



APEX CHAMBER OF COMMERCE & INDUSTRY OF NCT DELHI

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 1737
Dated 13/2/12

Formerly : Delhi Chamber of Commerce & Industry
A-8, Naraina Industrial Area, Phase-II, New Delhi-110028 (INDIA)
Phones : 011-25893646 Telefax : 011-41418461
E-mail : delhichamber@airtelmail.in
Website : www.apexchamberdelhi.com

ACCI/HQ-Sect/DDA/2011-12/124

02 February 2012

✓ The Director (Planning)
Master Plan Review
Delhi Development Authority
6th Floor, Vikas Minar
IP Estate, New Delhi 110002

Read Central Dy. No. 3
Dated 6/2/12
R&D Section, Vikas Minar
Delhi Development Authority
D.D.A. N. DELHI-2
681
7-2-12

MIDTERM REVIEW OF MPD 2021 – OBJECTIONS/SUGGESTIONS

Dear Sir,

Please refer to Public Notice of 04 October 2011 inviting public suggestions for Midterm Review of MPD 2021.

We are enclosing herewith representation of M/s Association of Entrepreneurs of DDA Sheds Okhla Phase I & II for your considering while effecting midterm review of MPD 2021. DDA Sheds, Okhla Phase I & II have been fighting with regards to their correct status of Commercial, but, to our dismay, till date nothing tangible has come out. The main objection/suggestions are as under :

1. That category of DDA Sheds, Okhla Phase I & II New Delhi did not exist in the present Master Plan 2021 and upon continuous efforts/follow up with Min of Urban Development/DDA the same were incorporated in the plan through Gazette Notification No. 568 dated 01 04 2011.
2. Even this Notification was erroneous, since the DDA has treated DDA Sheds at par with bigger Industrial Plots with FAR of 180%. These sheds were constructed with 100% Ground coverage for small entrepreneurs.
3. Since its constructions in Eighties, DDA is treating these sheds as Commercial for all practical purposes including charging of Commercial Rates for conversion from Lease Hold to Free Hold.
4. Representation to Ministry of Urban Dev/DDA was made through RTI to clarify the status of DDA Sheds of Okhla Ph I & II. The Director (Plg) Zone F & H of DDA at Vikas Minar has denied having any records pertaining to the status of DDA Sheds of Okhla Ph I & II.

Contd....2

Plenty Review carry no
please

off me
7/2
AD (P&T) MPR

As referred this may seen by the
A.D. (Pg)-II.

13/2/12

320

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 :- 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 (Plg)
RTI/11/D-981 Dt. 12.12.2011 has informed that

"Status of layout Plan of DDA sheds, Okhla Industrial Area Phase - 1 & 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.

319

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B-115, D.D.A Sheds,
Okhla Phase - I
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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.....

318

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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,

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-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) Ministry of Urban Development, Nirman Bhawan, New Delhi

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

(3) Sh. A. K. Manna Director (Plg), DDA, Zone F & H,

4th Floor, Vikas Sadan, I.N.A, New Delhi- 110002

317

DELHI DEVELOPMENT AUTHORITY
(Receipt & Despatch Cell)

Acknowledgement

Receipt Number : REC / M / 12 / 458 Date: 25-01-2012 2:05:20P
Letter Date : 25-01-2012 2:05:20PM
Subject : REG. RTI
DDA file Number : NIL
Received From : UMESH ANAND
Addressed To : M VICE CHAIRMAN, DDA

Enclosures Attached :-

Serial no.	code	Copy	Description
1	24	1	MISCELLANEOUS
Total Pages		18	

The correctness of the above enclosures are subject to verification by the concerned Department

Received By : U.S. NEGI

316

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

Phone : 26816190

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

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Okhla Phase - II
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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 (Plg)
RTI/11/D-981 Dt. 12.12.2011 has informed that

"Status of layout Plan of DDA sheds, Okhla Industrial Area Phase - 1 & II is not known to us
and does not form the part of record of this unit."

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Contd.....

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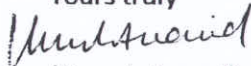
-3-

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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 (Plg), DDA, Zone F & H,
4th Floor, Vikas Minar, DDA, New Delhi - 110002.


31/1/12
Min. of Urban Development
Nirman Bhawan
New Delhi - 110011

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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
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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

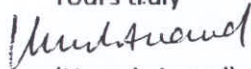
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Yours Faithfully

Yours truly



(Umesh Anand)

President

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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 (Plg), DDA, Zone F & H, Vikas Minar, I. P. Estate, 4th Floor, Vikas Minar, DDA, New Delhi - 110002.

Receipt & Dispatch Cell
Urban Development Authority
Vikas Minar, I. P. Estate
31/12/20

310

Spent Post

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

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' 4th floor, Vikas Minar, DDA, New Delhi-110002.

Thanking you.

Yours faithfully

Seem

Dy. Director (AP-I)/PIO
IN - CHARGE

309
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 :

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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: 02/11/2011

To,

Shri A.K.Manna
Director (Plg.) zone 'F' & 'H',
4th Floor, Vikas Minar,
Delhi Development Authority
New Delhi - 110002

[Signature]
4/11/11
Cell.
Authority
Estate
Vikas
New Delhi

Sub: - Information under RTI Act, 2005

Dear Sir,

Kindly refer to your letter no. SRO (Plg.)RTI/11/D-981 dated 13/10/2011 the subject cited above.

In this regard, we are hereby submitting the lay out plan to showing the location of DDA Sheds at Okhla Industrial Area, Phase - I & II. Whatever information we have got, we are presenting before you. If you want more detail you may ask DDA Head Office, Vikas Sadan, INA, New Delhi.

We would like to mention here that DDA Sheds at Phase - I & II were built by DDA for Small entrepreneurs & were auctioned to them in middle of seventies as Commercial units. DDA is treating DDA Sheds as commercial units for Freehold purpose.

We hope that you find lay out plan submitted by us is in order to your satisfaction & looking forward for your reply on the point listed in my RTI Application dated 20/05/2011.

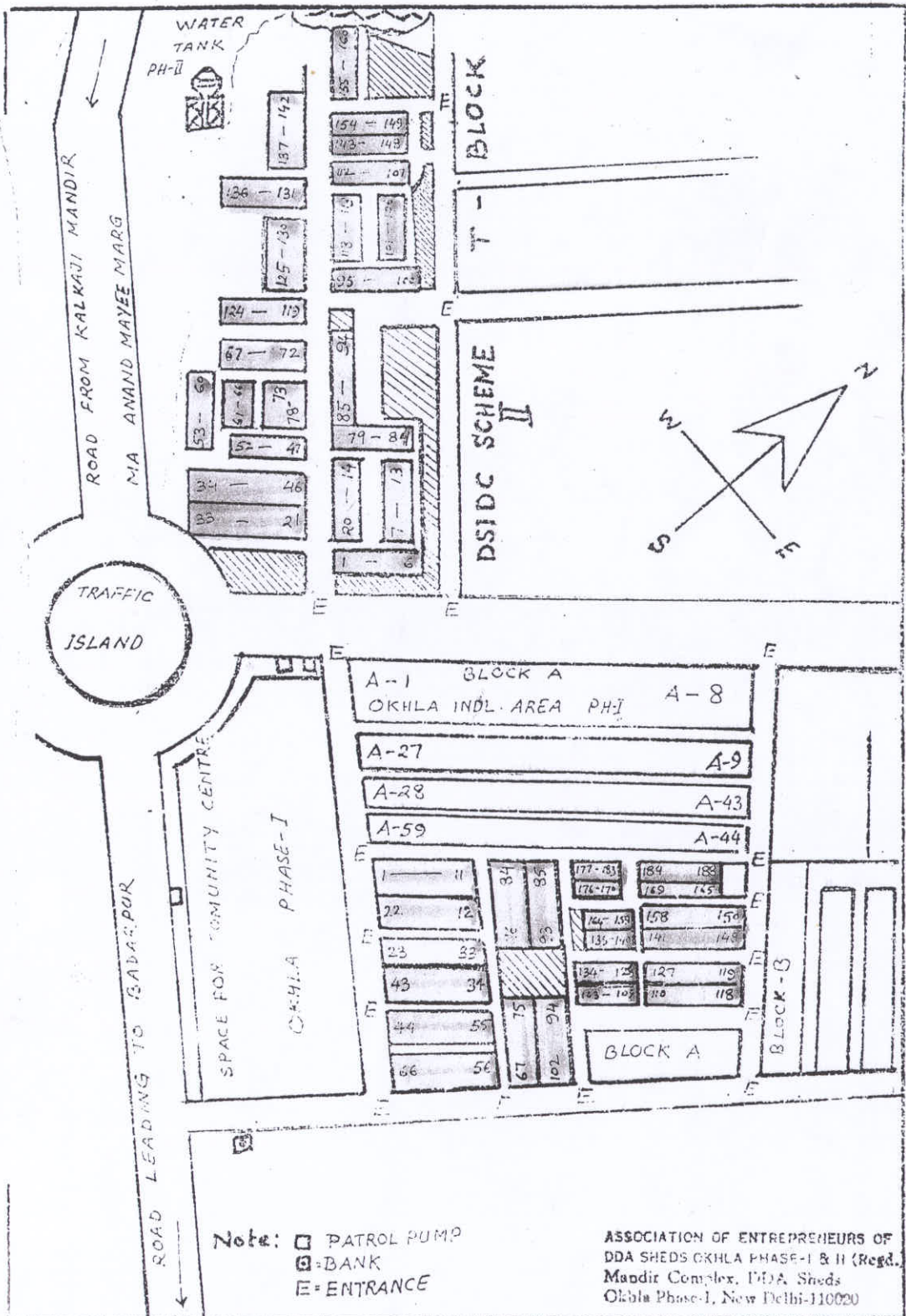
Thanking you,

Yours truly,

[Signature]
(Umesh Anand)
President

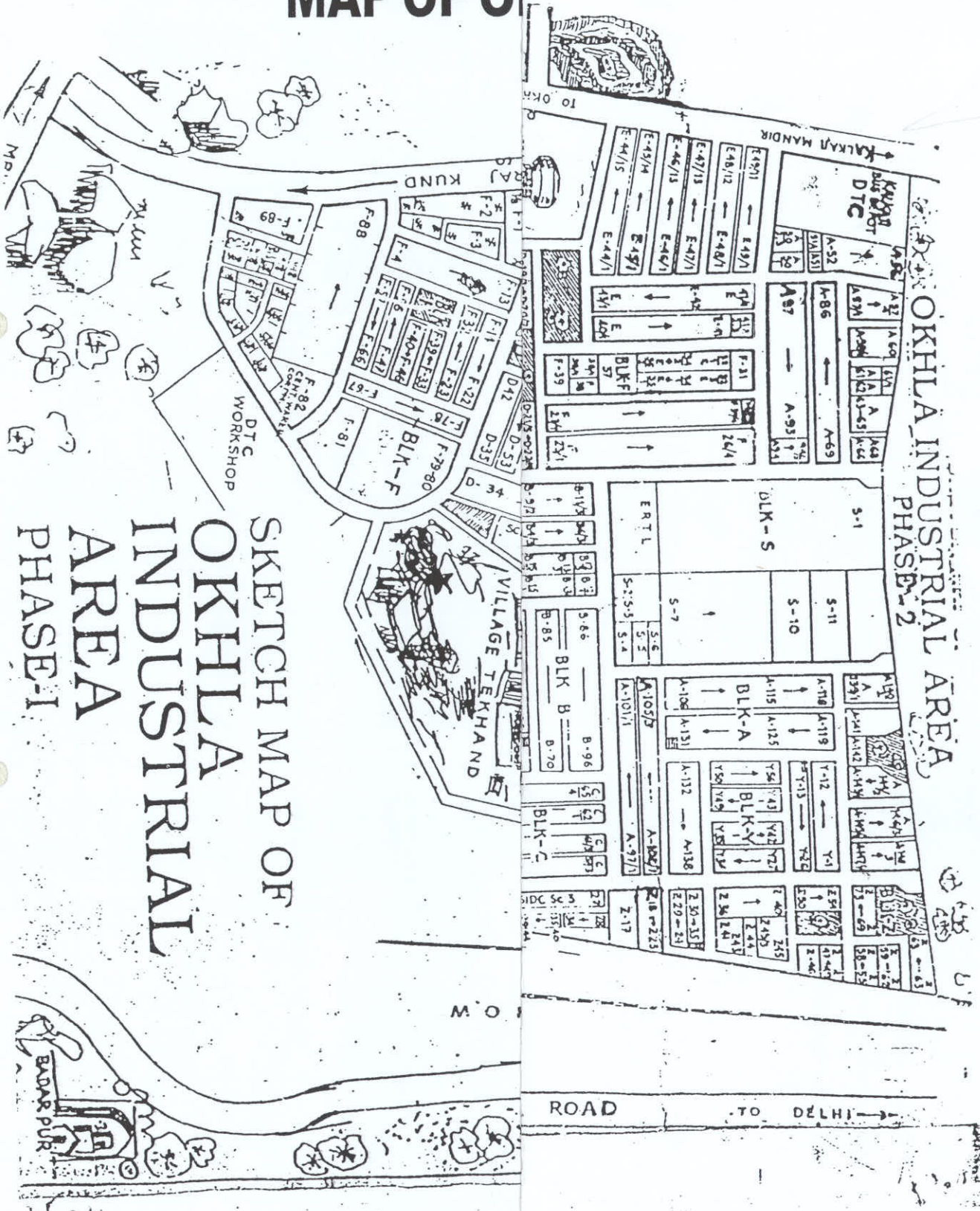
- Encl: - 1. Copy of RTI Application dt. 20/05/2011.
2. Letters received from DDA & Ministry of urban & Development, Nirman Bhawan, N. Delhi.

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



307

MAP OF OKHLA INDUSTRIAL AREA



SKETCH MAP OF OKHLA INDUSTRIAL AREA PHASE-I

OKHLA INDUSTRIAL AREA PHASE-II

ROAD TO DELHI

306

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

Sput

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

Dated: 13.10 /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/Plg./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', 4th floor, Vikas Minar, DDA, New Delhi-110002.

Thanking you.

Yours faithfully

Seeth

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.

305

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

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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,

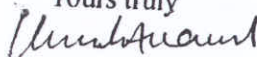
We hereby seek the undernoted information under provision of RTI Act-2005

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 with in the stipulated time period.

Thanking you

Yours truly


(Umesh Anand)
President

304

No. 1287

भारत सरकार
Government of India
शहरी विकास मंत्रालय
Ministry of Urban Development
सरकार को की गई अदायगियों की रसीद
Receipt for Payment to Government

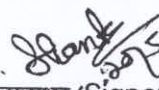
रसीद नं० बही सं० तारीख
Receipt No. Book No. 13 Dated. 20/05/2011

श्री
Received from Shri. Umesh Anand

पता/Address B-115, DDA Sheds, GK Hda

के बाबत Phase-I, New Delhi-110020
On account of application fee under RTI Act, 2005

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


हस्ताक्षर/Signature
S.O. (P.I. Cell)