

208  
Phone : 26816190

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase - I, New Delhi - 110020

## PRESIDENT :

Mr. Umesh Anand  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

## GENERAL SECRETARY :

Mr. Praveen Sharma  
A-86, D.D.A Sheds,  
Okhla Phase - II  
New Delhi-110 020  
Phone : 26388388, 9811211828

Director (Pg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Cy.No. 208  
Dated 6/3/13  
17/12/13

25<sup>th</sup> Feb. 2013

Shri Sunil Kumar  
Under Secretary,  
Govt. of India  
Ministry of Urban Development  
(Delhi Division), Nirman Bhawan,  
NEW DELHI

Sub : Review of MPD-2021

Dear Sir,


This has reference to your letter No. K-12011/4/2011-DD.1 dated 30.01.2013 on the subject mentioned above was received on 23.02.2013.

In this regard, we would like to inform you that the Association has already submitted all the documents/papers to the concern unit of Planning wing of DDA, Vikas Minar, New Delhi, vide acknowledgement receipt no. A/3083 dated 19.10.2012. In this context, we had already informed your office earlier vide our letter dated 07.01.2013. Copies of both the letters are enclosed for your ready reference.

Looking forward to a favourable consideration.

Thanking you.

Yours truly

  
(UMESH ANAND)  
PRESIDENT

✓ Copy to : Asst. Director, (Pg.) MPR, DDA, 6<sup>th</sup> Floor, Vikas Minar, New Delhi



DELHI DEVELOPMENT AUTHORITY  
OFFICE OF THE DIR.(PLG.)MPR&TC  
6<sup>th</sup> FLOOR; VIKAS MINAR  
NEW DELHI: TEL.NO.23379731

No. F-3(43)2011/MP(Part-I)/

310

Dt:27.12.2012

To  
Sh. Sunil Kumar  
Under Secretary (DD-IB)  
Ministry of Urban Development,  
Govt. of India  
Nirman Bhawan, New Delhi

Sub: Regarding representation of The Association of Entrepreneurs of DDA Sheds, Okhla Phase I & II (Regd.) in respect of the suggestion for Review of Master Plan 2021.

This is with reference to letter No. K-12011/4/2011-DD-IB(UDM Dy.no. 4983/2012) Dt. 22<sup>nd</sup> October, 2012 forwarding the suggestions of Association of Entrepreneurs of DDA Sheds, Okhla Phase I & II (Regd.) on the above cited subject. In this regard I am directed to submit that issue was discussed in the 7<sup>th</sup> meeting of MAG on "Common Platform for Building Approvals" under the Chairmanship of Engineer Member, DDA dt. 18.10.2012. The minutes recorded in respect of the suggestion are reproduced below:

*"MAG observed that the suggestions are related to the Layout Plans and allotment conditions. The association was requested to furnish all the details to the concern unit of Area Planning Wing of DDA."*

These minutes were forwarded to Director (Plg.) Zone F&H for further action

Yours faithfully

  
(Shikha Bhargava)  
Asst. Dir (Plg) MPR

Encl: Minutes of 7<sup>th</sup> meeting of MAG on "Common Platform for Building Approvals".

Copy for information to:

\* OSD to V.C., DDA

✓ President, Association of Entrepreneurs of DDA Sheds, Okhla Phase I & II (Regd.)

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase - I, New Delhi - 110020

## PRESIDENT :

Mr. Umesh Anand  
B-115, D.D.A Sheds.  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

## GENERAL SECRETARY :

Mr. Praveen Sharma  
A-86, D.D.A Sheds,  
Okhla Phase - II  
New Delhi-110 020  
Phone : 26388388, 9811211828

Dated:-07.01.2013

To,  
Sh. Sunil Kumar  
Under Secretary (DD-IB)  
Ministry of Urban Development  
Govt. of India,  
Nirman Bhawan, New Delhi

Sub:- Regarding representation of the Association of Entrepreneurs of DDA Sheds, Okhla Industrial Area Phase-I & II(Regd) in respect of the suggestion for review of Master Plan -2021.

Dear Sir,


This is with reference to the letter to F-3(43)2011/MP(Part-I)/310 dt 27.12.2012 addressed to you by Asst. Dir(Plg.)/MPR, DDA, Vikas Minar (Copy of letter enclosed).

In this regard, it is to inform you that as desired by the Commissioner Planning-I wing, DDA Vikas Minar. We have already submitted our all documents/paper relevant to the subject in the office of the Commissioner Planning-I. A copy of acknowledge receipt No. A-3083 dt 19.01.2012 is enclosed for your ready reference.

The undersigned is hopeful that appropriate FAR of 400% would be granted to the area of DDA Sheds Okhla Industrial Area Phase – I & II while reviewing MPD-2021.

Thanking you.

Yours Truly

  
(Umesh Anand)  
President

Encl: As above

Copy for information to Asst. Dir (Plg.)/MPR,DDA ,6<sup>th</sup> Floor, Vikas Minar, New Delhi.



Phone : 26816190

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase-I, New Delhi - 110 020

**PRESIDENT :**

**Mr. Umesh Anand**

B-115, D.D.A Sheds,

Okhla Phase - I

New Delhi - 110 020

Phone : 26813240, 9999034998

**GENERAL SECRETARY :**

**Mr. Praveen Sharma**

A-86, D.D.A. Sheds,

Okhla Phase - II

New Delhi - 110 020

Phone : 26388388, 9811211828

DATE - 15.03.2011

PUBLIC INFORMATION OFFICER – Under Secretary (DDVI)

Ministry of Urban Development and Planning

Government of India,

Nirman Bhawan, Maulana Azad Road

New Delhi – 110011

Subject: Categerisation of DDA sheds- Okhla phase – I and II New Delhi-20

Name of applicant – Mr. Umesh Anand (President)

Association of Entrepreneurs of DDA sheds Okhla,

Phase-I and II (Regd.) Mandir Complex, (opposite C-93

DDA Sheds) Okhla Industrial Area Phase – I New Delhi – 110020

Contact number – 9999034998, 01126813240

Respected sir,

We hereby seek the undernoted information under provision of RTI Act – 2005

DDA has built Industrial sheds in various areas of Delhi including DDA sheds Okhla Industrial area phase-I and II during early 80's, DDA considers these sheds as "Commercial" for all purpose including conversion charges from Lease Hold to Free Hold.

But in MPD-2021, we are unable to locate the Building Development Control Regulations in any of the chapters. Kindly inform as under in which chapter/Regulations/Clauses, the DDA Sheds Okhla Phase- I and II are categorized.

A Postal order/receipt no. 1242 dt. 25.03.2011 for Rs. 10/- (Ten only) favouring accounts officer towards payment of fee is enclosed.

Thanking you,

Yours truly



(Umesh Anand)

President

DATE – 15.03.2011

No. 1242

भारत सरकार

Government of India

शहरी विकास मंत्रालय

Ministry of Urban Development

सरकार को की गई अदायगियों की रसीद

Receipt for Payment to Government

रसीद नं० ..... बही सं० ..... तारीख .....  
Receipt No. .... Book No. 13 ..... Dated 25/3/11 .....

श्री .....  
Received from Shri. Umesh Anand .....

पता/Address. B-115 D.D.A. Sheds Okhla Phase I .....  
N.D. 110020 .....

के बाबत .....  
On account of. Application fee under RTI Act 2005 .....

रुपये प्राप्त किए ..... रुपये .....  
the sum of Rupees. Ten only ..... Rs. 10/- .....

  
हस्ताक्षर/Signature  
S.C. (P.I. Cell)

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING-I, ZONE 'F' & 'H'  
4<sup>TH</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002.

*Sputant*

No.: SRO (Plg.)RTI/10/D-981

Dated: 12/10/2011

To,

Mr. Umesh Anand,  
B-115, DDA Shed,  
Okhla Phase I,  
New Delhi-110020.

Subject: Information under RTI Act, 2005

Sir,

This is with reference to your letter RTI Appeal / application forwarded by Dy. Director (MP) to this office vide letter no.F20(163)2011/RTI/MP/Plug./211 RTI dated 7.9.11. In this regard, it is informed that DDA sheds are not earmarked in the approved layout plans of Okhla Industrial Area Ph. I & II, available in this office. Therefore, you may send the layout plan showing the exact location of sheds or visit this office on Monday or Thursday between 3.30 to 5.00 p.m. to identify the location of the DDA sheds on the approved layout plans, so that requisite information can be provided.

The appellate authority in this case is Sh. Sh. A.K. Manna, Director (Plg.) Zone 'F' & 'H', 4<sup>th</sup> floor, Vikas Minar, DDA, New Delhi-110002.

Thanking you.

Yours faithfully

*A. K. Manna*

Dy. Director (Plg.) AP-I

IN CHARGE

Copy for information to:-

1. Director (Plg.)AP,Zone F&H.
2. Dy. Director (MP) w.r.t. letter dated 7.9.11

Phone : 26816190

# **ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)**

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase-I, New Delhi - 110 020

## **PRESIDENT :**

**Mr. Umesh Anand**  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

## **GENERAL SECRETARY :**

**Mr. Praveen Sharma**  
A-86, D.D.A. Sheds,  
Okhla Phase - II  
New Delhi - 110 020  
Phone : 26388388, 9811211828

### **Public information officer - under secretary(DD VI)**

To,

Date : 18th May 2011

Ministry of Urban Development (Delhi Division)  
Govt. of India ,  
Nirman Bhawan New Delhi-110011

### **Subject : Application for information under RTI ACT - 2005**

**NAME OF APPLICANT : Umesh Anand**

**President**

**Association of Entrepreneurs of DDA Sheds,  
Okhla Phase-I & II (Regd.) Mandir Complex  
( Opp. C-93, DDA Sheds) Okhla Industrial Area  
Phase - I, New Delhi-110020  
Contact No. : 9999034998, 01126813240**

Respected Sir,

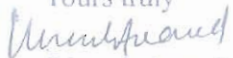
We hereby seek the undernoted information under provision of RTI Act-2005

Whether our DDA Sheds, Okhla Industrial Area Phase I & II falls under category commercial or Industrial. Please specifically clarify.

We are sure that as per the provision of RTI Act, we shall be provided the complete information of the above clarification within the stipulated time period.

Thanking you

Yours truly



(Umesh Anand)

President

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002

*Spcl Post*

No.: SRO (Plg.)RTI/11/D-981

Date: 12-12/2011

To

Mr. Umesh Anand,  
President,  
B-115, D.D.A. Sheds,  
Okhla Ph. I,  
New Delhi-110020.

Subject: Information under RTI Act, 2005.

Sir,

This is with reference to your letter dated 2.11.11 addressed to Director (AP) I, received on 16.11.11 in this office. It is to inform that the status of layout plan of DDA sheds Okhla Industrial Area Ph. I and II as submitted by you is not known to us and does not form the part of record of this Unit. However, after examine our record following is informed:

- (i). The area under question partly falls in the layout plan of Okhla Industrial Area Ph. I and partly falls in layout plan of Okhla Industrial Area Ph. II, as per plan available in this Unit. The use of Okhla Industrial Area Ph. I & II is Industrial as per layout plan / Zonal Plan of Zone 'F'.

The appellate authority in this case is Sh. Sh. A.K. Manna, Director (Plg.) Zone 'F' & 'H' 4<sup>th</sup> floor, Vikas Minar, DDA, New Delhi-110002.

Thanking you

Yours faithfully

*A. K. Manna*

Dy. Director (AP-I)/PIO

IN - CHARGE



# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase-I, New Delhi - 110 020

## PRESIDENT :

**Mr. Umesh Anand**  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

## GENERAL SECRETARY :

**Mr. Praveen Sharma**  
A-86, D.D.A. Sheds,  
Okhla Phase - II  
New Delhi - 110 020  
Phone : 26388388, 9811211828

Date :-24.01.2012

To

Lt. Governor (Chairman DDA)

Govt. of NCT of Delhi

6 Raj Niwas, New Delhi - 110054

Sub;- Information under RTI Act, 2005

- Anamolies in Master Plan-2021
- Status of DDA sheds, Okhla Phase - I & II, New Delhi

Dear Sir,



In response to our RTI, Dy. Director (AP-1) PIO vide its letter No. - SRO (PIF)

RTI/11/D-981 Dt. 12.12.2011 has informed that

"Status of layout Plan of DDA sheds, Okhla Industrial Area Phase - I & II is not known to us and does not form the part of record of this unit."

A copy of letter received is enclosed for your ready reference.

In this connection, we wish to place on record the followings for your kind perusal

- 1- That DDA sheds of Okhla Phase - I & II were built by DDA during 1980's and were allotted / auctioned as BUILT UP SHOPS with 100 % ground coverage.
- 2- That the lease deeds executed by DDA in favour of the allottees during eighties and nineties showed the area as COMMERCIAL. ( Representative Copy of Lease Deed enclosed )
- 3- That while converting the Lease Hold Sheds to Free Hold, DDA is charging conversion rates of COMMERCIAL PROPERTIES and not that of Industrial Properties.

Phone : 26816190

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase-I, New Delhi - 110 020

**PRESIDENT :**

**Mr. Umesh Anand**  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

**GENERAL SECRETARY :**

**Mr. Praveen Sharma**  
A-86, D.D.A. Sheds,  
Okhla Phase - II  
New Delhi - 110 020  
Phone : 26388388, 9811211828

-2-

- 4- That the Sub Registrar , while registering the Conveyance Deed of Free Hold Sheds clearly mentions the type of property as COMMERCIAL ( Photocopy of representative conveyance Deed enclosed )
- 5- That the records / files of DDA sheds Okhla Phase – I & Phase – II are being handled in COMMERCIAL CELL of DDA , Vikas Sadan , New Delhi.

In light of the above facts , it is amply clear that DDA is treating these Sheds of Okhla Phase – I and phase – II as COMMERCIAL from day one of allotment.

As regards the master Plan – 2021 , we had gone through the same and observed that category of DDA Sheds of Okhla Phase – I and Phase – II did not exist in the plan , a major anomaly of Master Plan , away from ground realities . Upon our repeated requests / RTI / representations, the DDA issued a gazette Notification No. – S.O. no. – 683 (E) Date – 01/04/2011 covering therein redevelopment of DDA Sheds and granting FAR at par with bigger Industrial plots , which again was in contravention of existing status of DDA Sheds .

It is pertinent to add here that even within the Industrial Zone of Okhla Phase – I and Phase – II , commercial pockets are necessary to cater to the needs of various commercial activities in an organized manner . DDA Sheds of Okhla Phase – I and Phase – II New Delhi are smaller establishments with area ranging from 71.06 Sq. Mtr. to 120 Sq. Mtrs. having wide roads of 50-60 feet width and ideal for commercial activities.

Contd.....

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase-I, New Delhi - 110 020

## PRESIDENT :

**Mr. Umesh Anand**

B-115, D.D.A Sheds,

Okhla Phase - I

New Delhi - 110 020

Phone : 26813240, 9999034998

## GENERAL SECRETARY :

**Mr. Praveen Sharma**

A-86, D.D.A. Sheds,

Okhla Phase - II

New Delhi - 110 020

Phone : 26388388, 9811211828

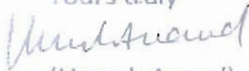
-3-

Now since due to many existing anomalies, the Master Plan -- 2021 is under revision, it is requested that appropriate status of COMMERCIAL be Granted to DDA sheds of Okhla Phase -- I and Phase -- II, so that this anomaly may be rectified. Further FAR in line with Zonal plan of commercial areas be extended to DDA sheds of Okhla Phase -- I and Phase -- II, Which we presume is to be 400% (FAR which DDA is already granting in other commercial centres across NCT of Delhi).

An early action at your end will be highly appreciated.

Yours Faithfully

Yours truly



(Umesh Anand)

President

Copy to: -

1. UNDER SECRETARY to the Govt. Of India.

Ministry of Urban Development (Delhi Division) Nirman Bhawan, New Delhi.

2. Vice Chairman, DDA, Vikas Sadan, I.N.A., New Delhi.

3. ✓ Sh. A. K. Manna Director (Pig), DDA, Zone F & H, Vikas Minar, I. P. Estate, 4<sup>th</sup> Floor, Vikas Minar, DDA, New Delhi - 110002.

Delhi Development Authority  
31/10/12

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING UNIT-I, ZONE-'F' & 'H'  
4<sup>th</sup> FLOOR, VIKAS MINAR  
NEW DELHI - 110002

*Spec. Post*

No.: SRO (Plg) RTI/11/0-901

Date: 21-2 /2012

To,

Mr. Umesh Anand,  
B-115, DDA Sheds,  
Okhla Phase I,  
New Delhi-110 020.

Subject: Information under RTI Act, 2005

- Anomalies in Master Plan
- Status of DDA sheds, Okhla phase - 1& II, New Delhi.

Sir,

This is with reference to your letter dated 24.1.12 on the above mentioned subject. In this regard, it is to inform that the requisite information, requires detailed examination which doesn't cover under RTI Act, 2005.

It is further to inform that the Master Plan 2021 is under review, however, your application is being forwarded to Director (MPR&TC) for appropriate action.

Thanking you,

Yours faithfully

*f. am*

Dy. Director (Plg.) AP-I  
IN-CHARGE

Copy to:-

1. Director (MPR&TC), 6<sup>th</sup> floor, Vikas Minar, along with copy of letter dated 24.1.12 in original of sh. Umesh Anand.



**DELHI DEVELOPMENT AUTHORITY**  
**Office of Dy.Dir. (Plg.)/MP & DC**  
**6<sup>th</sup> Floor, Vikas Minar**  
**I.P.Estate, New Delhi-110002**

No: F.2(33)2011/Dy.Dir./MP&D/RTI-23 | D-126

Dated: 17.08.12

From: Sh.H.K.Bharti  
Dy.Dir.(Plg.)/MP&DC

To  
✓ Mr. Umesh Anand  
(President),  
B-115, DDA Sheds,  
Okhla, Phase-I,  
New Delhi 110020.

**Sub: Information under RTI Act-2005.**

**Ref: i) RTI I.D.No.Nil/12/CE/6863 dated 19.07.12**  
**ii) F.11(6033)11/RTI/DDA/667 dated 15.02.12**

Sir,

This is with reference to application forwarded by Dy. Dir. (CE)/PIO dated 19.07.12. In this regard, it is to inform that the applicant has requested that the status of COMMERCIAL be granted to DDA sheds of Okhla Phase-I&II as the Master Plan is under revision. This is regarding Mid term review of MPD 2021, accordingly the application is being forwarded to Director (Plg.), MPR for taking further necessary action.

The Appellate Authority in this case is:  
Sh.S.B.Khodankar  
Director (Plg.)/MP/FAA  
6th Floor, Vikas Minar, New Delh

  
(H.K.Bharti)

Dy.Dir.(Plg.)PIO/MP & DC

Copy to:

1. Director (MPR), 6<sup>th</sup> Floor, Vikas Minar, New Delhi - 110002.
2. Sr. R.O.(R.T.I), "C" Block, 3<sup>rd</sup> Floor, Vikas Sadan, INA, New Delhi-110023

  
Dy.Dir.(Plg.)PIO/MP & DC

**DELHI DEVELOPMENT AUTHORITY  
COMMERCIAL ESTATE BRANCH**

A Block, Room No. 206  
Vikas Sadan, INA,  
New Delhi

No. F.D/Misc/RTI/2012/CT- 7093

Dated - 16/8/12

To  
✓ Shri Uday Pandit,  
302, Building No. 15,  
Commercial Complex, Okhla Phase I,  
Behind Hotel Crown Plaza,  
New Delhi-110028


Subj:- Information under RTI Act 2005

Sir,

Please refer to your RTI application L.D.No. 4383 dated 30/07/2012 on the subject cited above. In this regard, I am to inform you that the DDA built up sheds under layout plans of Okhla Industrial Area phase I & II are commercial properties.

In case not satisfied with the information provided, you may file an appeal to the First Appellate Authority i.e. Shri S.K. Jain, Director (R.E.), DDA, First Floor, A Block, Vikas Sadan, INA, New Delhi

Yours faithfully,

  
Dy. Director (CT & PIO)

41616190  
Phone : ~~26816190~~

# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase - I, New Delhi - 110020

## PRESIDENT :

Mr. Umesh Anand  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
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## GENERAL SECRETARY :

Mr. Praveen Sharma  
A-86, D.D.A Sheds,  
Okhla Phase - II  
New Delhi-110 020  
Phone : 26388388, 9811211828

03.10.2012

To,

The Commissioner -cum-Secretary  
Delhi Development Authority  
B-Block, (Master Plan Section)  
Vikas Sadan  
New Delhi-110023

Sub : Suggestion for increase in FAR of DDA Sheds, Okhla Indl. Area Phase-I & II New Delhi. Review of MPD -2021

Dear Sir,

Kindly refer to your Public Notice in Newspapers on 01.10.2012 on the above mentioned subject.

We, hereby, wish to place our observations/suggestions pertaining to our area:-

That DDA sheds were allotted /auctioned in the eighties as built up shops with 100% ground coverage. At that time, the roofs of the sheds were covered with asbestos sheets.

We have been continuously raising the issue regarding status of DDA sheds with various authorities including Ministry of Urban Development, L.G of Delhi and Zonal planning Cell of DDA to grant appropriate status of Commercial Area to DDA Sheds of Okhla Indl. Area Phase I & II. The latest request was sent to all on 01.10.2012 DDA has been considerate to our demand and has acknowledged to the fact that this area is COMMERCIAL area while replying to RTI application of our associates, the copy of RTI reply dated 16.08.2012 is enclosed.

Over the years, the asbestos roofs of the sheds have broken thus inviting vagaries of nature as well as prone to thefts and burglaries. Recent studies have indicated that asbestos roofs spread cancerous diseases also

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# ASSOCIATION OF ENTREPRENEURS OF DDA SHEDS OKHLA PHASE I & II (REGD.)

Office : Mandir Complex, (Opp. C-93) DDA Sheds, Okhla Industrial Area, Phase - I, New Delhi - 110020

## PRESIDENT :

**Mr. Umesh Anand**  
B-115, D.D.A Sheds,  
Okhla Phase - I  
New Delhi - 110 020  
Phone : 26813240, 9999034998

## GENERAL SECRETARY :

**Mr. Praveen Sharma**  
A-86, D.D.A Sheds,  
Okhla Phase - II  
New Delhi-110 020  
Phone : 26388388, 9811211828

Now, when there is general consensus among various stake holders to allow multi storey building and increase the FAR to accommodate the growing demand of the public, we therefore suggest to extend the appropriate FAR of commercial area to DDA Sheds of Okhla Industrial Area Phase I & II which we assume is 400% as is evident from other commercial centres across Delhi. This step will go a long way for redeveloping the area which is in a dilapidated condition.

We are confident that our genuine demand of 400% FAR will be met while finalizing the review of MPD 2021.

Thanking you,  
Yours truly



**UMESH ANAND**  
**PRESIDENT**

- CC :
1. Union Minister, Ministry of Urban Development, Nirman Bhawan, New Delhi-11
  2. Vice - Chairman , Delhi Development Authority, B-Block,(Master Plan Division, Vikas Sadan, INA, New Delhi-110023
  3. Dy. Director, MPD-2021, DDA Vikas Minar, New Delhi-110002



# Take a right business decision today, Make a bright future tomorrow

THE TIMES OF INDIA, NEW DELHI  
SATURDAY, FEBRUARY 5, 2011

TIMES NATION

13

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11.02.2011 to 08.03.2011

# DDA

*offers*

Prime Commercial Plots  
at Prime Locations

Invites Sealed Tenders for Commercial, Multi  
Level Parking, Hotel Plots & Banquet Hall Plots

## COMMERCIAL PLOTS

S. No.	Plot No.	Area In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
LSC-2, Sector-6, Dwarka				
1	10	183.60	764.60	9.07 Cr.
City Centre, Dwarka, Sector-11				
2	3	18260.90	32900	390.48 Cr.
City Centre, Dwarka, Sector-12				
3	5	5220	6525	77.44 Cr.
City Centre, Dwarka, Sector-14				
4	9	5976	5976	70.93 Cr.
Facility Centre at Ph-II, Mayapuri				
5	11	148.65	583.41	4.49 Cr.
6	13	148.65	583.41	4.49 Cr.
7	17	148.65	583.41	4.49 Cr.
LSC, Pkt-5, Sector-84, Narela				
8	1	165	660	2.41 Cr.
9	2	135	540	1.97 Cr.
10	3	135	540	1.97 Cr.
11	4	135	540	1.97 Cr.
12	5	135	540	1.97 Cr.
13	6	135	540	1.97 Cr.
LSC-1, Kondli, Mix Housing Sector				
14	11, 12, 13, 14 (Amalgamated)	468	1872	11.19 Cr.
Distt. Centre, Shastri Park				
15	2	4243	16787	100.31 Cr.
16	3	4096	16787	100.31 Cr.
LSC, Madangir				
17	11 & 12 SU	1440	10080	87.86 Cr.
		2600	5200	
		Surface to be reverted back to DDA	Only for Underground Parking	
LSC, Rajya Sabha West Enclave, Pitampura				
18	3 (Bank)	108	432	2.58 Cr.
19	5 (Guest House)	144	604.02	2.89 Cr.
Community Centre, Yamuna Vihar				
20	1	2907.50	9750	58.26 Cr.
21	2	2957.50	9750	58.26 Cr.
22	3	2957.50	9750	58.26 Cr.

## COMMERCIAL PLOTS

S. No.	Plot No.	Area In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
Community Centre, Block-A, Pashchimputi				
23	34 (Comm./Cinema)	1620	5500	42.32 Cr.
LSC at Pkt-Cat IFC Gazipur				
24	LSC	4744.96	7117.44	42.53 Cr.
Ware Housing Plot at IFC Gazipur				
25	WH-1	7790	11685	55.86 Cr.
26	WH-2	7790	11685	55.86 Cr.
27	WH-3	7790	11685	55.86 Cr.
Shopping Centre at Site No. 1 & 2 (as a single unit) IFC Holambi Kadan, Narela for Chemical Traders				
28	Site No. 1	688.86	688.86	2.51 Cr.
29	Site No. 2	1866.68	1866.68	6.81 Cr.
Bindapur Dwarka, Pkt-3, Block "AP" (Mix Land Use)				
30	23	100	295.50	3.07 Cr.
31	24	100	295.50	3.07 Cr.
32	25	100	295.50	3.07 Cr.
33	26	100	295.50	3.07 Cr.
Bindapur Dwarka, Pkt-3, Block "BP" (Mix Land Use)				
34	28	100	295.50	3.07 Cr.
35	29	100	295.50	3.07 Cr.
36	35	100	295.50	3.07 Cr.
37	36	100	295.50	3.07 Cr.
38	37	100	295.50	3.07 Cr.
39	38	100	295.50	3.07 Cr.
40	39	100	295.50	3.07 Cr.
41	40	100	295.50	3.07 Cr.
42	41	100	295.50	3.07 Cr.
43	42	100	295.50	3.07 Cr.
44	51	100	295.50	3.07 Cr.
45	52	100	295.50	3.07 Cr.
46	53	100	295.50	3.07 Cr.
Bindapur Dwarka, Pkt-3, Block "CP" (Mix Land Use)				
47	22	100	295.50	3.07 Cr.
48	23	100	295.50	3.07 Cr.
49	24	100	295.50	3.07 Cr.
50	25	100	295.50	3.07 Cr.
Bindapur Dwarka, Pkt-3, Block "PP" (Mix Land Use)				
51	36	100	295.50	3.07 Cr.
52	37	100	295.50	3.07 Cr.
53	45	100	295.50	3.07 Cr.
54	50	100	295.50	3.07 Cr.

## COMMERCIAL PLOTS

S. No.	Plot No.	Area In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
Bindapur Dwarka, Pkt-3, Block "EP" (Mix Land Use)				
55	17	100	295.50	3.07 Cr.
56	18	100	295.50	3.07 Cr.
57	19	100	295.50	3.07 Cr.
58	20	100	295.50	3.07 Cr.
59	21	100	295.50	3.07 Cr.
60	26	100	295.50	3.07 Cr.
61	27	100	295.50	3.07 Cr.
62	28	100	295.50	3.07 Cr.
63	33	100	295.50	3.07 Cr.
64	34	100	295.50	3.07 Cr.
65	35	100	295.50	3.07 Cr.
66	36	100	295.50	3.07 Cr.
Note: Please read tender document carefully that provides specific controls, land use, ground coverage and permissible height etc. of each plot. The plots of Mix Land Use provide for Residential and Commercial use as per controls.				
MULTI-LEVEL PARKING PLOTS				
S. No.	Plot No.	Area In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
Community Centre, Motia Khan				
1	5	2632.50	9936 (Parking)	49.87 Cr.
			3726 (Comm.)	
Distt. Centre, Janakpur				
2	DC	7636.23	22782 (Parking)	89.82 Cr.
			5000 (Comm.)	
Distt. Centre, Wazirpur/Netaji Subhash Place, Pitampura				
3	P-2	3784.916	21504 (Parking)	69.39 Cr.
			5376 (Comm.)	
Distt. Centre, Mayapuri Place				
4	2-A	8773.05	13985 (Parking)	292.54 Cr.
			31824 (Comm.)	
5	2-B	9451.05	15800 (Parking)	297.60 Cr.
			31824 (Comm.)	
Community Centre, Okhla Ph-I				
6	6	3250	13020 (Parking)	50.45 Cr.
			1300 (Comm.)	
City Centre, Dwarka, Sec-12				
7	3	3438	15416 (Parking)	101.02 Cr.
			2584 (Comm.)	
Community Centre (Below ground parking) Yamuna Vihar				
8	6	3020.625	3 Basements	18.95 Cr.
			i.e. Total Area for Parking 9061.875	

## HOTEL PLOTS/BUDGET HOTEL PLOTS

S. No.	Plot No.	Area In Sq. mtrs.	Gr. Coverage In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
Hotel Plot at Dheerpur					
1	Hotel Plot	10000	4000+10%	22500	86.83 Cr.
for atrium					
Sector-14 (North) City Centre, Dwarka					
2	6, Hotel/Gen. Comm. inc. multiplex	28260	9895+7800	50880	329.47 Cr.
for atrium					

## BANQUET HALL PLOTS

S. No.	Plot No.	Area In Sq. mtrs.	Gr. Coverage In Sq. mtrs.	Total FAR In Sq. mtrs.	Reserve Price In Rs.
Dwarka, Sec-10					
1	HAF Pkt-B	1963.63	589.08	2356.36	33.09 Cr.
Dwarka, Sec-14					
2	HAF Pkt-C	1995.20	598.56	2394.24	33.62 Cr.

Submission of Tender on - 08.03.2011  
between 11.00 a.m. to 03.00 p.m.

Opening of tender on - 08.03.2011 at 03.30 p.m.

Venue - DDA Auction Hall, D-Block,  
Vikas Sadan, INA, New Delhi

HOW TO APPLY: Tender documents indicating the details of the plots including site plan, location map, architectural controls, etc. and forms & conditions are available from 11.02.2011 till 07.03.2011 on working days between 11.00 a.m. to 03.00 p.m. at the District Engineer's Office, DDA, Plot No. 11, D-Block, Vikas Sadan, INA, New Delhi. The price of tender document for Commercial Plots and Multi Level Parking Plots is Rs. 12/- including GST (non-refundable) and for Hotel Plots, Hotelcum Commercial Plots and Banquet Hall Plots is Rs. 1050/- including GST (non-refundable). Tender fee shall enclose the Earnest Money amount as per tender document in the shape of a bank draft/ Pay Order of any scheduled commercial bank in favour of DDA, falling within the tender shall be summarily rejected. Daily filled tender must be submitted in the Tender Box between 11.00 a.m. to 03.00 p.m. on 08.03.2011 in Auction Hall at Vikas Sadan. The tenders will be opened on 08.03.2011 at 03.30 PM.

For further details contact  
Dy. Director (CL) Room No. 102, A-Wing, Vikas Sadan, I/A, New Delhi-110023  
Ph: 011-26594332 Ext. 2235



**DELHI DEVELOPMENT AUTHORITY**

"Please visit DDA Website - www.dda.org.in or Dial 38888911"



File No. 4805 Dated 31/3/2010  
Certified that the instrument is properly  
stamped under section 32 of the Indian Stamp  
Act. The stamp duty Rs. 16620-  
Transfer duty Rs. 16620-  
Total Rs. 33240-  
deposited vide Treasury Challan Receipt  
No. 16620-  
Dated 16/6/10

0402/006/098/71

# DELHI DEVELOPMENT AUTHORITY

Collector of Stamp  
Vikas Sadan, New Delhi

Lease Deed has not been executed  
No. F47(1)198/MP/

THIS CONVEYANCE made on this 17/6/10 day of between

the President of India hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and **M/s Consum (India) through its Partners Shri Goel S. Pal S/o Late Shri J. R. Goel & Smt. Shanti Rani Goel W/o Shri Goel S. Pal Resident of 3, Court Lane, Civil Lines, Delhi 110054** through his/ her/Attorney **Shri Ajay Datta S/o Late Shri U. C. Datta Resident of 198/27-C, Ramesh Market, Garhi, New Delhi 110065** herein after called the "Lessee/Sub-Lessee" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the Second part and **Shri Ajay Datta S/o Late Shri U. C. Datta Resident of 198/27-C, Ramesh Market, Garhi, New Delhi 110065** hereafter called the "purchaser" (which expression shall, unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

WHEREAS by a Lease dated 5<sup>th</sup> January 2000 made between the above "VENDOR DESCRIBED THEREIN AS 'Lessor/Sub-Lessor' of the one part and above 'Lessee' described therein as 'lessee' of the other part and registered on \_\_\_ in the office of Sub-Registrar, Delhi/New Delhi being Sl. No. \_\_\_ in Book No. \_\_\_ Vol. No. \_\_\_ at pages \_\_\_ to \_\_\_ (hereinafter referred to as the said Lease/Sub-Lease Deed) a shop measuring 71.06 Sq.mtr.. Situated at **Okhla Industrial Area Phase-I, New Delhi** being Shed No.B-111 was demised and assured unto the said Lessee/Sub-Lessee by way of Lease/Sub-Lease for a period of \_\_\_ year/Perpetual Lease/Sub-Lease subject to the limitations, terms/conditions mentioned therein.

AND WHEREAS the lessee **M/s Consum (India) through its Partners Shri Goel S. Pal S/o Late Shri J. R. Goel & Smt. Shanti Rani Goel W/o Shri Goel S. Pal Resident of 3, Court Lane, Civil Lines, Delhi** had executed power of attorney on 02.08.2005 appointing **Shri Ajay Datta S/o Late Shri U. C. Datta Resident of 198/27-C, Ramesh Market, Garhi, New Delhi 110065** as his/her attorney authorizing him/her to sell the said property on his/her on his/her behalf. And whereas the lessee had given the possession of the purchaser of the property and now the said property is in the possession of the purchaser.

And whereas representing that the said Lease/Sub-Lease is still valid and subsisting, the said lessee/sub-lessee through his attorney has applied to the vendor grant to the purchaser reversionary interest of the Vendor in the said

Lease Administration Office  
Commissioner of Estate  
Delhi Development Authority


10/8/10



demised property lease out to him/her under the said lease deed and the Vendor has agreed to sell the reversionary interest in the said demised property to the purchaser subject to the terms/conditions appearing hereinafter.

Now this indenture witness that in consideration of the sum of **Rs.491167.00 (Conversion Charges) + Rs.62600.00 (Bid Amount) = Rs.553767.00 (Rupees Five Lacs Fifty Three Thousand Seven Hundred Sixty Seven Only)** paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grant, convey, sell, release, and transfer, assign and assure unto the aforesaid purchaser all the reversionary interest in the **shop CSC/LSC shop bearing Shed No.B-111 measuring 71.06 Sq.mtr. Situated in Okhla Industrial Area Phase-I, New Delhi Scheme** (hereinafter referred to as the said property), more fully described in the Schedule hereunder together, with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever, subject to the exceptions, reservations, covenants and conditions hereinafter contained, that is to say:-

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at times for the Vendors, its agents and workmen, to enter upon all or any part of the property, search for, win, make merchantable and carry away the said mines and minerals found under or upon the said property or any lands adjoining to that of the Vendor and to laydown the surface of all or any or any part of the said property and any building under / upon or hereafter to be erected thereon and for that process making a fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. "That notwithstanding execution of this deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Lay Out Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention, past, present, or future, or Section 14 of the Delhi Development Act or any other law for the time being.
3. The purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other Authorities in force for the time being.

  
Pankaj Singh  
Lease and Registration Officer  
Central Government  
Sub-Registrar, New Delhi

Do not

4. If it is at any stage that this deed has been obtained by suppression of any fact or by any mis-statement, mis-representation, or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.
5. That purchaser will at all times indemnify all claims and demands made and all actions and proceedings taken against the vendor by anyone in respect of the property or any part thereof on any ground whatsoever.
6. It is further declared that as a result of these presents, the Purchaser, from the date mentioned hereafter, will become absolute owner in respect of the said property and the Vendor doth hereby release the purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said lease/sub-lease deed required to be observed by the purchaser of the said demised property, excepts as stated herein above.
7. The stamp duty and registration charges upon this instrument shall be borne by the purchaser.
8. The transfer shall be deemed to have come into force with effect from the date of registration of this Deed.

IN WITNESS WHEREOF Sh./Smt. Fateh Singh, L.A.  
for and on behalf of any by the order and direction for the Vendor hereunto set his/her hand and **Shri Ajay Datta S/o Late Shri U. C. Datta Resident of 198/27-C, Ramesh Market, Garhi, New Delhi 110065** attorney of Lessee: **M/s Consum (India) through its Partners Shri Goel S. Pal S/o Late Shri J. R. Goel & Smt. Shanti Rani Goel W/o Shri Goel S. Pal Resident of 3, Court Lane, Civil Lines, Delhi and Shri Ajay Datta S/o Late Shri U. C. Datta Resident of 198/27-C, Ramesh Market, Garhi, New Delhi 110065** the purchaser have hereunto, set his/her hand on the day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that area of the shops being the Shed No. **B-111** in the lay out plan of **Okhla Industrial Area Phase-I, New Delhi Scheme** and measuring **71.06 sq. mtrs.** or thereabouts bounded as follows.:

Fateh Singh  
Lease Administration Office.  
Commercial Estate.  
Delhi Development Authority.



NORTH Shed No.126

EAST Shed No.112

SOUTH Open

WEST Shed No.110

Signed by Sh./Smt. Fateh Singh  
LAO

For and on behalf of and by the order and direction of the President of India.

In the presence of :

1. Shri. R. M. Srivastava  
DA

2. Signed by Shri. AJAY DATTA

In the presence of :

1. Shri R. M. Srivastava  
DA

Signed by Shri/Smt. AJAY DATTA

In the presence of:

1. Shri 23472 मिश्रा  
494/45A गोविंदपुरी  
फाता/157 नई दिल्ली - 19

2. Shri SUBODH KUMAR  
E-118 Kankar nagar  
Under - 1103 p

Fateh Singh  
Joint Administration Office  
(VENDOR)  
Commercial Estate  
Delhi Development Authority



Ajay Datta  
(Purchaser)

Deed Related Detail

Deed Name	CONVEYANCE	CONVEYANCE DEED (DDA)	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0 वर्ग फुट
Village/City	Others	Building Type	
Place (Segment)	Others Urban		
Property Type	Commercial		
Area of Property	0.00	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	554,000.00 Rupees	Stamp Duty Paid	33,240.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.

S/o, W/o

R/o

POI

in the office of the Sub Registrar, Delhi this 18/06/2010 day Friday  
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. Ajay Datta

Who is/are identified by Shri/Smt/Km. Subodh Kumar S/o W/o D/o A P Varistha R/o E 118 Conun Chowk Uttam NGr ND

and Shri/Smt./Km Sudhir Misra S/o W/o D/o Birender Misra R/o 424/C 5A Govind Puri Nd

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 18/06/2010

*Devadas*  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

*Devadas*  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

*Devadas*  


*Devadas*  


  
*Swamy*  
  
*Subir*

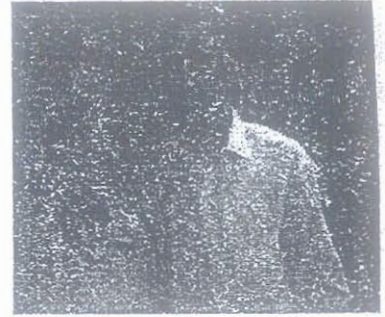
Reg. No.  
9540

Reg. Year  
2010-2011

Book No.  
1



Ist Party



IIInd Party

द्वितीय पक्ष

Witness

गवाह

Ist Party

IIInd Party

Ist Party

प्रथम पक्ष :-

POI

IIInd Party द्वितीय पक्ष :- Ajay Datta

Witness गवाह Subodh Kumar, Sudhir Misra

Certificate (Section 60)

Registration No. 9,540 in additional Book No. 1 Vol No 3,722

on page 105 to 109 on this date 18/06/2010

and left thumb impressions has/have been taken in my presence.

Date 18/06/2010

day Friday

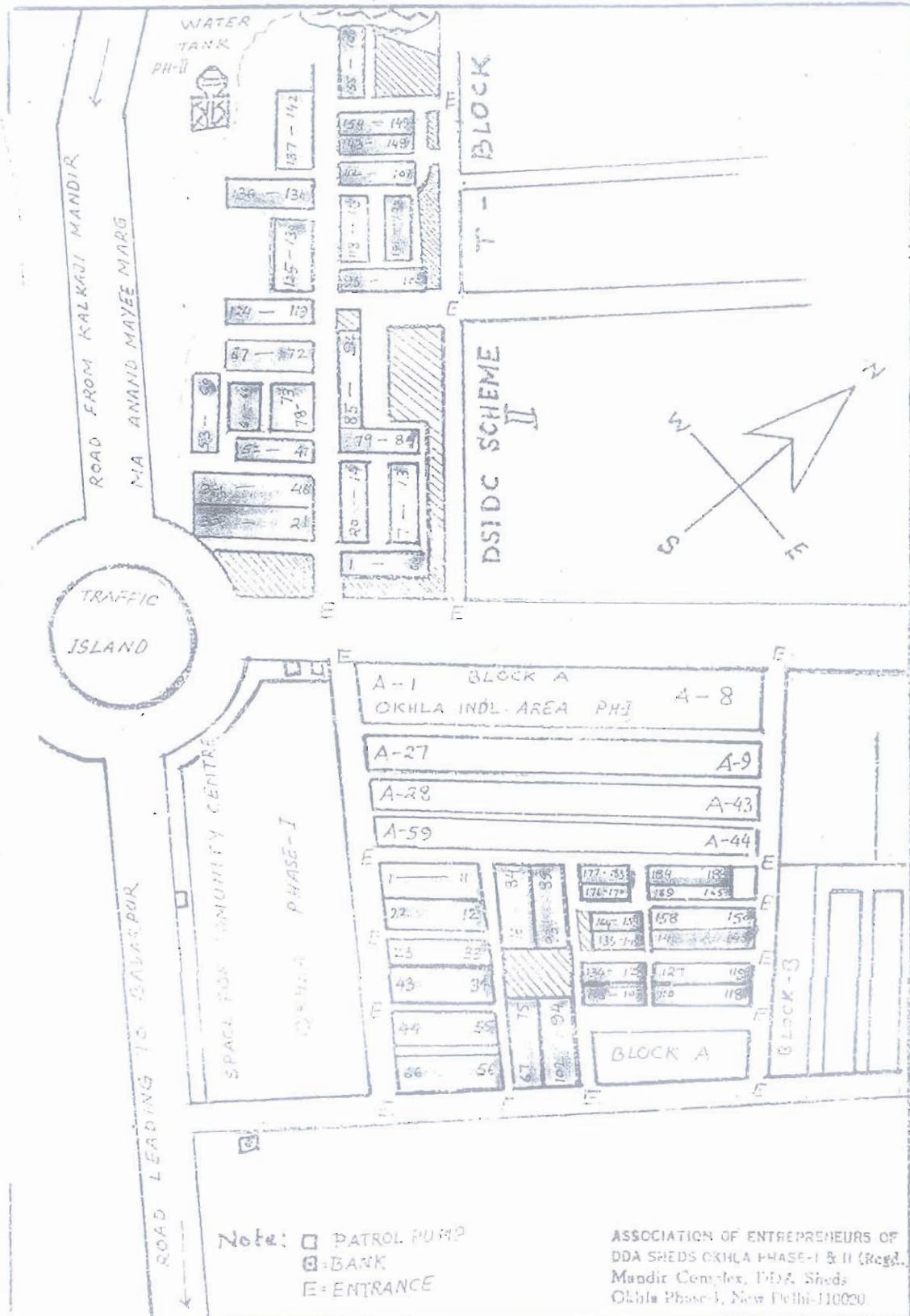
*Devadas*

Sub Registrar

Sub Registrar VII

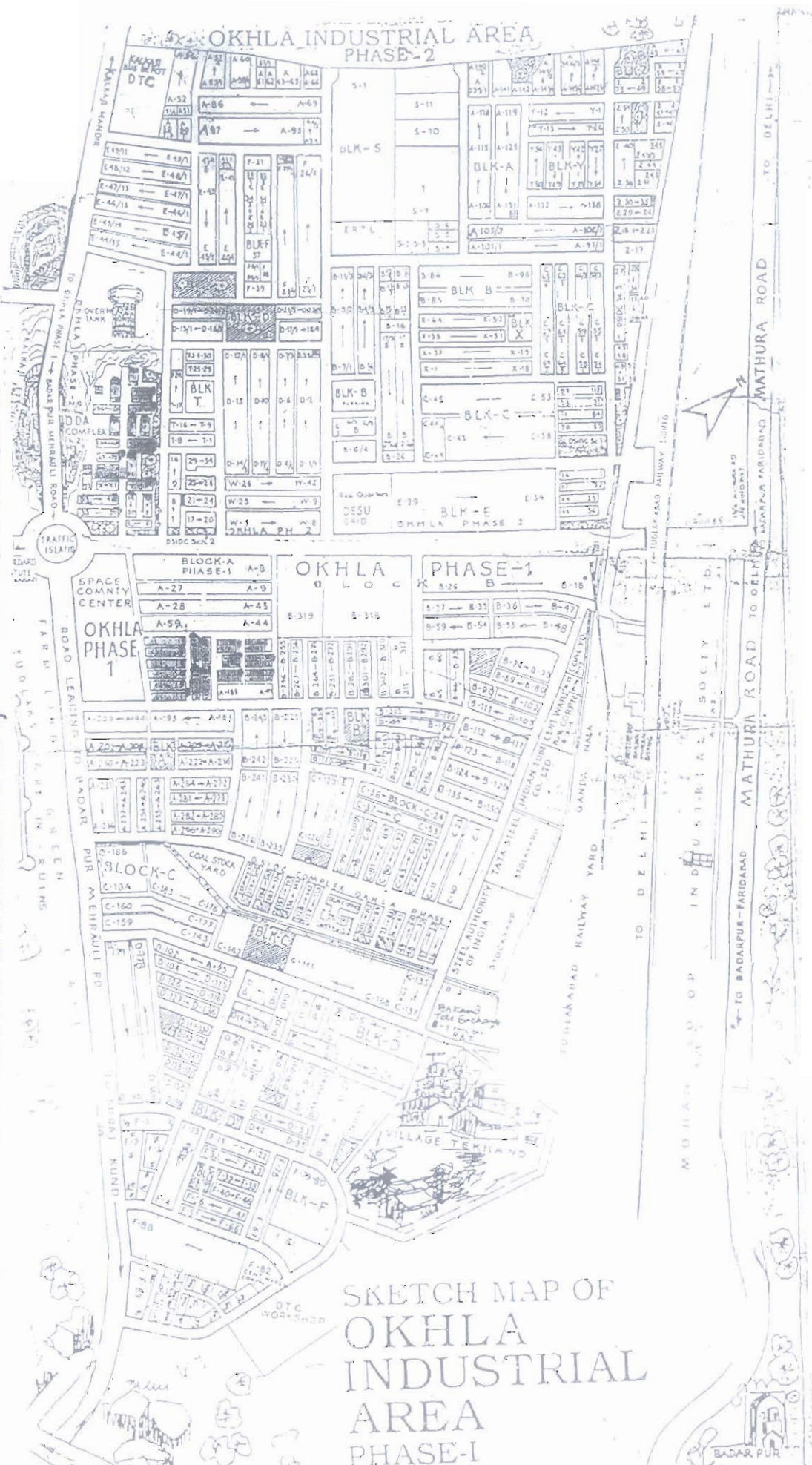
New Delhi/Delhi

# MAP OF O.I.A., D.D.A. SHED, OKHLA PHASE-I & II





# MAP OF OKHLA INDUSTRIAL AREA, PHASE-I & PHASE-II



SKETCH MAP OF  
OKHLA  
INDUSTRIAL  
AREA  
PHASE-I