

विषय: Clarification/Amendment in Norms of 2.2 of Redevelopment of Existing Industrial Sheds
द्वारा: DK JAIN (chairman@luxoroffice.com)
प्रति: ds_3132@yahoo.co.in;
Cc: oieassociation@gmail.com;
दिनांक: गुरुवार, 29 मार्च, 2012 3:21 PM

O.S.D. (F-1) 10
 Diary No.....
 Date... 29/3/12

Mr D. Sarkar
Principal Commissioner-cum-Secretary
Delhi Development Authority
Vikas Sadan
INA Colony
New Delhi 110023

Commr. (Pig) - II
 Diary No... 12604
 Date... 30-3-12

OFFICE OF THE D.D. (Pig.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy.No... 1970
 Dated... 29/3/12

1966

सचिव कार्यालय
 SECRETARY'S OFFICE
 डाकरी सं० 391
 Dy. No.
 दिनांक ...
 Date 29/3/12

Dear Sir,

Dy. Dir. T (Pig.) MPPR-2021
 DDA Vikas Minar N. Delhi
 Dy. No. 1542
 Dt. 10-4-12

Please find enclosed scanned copy our letter dated 23rd March, 2012 addressed you in respect of above for your kind information and doing the needful in the matter.

With best regards,

D.K. JAIN

President

OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

Exhibition Complex

Okhla Industrial Estate, Phase-III

New Delhi-110 020

Cell: +91-9810022900 & 9810634229

Jain 21/4/2012
 DIT (MPR)

9 June
 3/4

ADP (Pig)

Commr (Pig) I

29/3/12

P. K. Jain
 for you



OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

Exhibition Complex, Okhla Industrial Estate, New Delhi - 110 020

Tel : 37602638, Telefax : 26318190

E-mail : oiaassociation@gmail.com

Ref: OIEA/Redevelopment-77/2011-12

23rd March 2012

Mr D. Sarkar
Principal Commissioner-cum-Secretary
Delhi Development Authority
Vikas Sadan
INA Colony
New Delhi 110023

Subject: Clarification/Amendment in Norms of 2.2 of Redevelopment of Existing Industrial Sheds

Dear Sir,

In connection with the above, we wish to state as below: -

PARA 2.1 - REDEVELOPMENT OF EXISTING INDUSTRIAL PLOTS Clause 2.1.1 says that 'The Director (Pig) MP, DDA vide letter No 17(5)2007/MP/05 dated 9.1.2012 has communicated that Authority Meeting held on 16.9.2011 has further decided as under:

"It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No.S.O. 683(E) dated 1.4.2011 for all plots of 1000 sq.mt. and above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification on structural safety, without the requirement of an overall redevelopment scheme."

It is clear that redevelopment incentives are available to the plots of 1000 sq mt individually or even becoming 1000 sq mt by amalgamation.

BUT, UNDER POINT 2.2 - REDEVELOPMENT OF EXISTING INDUSTRIAL SHEDS - CLAUSE 2.2.2 WHICH SAYS AS FOLLOWS: -

"1.5 times of allotted area of sheds shall be permitted as incentive for the purpose of redevelopment through comprehensive planning of the area. The Minimum plot area of amalgamated for such purposes shall be 1000 sqm."

From the above, you will see that these incentives to the sheds owners will only be available through comprehensive planning of the area and that to only on the allotted area of the shed and not on the total area of the plot under such shed.

"It is also suggested that all individual Sheds irrespective of its sizes be treated as an individual industrial plots"

It is submitted that the total number of, the sheds in Delhi as compared to plots are less than 1% or even 1% and imposing such conditions on them will not be justified.

In the interest of natural justice we humbly request that all sheds should also be dealt with in the same manner as of plots. Because once shed is demolished it becomes a "PLOT". Hence clarification/amendment should be as follows: -

"1.5 times existing permissible FAR would be also allowed as per provisions of Notification No. S.O. 683 (E) dated 1.4.2011 for all sheds of on a plot area of 1000 sqm and above individually or even becoming 1000 sqm and above by amalgamation in the Existing Industrial Areas, either on the already built construction, or for redevelopment, subject to certification on structural safety, without the requirement of an overall redevelopment scheme."

"It is further clarified that all individual sheds irrespective of its sizes be treated as an individual industrial plots."

We are sure your goodself will agree and will issue the necessary clarification/amendment at the earliest.

With best regards,

Yours sincerely,

For OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd.)


D.K. JAIN
President

उपस्थित कार्यालय
क्यासी सं० ०११५९-१
दिनांक ३०-०३-१२

Print



Date: Thu, 29 Mar 2012 15:34:11 +0530
From: DK JAIN <chairman@luxoroffice.com>
To: vcdda@dda.org.in
Cc: Okhla Estate Association
Subject: Clarification/Amendment in Norms of 2.2 of Redevelopment of Existing Industrial Sheds

Mr G S Patnaik, IAS
Vice Chairman
Delhi Development Authority
Vikas Sadan
INA Colony
New Delhi 110023

Dear Sir,

Please find enclosed scanned copy our letter dated 23rd March, 2012 addressed you in respect of above for your kind information and doing the needful in the matter.

With best regards,

D.K. JAIN
President
OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)
Exhibition Complex
Okhla Industrial Estate, Phase-III
New Delhi-110 020
Cell: +91-9810022900 & 9810634229

Print

for
29/3
Comptroller-11



OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

Exhibition Complex, Okhla Industrial Estate, New Delhi - 110 020

Tel. : 32602635, Telefax : 26318190

E-mail : oieassociation@gmail.com

Ref: OIEA/Redevelopment-77/2011-12

23rd March 2012

Mr G S Patnaik, IAS
Vice Chairman
Delhi Development Authority
Vikas Sadan
INA Colony
New Delhi 110023

Com (P/S) - II

Subject: Clarification/Amendment in Norms of 2.2 of Redevelopment of Existing Industrial Sheds

Dear Sir,

In connection with the above, we wish to state as below: -

PARA 2.1 - REDEVELOPMENT OF EXISTING INDUSTRIAL PLOTS - Clause 2.1.1 says that 'The Director (Plg) MP, DDA vide letter No 17(5)2007/MP/05 dated 9.1.2012 has communicated that Authority Meeting held on 16.9.2011 has further decided as under:

"It was decided that 1.5 times of existing permissible FAR would be allowed as per provisions of the Notification No. S.O. 683(E) dated 1.4.2011 for all plots of 1000 sq.mt. and above in existing industrial areas, either on the already built construction, or for redevelopment, subject to certification on structural safety, without the requirement of an overall redevelopment scheme."

It is clear that redevelopment incentives are available to the plots of 1000 sq mt individually or even becoming 1000 sq mt by amalgamation.

BUT, UNDER POINT 2.2 - REDEVELOPMENT OF EXISTING INDUSTRIAL SHEDS - CLAUSE 2.2.2 WHICH SAYS AS FOLLOWS: -

"1.5 times of allotted area of sheds shall be permitted as incentive for the purpose of redevelopment through comprehensive planning of the area. The Minimum plot area of amalgamated for such purposes shall be 1000 sqm."

From the above, you will see that these incentives to the sheds owners will only be available through comprehensive planning of the area and that to only on the allotted area of the shed and not on the total area of the plot under such shed.

"It is also suggested that all individual Sheds irrespective of its sizes be treated as an individual industrial plots".