



Chairman :

Shri Akhilesh Rathi

Vice Chairman :

Shri Shreyeskar Chaudhary

Dy. Chairmen :

Shri Subhash Jain

Shri Siddharth Agrawal

Volume XVIII No. 11

Indore, JUNE 2023 • Pages 4

Price Rs. 5/-

## ASSOCIATION NEWS

A Representation made to Principal Secretary, Department of Industrial Policy and Investment Promotion of the State and also to Managing Director, M.P. Industrial Development Corporation on 15th May, 2023 giving our suggestions for the PM Mitra Textile Park in Dhar District. The major suggestions include:

- The Park should be powered by a combination of solar, wind, and hydropower, and a central ETP and STP should be set up for the industries in the Park. The Park should be designated as a green zone, and specialists can be engaged to obtain certifications that can serve as a unique selling point for the Park:
  - a. Allow 100% use of Renewable Energy
  - b. Centralized biological zero-waste STP, ETP, and RO plant (including the supply of drinking water) with doorstep delivery and connection should be ensured.
  - c. A dedicated feeder of 132KVA for 24x7 power supply and doorstep electricity availability.
  - d. Unit rate of Electricity should be Rs. 4.00 / Kwh for next seven years,
- Lead time is crucial for customers, who value shorter transit times for sea and air cargo. To attract investors, it is important to have a strong road and rail net-work for ports such as Mumbai, Mundra, Chennai, and Tuticorin, with 24-hour clearance and flight and train connectivity. To support industries in these ports, a Helpdesk can be established to facilitate faster custom clearance.
- An Inland Container Depot (ICD) as an integral part of the Park to facilitate easier movement of goods in and out of the Park.
- A single point of contact for all approvals should be appointed so that investors can focus on their core business instead of spending too much time on following up with statutory requirements -An effective Single Window Clearance system should be established with "Madhya Pradesh Industrial Development Corporation" (MPIDC) as the nodal agency.
- One Officer from MPIDC should be assigned to coordinate and follow up with all the concerned Departments for time-bound clearances. It will be a major attraction to make the park successful.
- All approvals should be provided within 30 days, including Cabinet Committee on Investment Promotion (CCIP). If there are any concerns, the MPIDC to inform the same to the interested party.
- Centralised Skill Development Centre with World class faculty and equipment.
- Design and Development Centre with partnership with top National Institutes to facilitate research and development in the textile industry.

- Plug and play facilities for MSMEs / Ancillary Units with various shed sizes including 10,000 / 20,000 / 50,000 sq. ft.
- Centralized kitchen with subsidized food under Government Schemes.
- High-speed communication links such as 5G, Wi-Fi, optical fiber lines, and high-resolution CCTV.
- Well-developed internal roads with width of 6 meters and Weigh Bridge facility.
- 24-hour park security facility with a Police Post.
- Centralized gas and steam supply.
- The Park should be certified with an IGBC Platinum rating.
- Provide dormitory accommodation for both male and female employees, including facilities such as Canteen, laundry, kitchen and dining, and a multi-purpose recreation centre.

## RAW MATERIAL



1. On 12th May, 2023, the USDA issued its first complete set of supply and demand estimates for upcoming crop year. For 2023-24, the USDA forecasts a slight 6,64,000 bale decrease in production (from 116.4 million in 2022-23 to 115.7 million in

2023-24) and a large 6.6 million bale increase in global mill-use (from 109.6 million in 2022-23 to 116.2 million in 2023-24). With World production and consumption nearly in balance, global ending stocks are expected to be nearly unchanged in the new crop year (-3,35,000, from 92.6 million bales for 2022-23 to 92.3 million in 2023-24).

At the country-level, the largest year-over-year changes in production are forecast for China (-3.2 million bales, from 30.7 in 2022-23 to 27.5 million in 2023-24), Turkey (-1.4 million, from 4.9 to 3.5 million), India (+1.0 million, from 24.5 to 25.5 million in 2023-24), the U.S. (+1.0 million, from 14.5 to 15.5 million in 2023-24), and Pakistan (+1.4 million, from 3.9 to 5.3 million in 2023-24).

The largest year-over-year changes in mill-use are expected from India (+1.5 million bales, from 23.0 in 2022-23 to 24.5 million in 2023-24), China (+1.0 million, from 36.5 to 37.5 million), and Pakistan (+1.0 million, from 8.6 to 9.6 million).

Global cotton trade is projected to expand by 5.0 million bales next crop year to 42.8 million. In terms of imports, the largest changes are expected from China (+2.2 million, from 6.8 to 9.0 million), Bangladesh (+1.1 million, from 6.9 to 8.0 million), and Vietnam (+6,00,000 bales, from 6.3 to 6.9 million). In terms of exports, the largest changes are forecast from Brazil (+1.8 million, from 6.9 to 8.7 million in 2023-24), India (+1.0 million, from 1.4 to 2.4 million in 2023-24), and the U.S. (+900,000, from 12.6 to 13.5 million).



World Cotton production and consumption, etc. are projected as under:

#### Million 480 Pound Bales

	2020- 21	2021- 22	2022-23	2023-24
Op. Stock	98.21	86.22	86.16	92.63
Production	111.50	115.78	116.36	115.70
Trade	48.68	42.68	38.27	42.80
Consumption	123.31	115.90	109.63	116.20
Clo. Stock	86.30	86.16	92.63	92.30

2. In its May, 2023 report, the International Cotton Advisory Committee (ICAC) stated that global cotton production is expected to decrease to 24.55 Million Metric Tons (MMT) in 2022-23, down from 25.18 MMT in 2021-22. Previous estimates from the ICAC indicated production levels of 23.99 MMT in 2020-21, 26.26 MMT in 2019-20, 25.98 MMT in 2018-19, and 27 MMT in 2017-18. These figures demonstrate that global cotton production has not been able to surpass the peak achieved five years ago, remaining volatile and expected to decline further this year.

Regarding consumption, the ICAC reported that global cotton usage is expected to reach 23.79 MMT in 2022-23, a sharp decline from the 25.81 MMT consumed in 2021-22. World cotton consumption has also exhibited volatility in recent years. The ICAC estimated consumption levels of 25.69 MMT in 2020-21, 23.05 MMT in 2019-20, 26.01 MMT in 2018-19, and 26.36 MMT in 2017-18.

As per the report, ICAC projected India's cotton production at 5.2 MMT and consumption at 5.01 MMT during 2022-23. Last year, the production and consumption were estimated at 5.22 MMT and 5.30 MMT, respectively.

3. In its crop estimate for April 2023, released on 11th May, 2023, the Cotton Association of India (CAI) has trimmed India's cotton crop size to 298.65 lakh bales, the lowest since 2008-09 (290 lakh bales). The latest crop revision is lower than CAI's March, 2023 estimate of 313.00 lakh bales. CAI has reduced cotton export projections to 20.00 lakh bales for the year, which is less than half of the 43.00 lakh bales exported last year. So far this year, 12.00 lakh bales have been shipped out of India. Cotton prices hovered around Rs 60,800 per candy of 356 kg of 29 mm variety ginned cotton. As per CAI, 7.00 lakh bales have arrived at Indian ports so far this year. Estimated cotton consumption for the year will be around 311.00 lakh bales as against 318.00 lakh bales the previous year. The State wise cotton production estimated by CAI versus CoCPC is as under:

#### Lakh Bales of 170 Kgs. each

State	CAI 11.05.23	CoCPC 24.03.23	Arrivals till 30th Apr. 23 (CAI)
Punjab	2.50	4.54	2.25
Haryana	11.00	17.20	7.75
Rajasthan	27.50	25.51	25.78
Gujarat	92.00	87.12	65.75
Maharashtra	73.00	81.85	51.08
Madhya Pradesh	19.00	15.19	15.25
Telangana	31.00	54.41	24.90
Andhra Pradesh	11.00	18.85	7.70
Karnataka	20.00	21.48	16.46
Tamil Nadu	5.00	3.56	1.15
Odisha	3.35	7.23	3.35
Others	3.00	0.29	2.75
<b>Total</b>	<b>298.35</b>	<b>337.23</b>	<b>224.17</b>

The cotton arrivals as per Ministry of Textiles till 30th April, 2023 is 237.27 lakh bales, which is 13% lesser as compared to the same period last year. The position of Imports, exports and consumption of cotton for the seasons 2021-22 and 2022-23 projected by the two agencies is as under:

#### Quantity in Lakh Bales

	CAI		CoCPC	
	2021-22	2022-23	2021-22	2022-23
Op. Stock	71.84	31.89	71.84	39.48
Production	307.05	298.35	311.17	337.23
Import	14.00	15.00	21.13	10.00
<b>Total</b>	<b>392.89</b>	<b>345.24</b>	<b>404.14</b>	<b>386.71</b>

Mill Cons.	293.00	280.00	284.93	194.70
SSI Cons.	19.00	15.00	21.48	100.30
Non-Mill Use	6.00	16.00	16.00	16.00
Export	43.00	20.00	42.25	30.00
<b>Total</b>	<b>361.00</b>	<b>331.00</b>	<b>364.66</b>	<b>341.00</b>
<b>Clo. Stock</b>	<b>31.89</b>	<b>14.24</b>	<b>39.48</b>	<b>45.71</b>

4. The prices of Indian cotton have remained higher than the international cotton. Our cotton imports from Australia have increased significantly last year and this year too, we expect around 2.50 lakh duty-free import of bales in the next three months. Importers have placed orders and shipments will start soon. According to industry experts, a major portion of the Australian cotton will come to the Gujarat-based spinning units. India's cotton imports from Australia reached US\$283 million in 2022, which is more than four times the previous year's imports. Indian textile industry imported around 4.75 lakh bales of cotton last year which is more than 2.5 times higher than the previous year. India has imported 51,000 tonnes of cotton from Australia for 2023 under the Australia-India Comprehensive Economic Cooperation Agreement (AI-CECA), reported Australia on 19th May, 2023.

5. Cotton arrivals have picked up after a delay, indicating that production in India will be better this year though subdued demand may keep consumption down. The Cotton Corporation of India has, however, projected that production will touch 337.00 lakh bales in its revised estimate, better than the previous year's level, but still below the 352.00 lakh bales of 2020-21.

6. Prices of cotton in the futures trade and at the farm gate have declined 8% and 12%, respectively, in the first fortnight of May 2023, as farmers, who were holding the crop expecting prices to return to last year's record-high levels, have started selling their produce. The daily arrival of cotton in the markets has increased fivefold to 1,00,000 bales (each weighing 170 kg) from the historical average of 20,000 bales a day in the month of May.

7. Accordingly to Notification No.96/2008-Customs dated 13.08.2008 (as amended), Cotton can also be imported from Least Developed Countries (LDC) at 50% of the existing Customs Duty, i.e. 5.5%. The comparative duty structure on Import Duty for Cotton is as follows:

Particulars	From non LDCs	From LDCs
Basic Customs Duty (BCD)	5%	2.5%
Agriculture Infrastructure Development Cess (AIDC)	5%	2.5%
Social Welfare Surcharge (SWS)	10% of (BCD+AIDC)	10% of (BCD+AIDC)
Total Import Duty	11%	5.5%
IGST	5%	5%

\* IGST can be claimed as Input Tax Credit

7. The Country is set to standardize its cotton trade strictly following the specifications of Indian Standard IS 12171: 2019 from 1st September, 2023, barring any Governmental extension in respect of Notification issued by the Ministry of Textiles on 28th February, 2023. The Bureau of Indian Standard (BIS) has been coordinating with ginners, traders, and other relevant stakeholders throughout the Country to ensure a smooth implementation of the associated Quality Control Order (QCO). However, uncertainties persist within the industry, as some participants remain unprepared and unaware of the changes, potentially causing disruptions in the Country's cotton trade.

8. The Cotton Corporation of India, in a bid to protect cotton farmers and to maximise reach, has opened over 400 cotton procurement centres in all 11 cotton-growing States.

9. The International Organic Accreditation Service (IOAS) has lifted the suspension on CU Inspections & Certifications India Pvt. Ltd, enabling it to resume its certification activities related to Textile Exchange standards. The Indian organic certification body was suspended back in March, 2023 after appeal efforts fell through. The suspended 'organic cotton' accreditations of CU India pertained to ISO/IEC 17065 (all scopes), GOTS (all scopes) and Textile Exchange (all scopes). IOAS further recommended suspension under COR for CAN/CGSB-32.312 (all categories) and grower group certification.

10. As per reports, the Union Minister of State for Finance Shri Pankaj

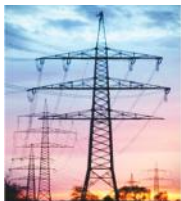


Chaudhary stated in a communication to former Rajya Sabha Member Shri Anand Bhaskar Rapolu, (after he wrote a letter to the Minister urging him not to impose ADD on imports of VSF), that the Central Government will not impose Anti-Dumping Duty (ADD) on imports of Viscose Staple Fibre (VSF) from Indonesia.. The Minister stated that after examining the matter and considering all the relevant factors, the decision was made not to levy ADD on imports of VSF.

## POWER

1. M P Power Management Company has advised DISCOMs to recover Fuel & Power Purchase Adjustment Surcharge (FPPAS) @8.41% on energy charges only for one month commencing from 24th May, 2023.

2. Shri A.K. Dubey has been appointed as Chief Electrical Inspector and Chief Engineer (Electrical Safety) Government of Madhya Pradesh, Bhopal.



## MAN POWER

1. On 3rd May, 2023 the Ministry of Labour & Employment has issued two Notifications making amendments to Employees Provident Fund & Miscellaneous Provisions Act and Employees' Pension Scheme with reference to Supreme Court judgment dated 4th November, 2022. In respect of members who have exercised joint option for contributing under para 11 of the Employees' Pension Scheme and found eligible, the employer's contribution shall be 9.49% of the basic salary and allowances exceeding Rs. 15,000 per month. This amendment will be applicable from 1st September, 2014.



2. On 2nd May, 2023 the Supreme Court turned down the plea of workmen to give priority to their dues in case of liquidation of an insolvent company. It upheld Section 53 of the Insolvency & Bankruptcy Code, which limits the dues to 24 months preceding the date of order of liquidation and then rank their dues with the Secured creditors. It stated the waterfall mechanism and the hierarchy prescribed to the workmen's dues should be seen in the overall objective of the Code, which is to explore whether the corporate debtor can be revived so that their jobs are not lost.

3. The Labour Department of the State has compounded offences under Section 31 (1) and (2) of the Madhya Pradesh Labour Welfare Fund Act, 1952 by monetary penalties ranging from Rs. 10,000 to Rs. 40,000.

## LEGAL & TAXATION

1. As per Notification dated 10th May, 2023, it will be mandatory for all businesses with annual turnover of over Rs 5 crore to move to e-invoicing for business to business transactions under Goods & Services Tax (GST) from 1st August, 2023.



2. Central Government issued a Notification bringing practicing professionals in the field of Chartered Accountants, Company Secretaries, and Cost and Works Accountants under the ambit of the Prevention of Money Laundering Act (PMLA), if they execute any financial transactions on behalf of clients. This notification has been issued under sub-clause (vi) of clause (sa) of sub-section (1) of section 2 of the Prevention of Money-laundering Act, 2002 (15 of 2003). The following financial transactions carried out by a relevant person on behalf of his or her client, in the course of his or her profession, will be considered an activity for the purposes of the PMLA:

- Buying and selling of any immovable property.
- Managing of client money, securities, or other assets.
- Management of bank, savings, or securities accounts.
- Organization of contributions for the creation, operation, or management

of companies.

- Creation, operation, or management of companies, limited liability partnerships, or trusts, and buying and selling of business entities.

## EXPORT & IMPORT

1. The Central Government released the information relating to exports for the month of April, 2023 on 15th May, 2023. The information relating to textile and apparel exports is as under:



Value in US\$ Million

Exports	April, 2022	April, 2023	% Change
Cotton Yarn, Fabric Madeups, Handloom Products	1,159.49	887.89	(-)23.42
MM Yarn, Fabric Made-ups, etc.	456.59	393.00	(-) 13.93
Jute Products	45.71	33.41	(-) 26.91
Carpets	125.00	105.19	(-) 23.68
Handicrafts, etc.	155.30	120.58	(-) 19.13
<b>Textiles</b>	<b>1,942.09</b>	<b>1,540.07</b>	<b>(-) 20.70</b>
<b>Apparel</b>	<b>1,574.37</b>	<b>1,210.66</b>	<b>(-) 23.10</b>
<b>Textiles &amp; Apparel</b>	<b>3,516.46</b>	<b>2,750.73</b>	<b>(-) 21.78</b>
All Commodities	39,699.31	34,661.77	(-) 12.69
<b>% Share of T &amp; C</b>	<b>8.90</b>	<b>7.90</b>	

- During April, 2023, Indian Textiles Exports registered a negative growth of 20.70 % over the same month of the previous year, while Apparel Exports registered a negative growth of 23.10 % during the same time period.
- Exports of Textiles and Apparel during April, 2023 have registered a negative growth of 21.78 % over March, 2022.
- Share of T&A has declined to 7.90% in April, 2023 from 8.90% in April, 2022.

2. The import of raw cotton and waste decreased by 13.81 %, whereas import of Textile yarn, fabrics, made-ups decreased by 17.06 % in April, 2023 as compared to the same month of the previous year. The details of imports in April, 2023 as compared to the same month of the previous year are under:

Value in US\$ Million

Imports	April, 2022	April, 2023	% Change
Cotton Raw & Waste	52.56	45.30	(-) 13.81
Textile Yarn/Fabrics/ Made-ups, etc.	194.58	161.38	(-) 17.06

3. The segment wise export of Technical Textiles during 2022-23 vis-a-vis 2021-22 have been as under:

Value in US\$ Million

Segment	2021- 22	2022- 23	Growth %	Share %
Agrotech	68.5	76.6	11.33	3.05
Buildtech	5.5	5.2	(-)5.46	0.20
Clothtech	59.3	63.7	7.42	2.54
Geotech	8.3	9.0	8.43	0.40
Homotech	92.8	76.6	(-)17.46	3.05
Indutech	911.3	743.6	(-)18.41	29.67
Meditech	190.5	199.3	4.62	7.95
Mobitech	156.8	182.9	16.64	7.29
Packtech	1258.4	1042.7	(-)17.15	41.61
Protech	63.3	77.6	22.59	3.10
Sportech	28.5	28.6	0.35	1.14
<b>Total</b>	<b>2843.2</b>	<b>2505.8</b>	<b>(-)11.87</b>	<b>100.00</b>

- Protech was the fastest growing segment during 2022 -23 as compared to 2021 - 22 with a growth rate of 22.59%.
- Packtech and Indutech are the largest exported products However, the

Packtech and Indutech segment's exports have shown a decline of 17.14% and 18.41%, respectively.

- Packtech was the largest exported segment representing 41.61% of the exports share during 2022 -23, followed by Indutech (29.67%), Meditech (7.95%) and Mobiltech (7.29%).

4. The Ministry of Commerce & Industry issued a notification to amend the Schedule of the Remission of Duties or Taxes on Export Products (RoDTEP) Scheme with effect from 1st May, 2023. It added 149 tariff lines at the 8-digit level and deleted 52 tariff lines from the RoDTEP schedule. The amendment affects cotton and some other Textile and Apparel (T&A) items. The amendment includes five tariff lines under HSN Code 5201 (cotton fibre). Tariff line 52010021 (for staple length not exceeding 20.0 mm) will have RoDTEP rates of 3.1 %, with a value cap of ₹1.6 per kg. Similarly, tariff lines 52010022, 52010023, 52010024, and 52010025 will have the same rates and value cap, with each tariff line representing staple fibre for different lengths. Tariff lines 54021100 (of Aramids), 54025900, and 57023990 will have RoDTEP rates of 1 % of the FOB value of the export consignment. The tariff lines 52010020, 54021110 and 54025990 related to the textile and apparel sector have been deleted from the schedule.

5. The Director General of Foreign Trade vide Trade Notice No. 05/2023-24 dated 25th May, 2023 amended the Interest Equalisation Scheme. The net annual subvention has been capped at Rs. 10 crore per IEC in a financial year and the same is applicable from 1st April, 2023.

6. The DGFT has introduced online facility of requesting appointment for virtual meeting/personal hearing to the exporters w.e.f. 1st June, 2023.

## STATE OF THE INDUSTRY

1. The production of textiles is measured by the Index of Industrial Production, which has seen a continuous decline since March, 2022. The index for manufacture of textiles, which was 118.5 in March, 2022 fell to 109.7 in March, 2023. The cumulative index for textiles for financial year 2022- 23 came down by 8.7 % from 117.8 to 107.5 as compared to the same for 2021-22. The Wearing Apparel recorded a negative growth of 30.7 % in March, 2023 and 7.4 % in 2022-23. The details of IIP are as under:



Items	For the Month		Cumulative		% Growth
	Mar. 2022	Mar. 2023	Apr-Mar. 2021-22	Apr-Mar. 2022-23	Apr. -Mar. 2022-23
General	148.8	150.5	131.6	138.3	5.1 %
Textiles	118.5	109.7	117.8	107.5	- 8.7 %
Wearing Apparel	191.7	132.9	138.1	127.9	-7.4%

2. India Ratings and Research (Ind-Ra) has maintained a deteriorating outlook on the overall textile sector for 2023-24. The agency is anticipating downward pressure on textile exports due to the macroeconomic headwinds in the major export markets for India, especially European Union and the US, which is likely to curtail discretionary spending further like in 2nd half of 2022-23. While this may reduce the overall export demand and affect India's export volumes year on year, the impact on India's market share compared to other exporting countries shall be lower, given the China-Plus One sourcing strategy being adopted by most importers and the ongoing geopolitical issues of other exporting countries. This shall be subject to competitive cotton prices, which shall remain a key monitorable. Average domestic cotton prices corrected by over 25% in 2nd half of 2022-23 compared to 1st half of 2022-23 with fresh cotton arrivals in the current season (October 2022-September 2023), but they remained higher than the pre-covid levels. The extent of domestic shortage and removal of import duty on cotton shall be critical for India's export competitiveness at least in

1st half of 2023-24.

3. PHD Chamber of Commerce and Industry (PHDCCI) organised the one-day conference in New Delhi on 15th May, 2023, in which industry leaders and participants brain stormed on the topic. The theme of inaugural session was 'Market Growth, Opportunities, and Challenges in Technical Textiles'. The Indian technical textile industry can achieve CAGR of 50 % in near future as it is sunrise segment. Shri Rajeev Saxena, Joint Secretary, Ministry of Textiles and Coordinator of National Technical Textile Mission (NTTM) said that the demand of technical textiles in India and the World will increase at a high pace which provides tremendous opportunities for the sector to grow in India. However, he added that there are some challenges which industry needs to overcome to tap the opportunity. Export penetration level in India is just 10-12% in total technical textiles market. On the other hand, the penetration level is up to 70 % in other countries. It shows that India has potential to grow in the export market. However, absence of high-performance capacity is weak point of Indian industry.

4. The market for recycled textiles was worth more than US \$ 5.5 billion in 2022, and it is projected that from 2023 to 2032, it would expand at a CAGR of more than 4 %. According to a research analysis by Global Market Insights Inc., the value of the textile recycling market is anticipated to cross US \$ 8.5 billion by 2032. One of the main factors influencing the textile recycling industry trends is the rising public awareness of the importance of recycling old clothing. People now prefer recycled clothing as a result of the high rate of textile waste and the global growth of fast fashion. According to estimates from the Circular Apparel Innovation Factory, India has 1.5-4.0 million waste workers who gather, fix, and resell unwanted clothing from homes and companies, processing about US \$ 2 billion worth of waste annually.

5. On 21st May, 2023, an MoU was signed in the presence of Chief Minister Shri Shivraj Singh Chouhan and Union Textile Minister Shri Piyush Goyal for PM Mitra Park at Bhensola in Dhar District of Indore Division. The land of the park is under the possession of MPIDC. For the development of the park, the Central government has decided to give Rs. 500 crore in two phases. It will also provide 3% of the turnover to the units investing more than Rs. 100 crore. All the benefits available in the Industrial Promotion Policy of the State will be made available in the park. An SPV will be formed, in which the State Government will have 51 % stake and the Central Government will have 49%. 20 units have expressed interest to invest more than Rs 6,842 crore in Textile Park and generate about 2 lakh jobs directly and indirectly. The biggest feature of the textile and garmenting sector is that there are plenty of employment opportunities for uneducated and unskilled people. More than 90 % of these are for women. The Textile Park will be very important from the point of view of women empowerment. MPIDC has received 24 project proposals amounting to Rs 8,675 crore also for other areas in the State with a potential to employ 38,371 people.

6. Around 116 industries are expected to be handed over plots in the upcoming textile cluster in Nimbola village in Burhanpur out of the total 127 available plots. According to the Special Purpose Vehicle developing the cluster, industries have proposed an investment of around Rs 200-250 crore in the cluster. The upcoming cluster will house textile related industries including dying, bleaching, looms and others. The cluster will have a training centre, laboratory, healthcare centre and commercial spaces among others as per the proposed plan of the cluster.