

RAJ GANGWANI

Asst. Commr. Dy. No. 2
20/11/12
Recd. Vikas Minar
Delhi Development Authority

94, Old Ishwar Nagar,
Shambhu Dayal Marg,
Okhla Industrial Area,
New Delhi.
Mobile : 98-110-18450

To
✓ IP Parate - Director (Plg.) MPR & TC
Delhi Development Authority (Master Plan review section)
6th Floor, Vikas Minar
New Delhi: 110002

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
19th November, 2012
Dy. No. 221
Dated: 21/11/12

Sub. :- Incorporation of existing Old Ishwar Nagar (West) Industrial Area in Local Area Plan (LAP) under preparation.

Sir,
DDA had asked for suggestions from various quarters of society for review of forming the new master plan 2021 pursuant to public notice dtd. 2/5/2012 published in the newspapers. We had made a representation to this effect through Old Ishwar Nagar West Association and also personal representation dtd. 31/5/2012 (Annexure A). We also highlighted the issue in the personal hearing held on 1/08/2012. Minutes of which are appended as Annexure B. The Commissioner of Industries, GNCTD have also submitted their report of factual status to DDA vide their letter no. ACI/PC/CI/Misc./2012 dtd. 16/10/2012 (Annexure C). We had also sent representation dtd. 15/07/2012 and reminder on 19/11/2012 to the director, Town and Country Planning for incorporation of Old Ishwar Nagar west Industrial Area in the Local Area Plan (Annexure D).

1. I am the co-owner of office / factory building situated at 94, Old Ishwar Nagar, Shambhu Dayal Marg, Okhla Industrial Area, New Delhi. The building plans of our factory building were sanctioned by Municipal Corporation of Delhi vide File # 786 dtd 19.6.1959 (i.e., pre MPD-1962) and Municipal Corporation of Delhi vide their letter No. C / Tax / SZ / SI / (IV) / A-3 / 1962-63 dtd 23.3.1963 proposed Commercial Tax from 1.4.1962. The commercial tax was levied and we have been paying commercial tax for the above mentioned property since 1.4.1962. Finally, Occupation Certificate vide File No. A.M. (B)/52/SC (62) dtd. 5.9.1963 was sanctioned.

2. Our properties are to be incorporated in the Local Area Plan (LAP) under preparation.
We are declared industrial/commercial area and had already placed various documents to justify our claim for the same.

3. Our land is a private land and it is bounded as follows:-
North : Industrial/Office Building no. 95 Old Ishwar Nagar.
East : 18mts. wide road parallel captain shaheed gaur marg separating Old Ishwar Nagar.
West : Kalkaji District Park
South : 32" Road

4. We have the following documents, which pertain to sanctions, permissions and communications received from the authorities since 1959 in pursuance of our support:-

1). Notice No. C/ Tax / SZ / (IV) / A-3 / 1962-63 dtd 23.3.1963 under Section 126 of the Delhi Municipal Corporation Act, 1957, from Municipal Corporation of Delhi, Assessor & Collector, Town Hall, Delhi, regarding proposal of amending the assessment list for 1962-63 by making /

pl. dis. in
so pl. keep it in the
concerned file. 21/11
Shikha 14/11/12

AD (Plg.) III

This issue will be taken up
in second phase of review as
received after 31st May, 2012.
Shikha 14/11/12

A.D. (Plg.) III MPR

- amending with effect from 1.4.1962 in respect of the rate able value of the Factory/Office premises ;
- 2). Occupancy Certificate dtd. 5.9.1963 issued by the Municipal Corporation of Delhi vide File No. A.M. (B) / 52 / SC (62) in the name of Sh. Lal Chand, Khasra No. 1522/328, near Okhla Industrial Estate in respect of construction as per plans sanctioned vide File No. 786/19.6. 1959;
 - 3). Site / Key Plan of the premises as on 6.5.1964;
 - 4). We are having Industrial licenses, shop and establishment licenses and Industrial commercial electricity connections. The documents and details have already been submitted.
5. Since the Local Area Plan (LAP) is being prepared now, it should reflect the ground conditions as a true & fair view of the City as it is.
- 6.1 Attention is invited to clause 17 subsection 3(4) of the Master Plan for Delhi, 2021 which states:
- “The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.”**
- 6.2 Thus, under the above quoted clause, our factory / office premises is LAP to be as per Use Zone & Use Premises as Industrial.
7. Under Sec 14 of the Delhi Development Act, 1957 which clearly defines that any land which is being used prior to MPD 1962 shall retain the same land use and the same is also being permitted in para 5.1 of MPD 2021. The user which has been in existence prior to the coming into force of the plans, i.e., Master Plan or the Zonal Development Plan is to be incorporated and the said user is allowed to continue under the plans and the Delhi Development Act.
8. Our land has Municipal No. 94, Shambhu Dayal Marg, Old Ishwar Nagar, Khasra No. 1522/328, (Village Bahapur), Okhla Industrial Area, New Delhi. The said area is fully built up. **We are occupying and operating at these premises prior to the coming into force of the MPD-1962.**
9. Thus, it is requested that our factory/office premises at 94 Old Ishwar Nagar (West) Industrial Area be incorporated as existing Industrial office Area under the Local Area Plan (LAP) under preparation now.

Thanking you,

Yours faithfully,



Raj Gangwani

Encls:

- 1) Letter dated 31/5/2012 (Annexure A).
- 2) Minutes of personal hearing on 1/08/2012 (Annexure B).
- 3) Letter no. ACI/PCV/CI/Misc./2012 dtd. 16/10/12 from Commissioner.
- 4) Letter dated 15/07/2012 to The Director, Town and Country Planning (Annexure D).

Annexure A

Sh. A.K.Manna,
 Director (Planning),
 Delhi Development Authority,
 Zone (F & H),
 4th Floor, Vikas Minar,
 NEW DELHI - 110002

31st May, 2012

Receipt of Enquiry Cell.
 Delhi Development Authority
 Vikas Minar, HA Estate
 New Delhi.

Sub : Incorporation of existing Old Ishwar Nagar (West) Industrial Area in
 Master Plan 2021 under review now

Ref : Suggestions for Review of Master Plan, 2021 pursuant to
 Public Notice dtd 2nd May, 2012 published in the newspapers.

Sir,

, Raj Gangwani , S/o Late Sh Lal Chand Gangwani , the owner of office / factory
 building situated at 94 , Old Ishwar Nagar , Shambhu Dayal Marg , Okhla Industrial
 Area , New Delhi , state that the building plans of our factory building were sanctioned
 by Municipal Corporation of Delhi vide File # 786 dtd 19.6.1959 (i.e., pre MPD-1962).
 And Municipal Corporation of Delhi vide their letter No. C / Tax / SZ / SI / (IV) / A-3 /
 1962-63 dtd 23.3.1963 proposed Commercial Tax from 1.4.1962 . Finally , Occupation
 Certificate vide File No. A.M.(B)/52/SC(62) dtd 5.9.1963 was sanctioned. Our
 suggestions are to be incorporated in the Master Plan 2021 under review. We had
 earlier also submitted our petition vide receipt no. REC/M/08/1223 dtd 28/02/2008
 wherein we had mentioned that we should be declared industrial/commercial area
 and had placed various documents to justify our claim for the same, but we were
 not apprised of the outcome of our petition.

Raj Gangwani

Annexure B

5.	<p>2729 Sh. Satish Bhalla Old Ishwar Nagar Industries Association</p>	<ul style="list-style-type: none"> The area of Old Ishwar Nagar Industrial Area (Part), Shambhu Dayal Marg, Village Baharpur, Okhla; may kindly be incorporated as Industrial in MPD-2021. 	<p>The plot owners of Old Ishwar Nagar submitted that 12 – 15 plots are being used for industrial activity since 1951 and requisite licenses have been issued by the concerned departments based on provisions related to Pre - 1962 colonies. They requested that landuse for these plots be changed to Industrial.</p> <p>MAG recommended that concerned local body i.e. SDMC & Department of industries, GNCTD to examine & confirm the factual status. Based on their report, the change of landuse can be examined as part of preparation of Local Area Plan for this area/ ZDP.</p> <p>Action: Chief Town Planner (SDMC), Department of Industries, GNCTD</p>
6.	<p>811 Mahesh Kalra, KD-177, Pitampura, Delhi-110088. Phone:9811308146</p>	<ul style="list-style-type: none"> Inclusion of property consultant as part of 'professional activities' in Mixed Land Use 	<p>It was informed that NAREDCO has recognized 'property consultant' as a profession and thus it may be included in list of professionals in MLU as part of MPD- 2021. It was proposed that those property consultants are not governed by any statute or regulatory framework with a code of conduct. Further in view of parking & security concerns of the residents MAG did not recommended inclusion of property consultant in the list of professional activity.</p> <p>Action: Director (Plg.) MPR, DDA</p>
	<p>2063 Vipin Singhaniya, Advocate, B-17, Lajpath Nagar, New Delhi</p>	<ul style="list-style-type: none"> Permitting repair shop / workshop of automobiles under mixed land use. 	<p>Suggestion was made for a separate/ exclusive auto zone for automobile workshops in view of increase in the number of vehicles in Delhi. It was informed that MPD 2021 has already provided a hierarchy of service markets for such activities and these are also permitted in Industrial areas. MAG did not recommend any further modification in MPD – 2021; however, it was recommended that more such centres be provided in different parts of the city.</p> <p>Action: Director (Plg.) MPR, DDA Addl. Commissioner (AP) Addl. Commissioner (UE & P)</p>

Annexure C

Govt. of National Capital Territory of Delhi
OFFICE OF THE COMMISSIONER OF INDUSTRIES
 419, UDYOG SADAN, FIE PATPARGANJ, DELHI-92.

Recd
 30 Oct, 2012

No. ACI/PC/CI/Misc./2012/

Dated:-

To

The Director (MPD),
 Master Plan Division,
 Delhi Development Authority,
 INA, Vikas Sadan,
 New Delhi..

Sub:- Incorporation of existing Old Ishwar Nagar (West) Industrial Area in Master Plan 2021.

Sir,

Please find enclosed herewith a letter dated 11th September, 2012 alongwith its enclosures received from the office bearers of Old Ishwar Nagar (West) Industries Association on the above cited subject. You are requested to examine the request and take decision at your end.

Encl:- As Above.

Yours faithfully,

(C.L. MEENA)

ASSTT. COMMISSIONER OF INDUSTRIES (POLICY)

No. ACI/PC/CI/Misc./2012/ 191

Dated:- 16/10/2012

✓ Copy to the General Secretary, Old Ishwar Nagar (West) Industries Association,
 37, Shambhu Dayal, Old Ishwar Nagar (West), Modi Mill Chowk, Okhla Industrial Area,
 New Delhi-110020 for information.


 15.10.12

(C.L. MEENA)

ASSTT. COMMISSIONER OF INDUSTRIES (POLICY)

RAJ GANGWANI

94, Old Ishwar Nagar,
Shambhu Dayal Marg,
Okhla Industrial Area,
New Delhi.

Mobile : 98-110-18450

103/Z

15th July, 2012

The Director,
Town & Country Planning,
Municipal Corporation of Delhi,
13th Floor,
New Town Hall,
NEW DELHI.

Annexure D

Sub. :- Incorporation of existing Old Ishwar Nagar (West) Industrial Area in Local Area Plan (LAP) under preparation.

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RAJ GANGWANI

94, Old Ishwar Nagar,
Shambhu Dayal Marg,
Okhla Industrial Area,
New Delhi.

Mobile : 98-110-18450

103/Z
2012

19th November,

Annexure D

The Director,
Town & Country Planning,
Municipal Corporation of Delhi,
13th Floor,
New Town Hall,
NEW DELHI.

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Raj Gangwani