



OKHLA INDUSTRIAL ESTATE ASSOCIATION (Regd)

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I-16

Ref: OIEA/Redevelopment-77/2011-12

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To

23rd March 2012

Shri Kamal Nath
Hon'ble Union Minister
Ministry of Urban Development
Nirman Bhavan
New Delhi

OFFICE OF UDM

Dy. No. 1229

Date 29/3/12

MPD Renew

29/3

PS to UDM
See (u)

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

Respected 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".

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: -

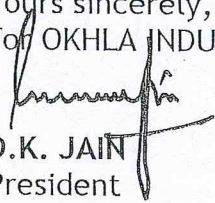
"1.5 times existing permissible FAR would be also allowed as per provisions of Notification No. S.O. 683 (E) dated 1.4.2011 for all sheds of on a plot area of 1000 sqm and above individually or even becoming 1000 sqm and above by amalgamation in the Existing Industrial Areas, either on the already built 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