



Date: Thu, 29 Mar 2012 15:34:11 +0530

From: DK JAIN &lt;chairman@luxoroffice.com&gt;

To: [vedda@dda.org.in](mailto:vedda@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

OFFICE OF THE DIR (PIO.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 4010  
Dated 8/6/12

for  
29/3  
Com 1875-11

Dear Sir,

Please find enclosed scanned copy our letter dated 23<sup>rd</sup> 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

g/ant  
11/6  
AD (P.S. III)



## OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

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

Tel. : 32602638, Telefax : 26318190

E-mail : oieassociation@gmail.com

Ref: OIEA/Redevelopment-77/2011-12

23<sup>rd</sup> March 2012

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

Com (P) - 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".

Annuence (P)

anu

H-310

Vikas puri

New Delhi-10

11.03.2001

The Director of Vigilance  
MCD, Civil Lines Zone  
MCD Building  
Civil Lines  
Delhi-6

Re: Unauthorized/illegal construction  
beyond permissible limits in violation  
of Building By-laws.

Sir,

I am a resident of H-310, Vikaspur, New Delhi.  
I am writing this letter on behalf of my aged senior citizen  
father who is the owner of this house.

The Block H consists of houses which are  
one side open with no back lanes. The by-laws provide for an  
open space in the front and in the back in addition to the  
open shaft by the side of the kitchen.

The houses in our block are constructed but  
to back and when all houses follow Building by-laws made by  
MCD, an open duct is created to provide air and sun to the  
buildings. In the absence of back lanes, it is all the more necessary.  
Unfortunately, not everybody seems to be following the by-laws.

No. of houses adjacent to our houses, as  
to the rear have clearly flouted these Building by-laws depriving  
us of legitimate sunlight, ventilation, privacy, security, safety.  
A few of these houses are H-309, 312, 313, 314, 315, 316 respect

The boundary walls at the back are  
constructed without foundations at the back. Further, these  
boundary walls, by the adjoining house owners are used to  
raise structures upto three storeys with 4" walls in total  
contrary to safety measures making our building vulnerable  
to risk specially during contingencies of earthquakes and  
other natural disasters.

As you are well aware Delhi is prone  
to earthquakes (lies in seismic Zone IV) as per Indian  
Meteorological Dept. these buildings can come down like  
back of cards in case of any such eventuality and  
do more harm to our already neighbouring old houses.

Annexure 6

constructed the house leaving sufficient space free at the back in conformance with the construction by laws.

6. In the absence of enough sunlight and air circulation, building of ours shall not only be more prone to damage but also will lead to damp and unhygienic living conditions specifically for the aged.

7. A few of these houses have already completed this form of illegal construction and it is underway for the remaining (House Nos H-314 and H-315)

8. In view of the above, it is requested an immediate action should be taken to

- (a) carry out a survey to isolate the buildings which really violate the by-laws
- (b) This should be followed by suitable action to remove unauthorised construction
- (c) Immediate / emergent steps be taken to stop currently on going extensions / construction (like in House No H-314 and H-315) to avoid further deterioration of living environmental conditions in the area.

9. The way these residents are blatantly going about construction task with total disregard to structural safety and building by laws, it appears it may be in conformance with the authorities responsible for keeping a check on such activities.

10. It is once again requested that suitable remedial steps be taken urgently and we are given our right as per our entitlement.

11. To avoid any dis harmony and harassment to the senior citizens law abiding complainant, the name should not be revealed.

Hoping for an early action

Copy to : The S. Governor  
Sec. Ujjayini  
6 Raj Nivas May  
Well - 54.

Yours faithfully  
Anu  
( Anu )

Anurag

Anu  
H-310  
Vikas Puri  
New Delhi-16

10.6.90

Sh. Jagmohaiji,  
The Minister for Urban  
Development and  
Poverty Alleviation,  
Room No 104, C Wing  
Minister Bhawan  
New Delhi - 110001

Re: Unauthorized / illegal construction  
beyond permissible limitation  
violation of Building By-laws.

Sir,

I refer to my letter dt 10.3.90 addressed  
to the District of Vigilance, MCD and copy endorsed to  
the Lt Governor Sh. Vijay Kumar (copy endorsed for your  
ready reference)

I had slightly explained in the  
letter dated above the way building by-laws being  
blatant by flouted in and around our house are depriving  
us of legitimate privileges / ventilation / privacy / security  
and safety.

In spite of my verbal requests to  
the local authorities and the District Complaints Redress  
to the District of Vigilance MCD and the Lt Governor,  
no action has been taken so far. The illegal extension/  
construction is still going on. Kindly help us urgently  
by taking remedial steps to avert further deterioration  
of living / environmental conditions and risk in case  
of any eventuality.

Hoping for an early action.

Yours Faithfully

Anu

(Anu)

Dt 10.6.90

Enclosed: Copy of letter addressed  
to Lt Governor's  
District of Vigilance MCD

## 118



ANNEXURE D

Annexure D - Sec 50(b)  
The historic area of Delhi  
city including Yamuna

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for using ten of the  
their denationalized  
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and to

1 D A  
ANNEXURE D

GOVERNMENT OF INDIA  
MINISTRY OF PLANNING  
AND ECONOMIC AFFAIRS  
NEW DELHI

THIS DRAWING AND ALL INFORMATION  
CONTAINED HEREIN IS UNCLASSIFIED  
DATE 10/10/2010 BY 60320/PA/2010/47



