

OS/MPR-79/Dir.(H)1

1.6.12

Read Central Dy. No. 21
Dated ..31/5/12
R&D Section, Vikas Minar
Delhi Development Authority
Deating ..

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

31st May, 2012

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A., DELHI-2
Dy.No. 3957
Dated 8/6/12

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,

I , 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

Our land is a private land and it is bounded as follows :

North : Another Factory – Dewan Auto
East : Old Ishwar Nagar Industrial Area (eastern side)
West : Kalkaji District Park
South : 32 " Road

We are enclosing following documents , duly self-attested , which pertain to sanctions , permissions and communications received from the authorities since 1959 :

- 1) Notice No. C / Tax / SZ / SI / (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/amending with effect from 1.4.1962 in respect of the rate able value of the factory premises (Annexure A) ;
- 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 (Annexure B) ;
- 3) Site / Key Plan of our factory as on 6.5.1964 (Annexure C) ;
- 4) Factory License No. 29926 dtd 1979-80 issued by Municipal Corporation of Delhi in name of M/S Metal Cans (India) (Annexure D) ;
- 5) Sales Tax Assessment Order under Delhi Sales Tax Act for the year 1986-87 in respect of our concern M/s Elson Packaging (Annexure E) ;
- 6) Letter No. C.S.(D) N.P./I.P. dtd 31 March, 1989 from Delhi Electric Supply Undertaking confirming industrial power connection of 15 HP , connected on 15.9.1973 (Annexure F) ;
- 7) Factory License No. 2193 dtd 1990-91 in name of M/s Elson Packaging renewed upto the year 1994-95 (Annexure G) ;

As per clause 17 subsection 3(4) of the Master Plan for Delhi , 2021 reproduced below :

" 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 "



Thus , under the above quoted clause , our factory/office premises is deemed to be Use Zone & Use Premises as Industrial.

Under Sec 14 of the Delhi Development Act, 1957 , no person is permitted to use any building area in the Zone otherwise than in conformity with the plan . **However , the provisions to the said section carves out an exception in respect of 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.**

It is a settled position of law and accepted by the authority that a user in existence prior to the coming into force of the plans , i.e., MPD-1962 , the said user is allowed to continue under the plans and the Delhi Development Act.

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.**

It is thus our submission that our premises have been sanctioned factory plans in 1959 and occupancy certificate issued in 1963 and thus our premises have been used for industrial purposes since the year 1959 . It would be pertinent to mention herein that our factory area was part and parcel of Old Ishwar Nagar where industries like





-4-

Ranbaxy Laboratories , Glaxo Industries , Godrej Industries , Ishwar Industries , Midland Foods , etc exist on the eastern side and industries like Annapoorna Industrial Corporation , Bharat Dyeing & Bleaching Works , Universal Tin Industries , etc , exist on the western side . The eastern and western sides of Old Ishwar Nagar got separated due to the construction of a new road , i.e., Shaheed Capt Pradip Gaur Marg , in the early seventies. The major chunk of land went on the east of this road and a small area where we are located was on the west of this road. The eastern side of Old Ishwar Nagar Industrial Area has been incorporated as an industrial area by the concerned authorities. The western side of Old Ishwar Nagar Industrial Area , where we are located and subject matter of the present suggestions, for unknown reasons was not incorporated as an industrial area. This may kindly be done now.

Thus , it is requested that our factory premises in Old Ishwar Nagar (West) Industrial Area be incorporated as Industrial Area within the Master Plan 2021 as we have been user as industrial/commercial prior to MPD – 1962.

Thanking You ,
Yours Faithfully ,

Raj Gangwani

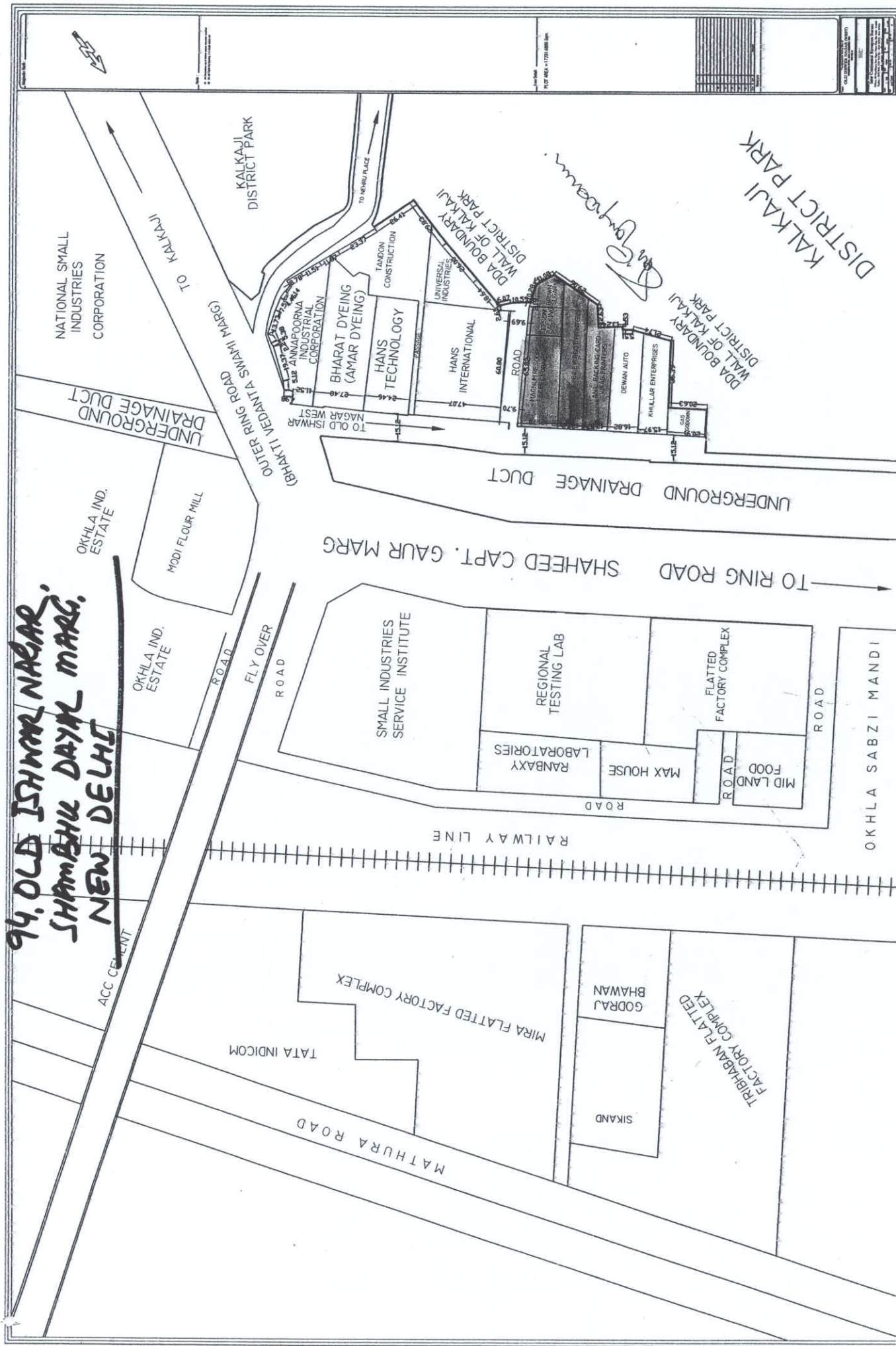
S/O Late Sh Lal Chand Gangwani

Encls : 1) Site Plan of our factory/office building in Old Ishwar Nagar (West) Industrial Area ;

2) Annexures A to G , duly self-attested .

SITE PLAN OF

94, OLD ISHWAR NAGAR,
SHAMSHU DAYAL MARG,
NEW DELHI



ANNX. 4

Municipal Corporation of Delhi.

Notice under Section 125 of the Delhi Municipal Corporation Act 1957.

OFFICE OF THE ASSESSOR & COLLECTOR
TOWN HALL, DELHI.

Notice No. C/Tax/SZ/SL/(IV)/A-3/1962-63. Dated 23.3.1963.

Objection, if any, should be filed with
The Zonal Officer (South),
Municipal Corporation of Delhi.

To:

M/s. Universal Tin Works,
C/o. Lal Chand L. Gangwani,
Delhi.

It is proposed to amend the assessment list for the year
1962-63 by making/amending the entry as under with effect from
1.4.1962 in respect of your premises as shown below.

Locality	House No.	Name of the Property	Description of property	Previous Rateable value	Proposed Rateable value
Ishwar	94	as above	Shop	Rs.	1945/-

The cause for this entry in the assessment list is
stated on the Reverse.

Where I, L.H. Marth, Assessor & Collector, Municipal
Corporation of Delhi, am duly authorised and empowered by
the Commissioner of the Municipal Corporation of Delhi.

I hereby give you notice that if you have any
objection to the proposed entry or the date of effect, you
must submit the same in writing on or before 3.5.1963
failing which the amendment will be finally made by
confirming the provisional amendment.

Sd/-

Assessor & Collector.
Municipal Corpn. of Delhi

Served on 29.3.1963:

Section Inspector.

Attested true copy

NOTARY DELHI.

29.3.65

ANNEX. B

MUNICIPAL CORPORATION OF DELHI

Schedule VIII (See Bye-Law 14).

FORM OF OCCUPANCY CERTIFICATE

(Owner Sh. Lal Chand, Khasra No. 1522/328, Near
Okhla Industrial Estate File No. A.M.(B)/52/SC(62)

I hereby certify that building No. 1522/328 at plot No. 1522/
328 Block No.....Street/Road near Okhla Industrial Estate,
completed under the supervision of Shri Khushal Singh Licenced
Architect/Engineer /Draughtsman, Licence No. 34 has been
inspected by me and I declare that the building conforms in all
respects to the requirements of the Building Bye-laws, in
respect of structural safety, fire safety, hygienic and sanitary
conditions inside and in the surrounds and fit for occupation.

Sd/- S.M. Hasnain
Assistant Engineer (Bldgs)
Municipal Corpn, Delhi.
South Zone, Green Park, N. Delhi

S. 9. 63
Dated: 8.9.63

Detail of construction at Ground Floor:-

Three halls, one stair case and two bath rooms
have been constructed as shown in plans vide
File No. 786/19.6.1959.

Detail of construction at inter floor.

Six rooms have been constructed.

Sd/- S.M. Hasnain
Assistant Engineer (Bldgs).
Municipal Corporation, Delhi
South Zone, Green Park, New Delhi

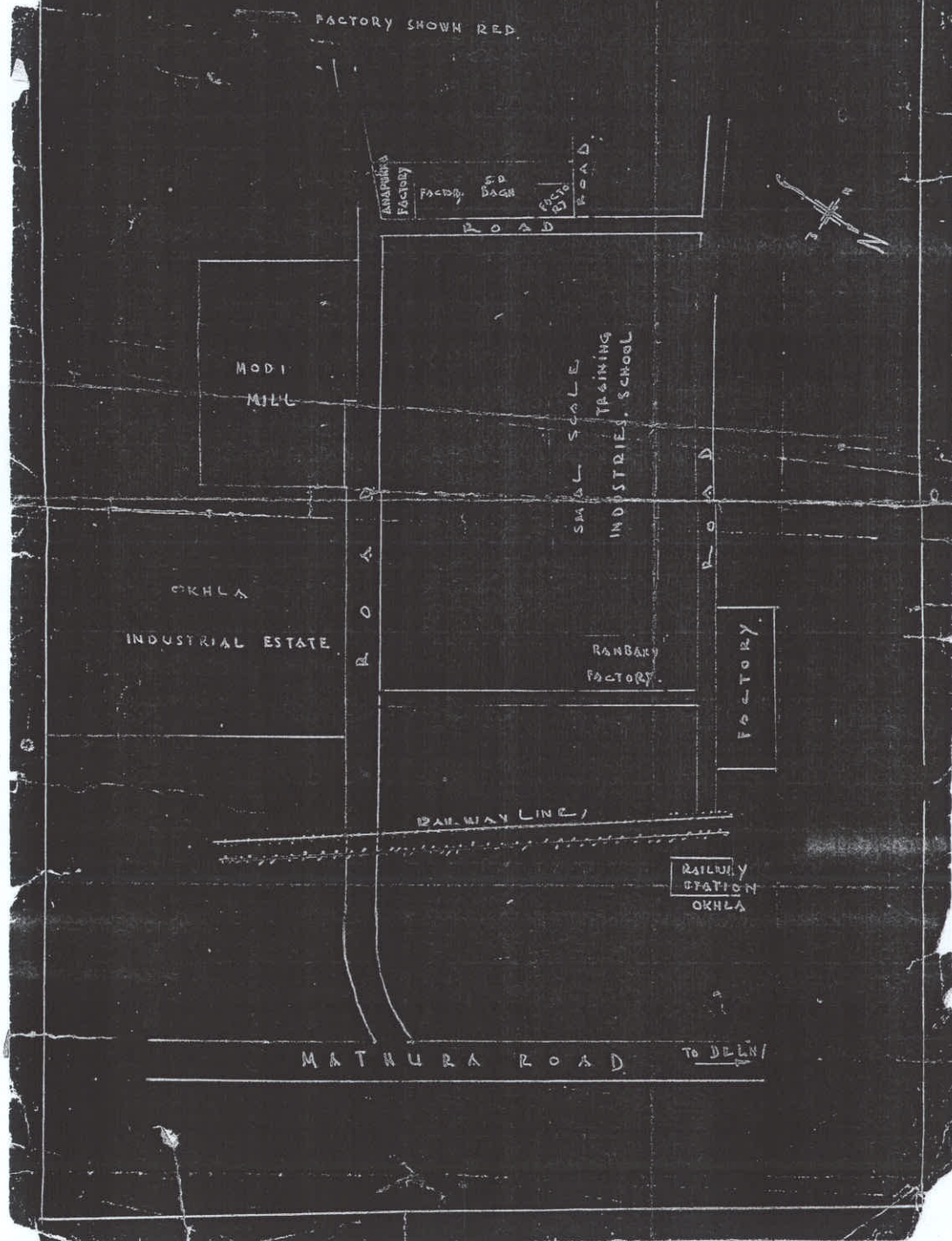


29/11/65

KEY PLAN SHOWING THE FACTORY UNIVERSAL TIN WORKS
AT OKHLA INDUSTRIAL AREA OKHLA, DELHI.

APPLICANT:—

FACTORY SHOWN RED.



8/5

ANNX. D

1. सावधानी के लिये पानी की दो
और रेत की दो बाल्टियां तथा शाल
यन्त्र व्यवस्थित रखें।

30 अप्रैल के
विभाग में कर लीस की जायेगी।

नवीकरण 1 मार्च से 30 अप्रैल तक होगा।

100/ND5/12/27/566/8904

दिल्ली नगर निगम

(फैक्ट्री लाइसेंसिंग विभाग)

फीस वापिस नहीं होगी

80 की लाइसेंस संख्या **No 29926 New**

आस्वीकृत क्षेत्र

तदर्थ नीति

दिल्ली नगर निगम अधिनियम, 1957 की धारा 196/197(1) के अधीन लाइसेंस।

1. प्रीमियो/संवन्धी **M/s. Metal Cans (India) Prop. Mrs. Karsta Gang Wasi**
 वि के लिए **Near Shamliha Dargah, Bagan, Chakla 9, Delhi New 94 (Gurgaon) ND5**
 हो के दौरान दूसरी ओर दी गई पाबन्दियों तथा शर्तों के अधीन **Tim. Containers, P.P. Cabs. Advertisement Boards etc**
 चलाने के लिए पूर्णतः अस्थायी आधार पर लाइसेंस दिया जाता है। इस लाइसेंस के लिए वसूल की जाने वाली फीस, जो कि दिल्ली नगर निगम अधिनियम की
 3/1930(2) के अधीन नगर निगम की स्वीकृति से निगमयुक्त द्वारा नियत की गई है, केवल रु. **Rs. 816/-**
Eight Hundred Sixteen Only

है और जो कि इस कार्यालय में जी.पी. रसीद सं. **504028** द्वारा

को अदा की गई थी।
Adt Order dated 22/10/79

निरीक्षक

लाइसेंसिंग अधिकारी (फैक्ट्री)

दिल्ली नगर निगम

30026 नवीकरण 19/8/87 224/- 31/3/88 281-387

क्र. सं.	लाइसेंस संख्या	लाइसेंस रद्द करने की तिथि	हस्ताक्षर लिपिक/निरीक्षक	ला. अधि. (फै.) के हस्ताक्षर
05	204/80	204/80	31-3-81	
69	204/81	204/80	31-3-82	
0	204/82	204/80	31-3-83	
12	204/83	204/80	31-3-84	

22 26/4/88 204/- 31-3-85 281-387

Handwritten signature

52 (एल) / P. 52(L)



स्थानीय / Local

दिल्ली बिक्री-कर अधिनियम, 1975 की धारा 23(A) के अधीन निर्धारण के आदेश का प्रपत्र
Form of order of assessment Under Section 23 () of the Delhi Sales Tax Act, 1975

क्षेत्र संख्या / Ward No. 36

मैसर्स :- रत्न पैकेजिंग, 94-शम्भुदयाल बाग,
नई दिल्ली.

1. व्यापारी का नाम व पता / Name & address of the dealer

2. व्यापार का स्वरूप / Nature of Business

3. रजिस्ट्रेशन प्रमाण-पत्र संख्या / Registration Certificate No.

रत्न/36/122055/0187

4. निर्धारण की अवधि / Period of assessment

1986-87

5. धारा व उप-धारा जिसके अधीन निर्धारण किया गया
Section & Sub-section under which assessment made

25(3)

6. पिछले दो वर्षों का विवरण वर्ष / Years
G.T.O./T.T.O. and T.A. for the last two years

वर्ष / Years

(i) कुल बिक्री / Total Sales

(ii) कर योग्य बिक्री / Taxable Sales

(iii) निर्धारित कर / Tax Assessed

7. सर्वेक्षण/जांच पड़ताल की तिथि / Date of survey/inquiry, if any

निर्धारण आदेश / ASSESSMENT ORDER

उपरोक्त व्यापारी टिन कंटेनर्स एवं मेटल कंटेनर्स को पुनः बिक्री का कार्य करते हैं। इनके पंजाब को करदेयता एवं दायता दिनांक 23.1.87 से निर्धारित है। व्यापारी का यह प्रथम कर निर्धारण है और जारी किये गये नोटिस एक्टो-13 के अनुपालन में मेरे जनवरी श्याम सेठो, अधिकृत व्यापारी के अधिकृत प्रतिनिधि के रूप में उपस्थित हुए। व्यापारी को उपरोक्त अवधि के लिए चौथी तिमाही को विवरण देना था जोकि देरी के दायित्व को गवो है, अवहेलना के लिए व्यापारी पर रुपये: 100.00 का अर्थ दण्ड एवं रुपये: 117.00 का व्याज भी आरोपित किया जाता है।

व्यापारी को और ले लेना पुस्तकें, कैलकुलेशन और क्रय-विक्रय के पर्चे प्रस्तुत किये गये जोकि सामान्य रूप में पाये गये। उनकी ओर से व्यापार व्याख्या और बिक्री तालिका की प्रति नही दी गयी और पत्रावली पद उपलब्ध है। दिये गये बिक्री के आंकड़े मेल करते हैं। अन्तर्भाव पर केन्द्रिय आदेश में विचार किया जायेगा। पत्रावली पर कोई विपरीततथ्य नहीं है। कर निर्धारण इस प्रकार है:-

Photo Copy Attested

आरो... 2/-

ANNX. F

Telegram "VIDYUT" NEW DELHI

Telex No. 031-3765 DESU IN

दूरभाष :

दिल्ली विद्युत प्रदाय संस्थान

(दिल्ली नगर निगम)

स्थान : वाणिज्य विभाग, दूसरी मंजिल,
जिला नेहरू प्लेस, नई दिल्ली-110019

क्रमांक सी.एस.डी. ने.प.आई.पी. /

दिनांक 31 मार्च, 1989

मैसर्स यूनीवर्सल टीन वर्क्स,
1522/238,
न-मदीक शम्भू दयाल बाग,
ओखला औद्योगिक इस्टेट,
नई दिल्ली-110020

विषय :- भार प्रमाण-पत्र :

महोदय,

उपरोक्त विषय पर आधारित कृपया अपने आवेदन-पत्र
दिनांक 31.3.1989 का अवलोकन करें। इस सम्बन्ध में आपको
सूचित किया जाता है कि आपके उक्त परिसर में लगे आई.पी. कौशान
जो कि आपके नाम पर है, का स्वीकृत भार निम्न प्रकार है :-

कौशान संख्या

स्वीकृत भार

कौशान लगाये जाने की तिथि

9/6567996 आई.पी. 15 पन्द्रह हजार पावर 15.9.1973

उक्त भार प्रमाण-पत्र आपके अनुरोध पर जारी किया
गया है।

भवदीय

सहायक अभियन्ता

सी.एस.डी. ने.प.आई.पी. जिला नेहरू प्लेस

K. P. Singh

