.1 Fund received from Govt of NCT of Delhi

DSIIDC has received the following funds from GNCTD through Department of Industries as under –

During FY 2010 – 11 Rs 74.50 crores as grant in aid to implement the Act.

During FY 2012 – 13 Delhi Government has released Rs 50 cr. as advance with the conditions:-

- (i) DSIIDC will formulate their development scheme on the pattern of self sustained revenue generation model which may include collection of facilitation charges from industrial units.
- (ii) This is an advance for various works and DSIIDC is to claim user charges from the industrial units. The advance from GNCTD is to be refunded to the Government. A mechanism to this effect shall be evolved by the Administrative Department.

During FY 2013-14 A provision of Rs. 150 crores has been made in the budget.

4.3 Other likely sources of revenue

4.3.1: Funds from Ground Rent and Free-hold conversion charges from Industrial areas:- As per Rule, 3(1) of chapter-II, DDA is liable to transfer the Lease Administration charges collected in DDA from the date of notification of the Rule i.e. 11th Nov. 2011 to DSIIDC. DDA has to transfer the Lease Management files of industrial areas to DSIIDC. However DDA has neither transferred Lease Administration nor the amount of ground rent and conversion from the date of notification of the Rule i.e. 11th November 2011.

4.3.2: Maintenance charges @ Rs 10/- per Sq.Mtr. per month from the industrial units.

4.4 Requirement of Funds

The Government of NCT of Delhi has desired that a self sustaining model of development and maintenance of industrial areas be developed by DSIIDC. However it is also a fact that civic infrastructure in most of the industrial areas which are now more than 30-40 years old are in urgent need of upgradation and also enhancement of capacity in view of increase in economic activities and development of the city over a period of time. Not much capital investment has been made on the upgradation of infrastructure in industrial areas during previous years. Further DDA is neither transferring lease administration nor the ground rent and conversion charges. In this scenario DSIIDC is approaching the Govt of NCT of Delhi for one time grant for up-gradation of these Industrial Areas and also to take-up the matter with the DDA.