

**OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
C.P.O. BUILDING : KASHIMERE GATE : DELHI.**

No.F.3(8)/Land/CI/97/Misc./ 1240 to 1252

Dated : 23-8-98

ORDER

In supersession of order No.F.3(8)/Land/CI/Misc./1060 to 1072 dated 07.08.1998, I am directed to convey the sanction of the Hon'ble Lt. Governor, to permit the allottees of Industrial sheds in Okhla Industrial Estate to either replace the existing roofs with concrete roof or re-construct the sheds on the plot of land as per the existing bye-laws with the prior approval of M.C.D. No betterment charges will be charged for this purpose from the allottees of the Okhla Industrial Estate.

The maximum FAR permissible in this area is presently 125%. Municipal Corporation of Delhi may consider intimating in writing to the Association about the permissible height of a concrete roof in the area so as to preclude the need for individual applications before the M.C.D. only in case of replacement of roofs.

Lt. Governor has also sanctioned the usage of ideal strips of land adjacent to each shed for temporary structures at a fee of Rs.10/- per Sq.m. per month.

(ACHLA SINGH)
DEPUTY SECRETARY (INDUSTRIES)

Copy to:-

1. The Commissioner of M.C.D., Town Hall, Delhi.
2. The Vice Chairman, D.D.A., Vikas, Sushan, I.N.A., New Delhi.
3. The Secretary, P.W.D., Govt. of N.C.T. of Delhi, Vikas Sadan, I.N.A., New Delhi.
4. The Deputy Commissioner of Police, Hauz Khas, New Delhi.
5. The Addl. Deputy Commissioner of Police, Hauz Khas, New Delhi.
6. The Executive Engineer, P.W.D., I.I.T., Hauz Khas, New Delhi.
7. P.S. to Lt. Governor, Raj Niwas, Delhi.
8. P.S. to Chief Minister, Govt. of Delhi.
9. P.S. to Minister of Industry, Delhi.
10. The Dy. Director of Industries (Land), Govt. of N.C.T. of Delhi.
11. P.S. to Chief Secretary, Govt. of N.C.T. of Delhi.
12. The Estate Manager (Okhla), Deptt. of Industries.
13. The President, Okhla Industrial Estate Association, Okhla, New Delhi.

*Received on 9/10/98
Shreeji Estate Manager's office
144
9/10/98*

THE SCHEME FOR TRASFER/CONVERSION REGULARIZATION ON OUTRIGHT SALE BASIS/TERMS AND CONDITION

c/139

SALIENT FEATURE OF THE SCHEME

1. The Scheme covers the following work spaces under CWC
 - a. All work spaces allotted to individuals by draw of lots on Out Right Basis.
 - b. All the works spaces allotted to individual by draw of lots on Hire Purchase Basis.
 - c. All work spaces allotted to individuals on licence fee basis.
2. The Scheme provides for opportunity to present occupants and the original licence/allottees to get the work space transferred in their name on outright basis on payment of cost of work space and regularization charges. It would be compulsory for all present occupants/including Original allottee to avail of this scheme or face eviction.
 - . One time Transfer/Regularization charges for work spaces
 - . On Hire Purchase basis or
 - . On outright sale basis
 - . and the rate applicable are as follow:-

TRANSFER CHARGES

West

Naraina, Jawalपुरi, Nangloi
(Rs. 170 per Sq.Ft./Rs. 1829.20 per Sq.Mtr.)
Sulatnpuri, Madipur, Mangolpur
(Rs. 135per Sq.ft./Rs. 1452.60 per Sq.Mtr.)
Shakurpur, Hastal, Khyala, Raghbir Nagar, Tikai Vihar
(Rs. 100 per Sq.ft./Rs. 1076 per Sq.Mtr.)

South

Garhi
(Rs. 135 per Sq.ft./Rs. 1452.60 per Sq.Mtr.)
Kotla Mubarakpur
(Rs. 170 per sq.ft./Rs. 1829.20 per Sq.Mtr.)
Dakshinpur, Madangir, Tigri
(Rs. 120 per Sq.ft./Rs. 1291.20 per Sq.Mtr.)
(Rs. 135 per Sq.ft./Rs. 1452.60 per Sq.Mtr.)

Kalkaji

East

Kalyanpur, Khichripur, Himmatpur, Jhilmil,
Nand Nagri, New Seelampur, New Seemapuri,
Seelampur, Seemapuri, Trilokpur
(Rs. 45 per Sq.ft./Rs.484.20 per Sq.Mtr.)

North

Jahangirpur, Wazirpur, Sangam Park
(Rs. 85 per Sq.ft./Rs. 914.60 per Sq.Mtr.)

Kabir Basti

(Rs. 100 per Sq.ft./Rs.1076 per Sq.Mtr.)

Central

Mata Sundri Road
(Rs. 360 per Sq.ft./Rs. 3873.60 per Sq.Mtr.)

ONE TIME CONVERSION SCHEME FOR WORK SPACES ON LICENCE FEE BASIS

3. The scheme for conversion from licence fee basis to outright basis is open from immediate effect.
4. The Original Licensees/Present Occupants shall pay the cost of work spaces for getting the property converted in their name. All licensee shall pay the up-to-date licence fee (if in arrears) as per the provision of licence deed failing which the DSIIDC shall be entitles to evict them in accordance with law.
5. The cost of work space in addition to transfer charges shall be as follows which will be uniformly applicable in all community work centres:-

Ground Floor	Rs. 1029.73 per Sq.ft.
First Floor	Rs. 1029.73 per sq.ft.
And Above	
6. Those present occupants who are not the original licencees/allottee but have purchased the property by way of P.O.A., can also get the property transferred in their name, by payment of transfer/regularization charges alongwith cost of the work spaces as specified at column (2) and (5). In any case these occupants also shall pay up-to-date licence fee alongwith interest thereon as per the provision of Licence Deed.
7. Those applicant who apply for Transfer and Regularization of the work space can make the payment towards the cost of the work space only in two installments within a period of 3 month from the date of his application. However, DSIIDC reserve the right to notify change in the cost of work space on expiry of the scheme.
8. The transfer charges will also have to be paid by the transferee in accordance with clause no.2 above which shall not be adjusted towards the cost.
9. Before the conversion is allowed the allottee/transferee will have to clear licence fee and all other outstanding dues including penal interest payable in respect of the work space.
10. The Licence Fee (Principal only) already paid by the original allottees shall be adjusted against the cost.
11. The allottee/present occupant shall be liable for the payment of Ground Rent and Maintenance charges, as may be levied by the competent authority from time to time.
12. This scheme is compulsory for all the present occupants who are not the original allottee and have made the purchase by the way of P.O.A as also all original licence.
13. In case where the work space has been initially allotted on hire purchase basis, the present occupant shall clear all the dues as on date along with all balance payment towards the cost of the work space as per the Hire Purchase agreement alongwith the stipulated Transfer Charges as detailed in column No. (2) above to enable the DSIIDC consider his application for transfer.
14. Transfer of allotment of work space shall be without prejudice to the right of DSIIDC/any local authority to take action in regard to the misuse of the work space with reference to the Master Plan, Zonal regulation and Building Bye laws.
15. In case where Conveyance Deeds have not been signed transfer will be allowed provided that the non-execution is due to same administrative reasons only. The total value of transfer charges paid shall be cleared defined in the Conveyance Deed.
16. In case where the work space has been mortgaged to any financial institution the transfer will be permitted only on submission of a "No Objection Certificate" from the concerned financial institution.
17. In case of any legal dispute relating to the title of the work space, transfer shall not be allowed unless the legal dispute is settled and proof such settlement is submitted before the Competent Authority of DSIIDC.

18. In case of any dispute between the original allottee and the Power of Attorney holder, application for grant of transfer will be entertained only after the dispute is settled.
19. In case where an application for mutation or substitution is pending, the transfer will be allowed only after the necessary mutation/substitution has been carried out.
20. The transfer shall be allowed in case where the original allottee has parted with the possession of the work space, provided that,
 - a. Application for transfer is made by a person holding the power of attorney from the original allottee to alienate (Sell/transfer) the property.
 - b. Clear proof is given of possession of the property in favour of the person in whose name transfer is being sought.
 - c. Where there are successive power of Attorney, transfer will be allowed after verifying the factor of possession provided that linkage of the original allottee with the last Power of Attorney is established and attested copies of all the Power of Attorney are submitted.
21. The transfer would be allowed only in case where industrial activity is in progress or where an undertaking is given that industrial activity would be started with in one month from the date of transfer.
22. Except where otherwise provided for in case of any dispute with regard to any interpretation of the terms of these conditions or any other matter connected with these conditions the same shall be decided by the MANAGING DIRECTOR DSIIDC or by any sole Arbitrator/person appointed by the MD DSIIDC. The dispute shall be decided in accordance with the provision of the Arbitration and cancellation Act and his decision on the interpretation of these terms would be final.
23. DSIIDC reserves its right to add, modify or delete any of the terms and conditions as may be necessary from time to time.
24. The mode of remittance of transfer charges and all other payments will be by way of Pay order/Bank Draft payable at Delhi in favour of Delhi State Industrial & Infrastructure Development Corporation Limited, The remittance required to be made must be rounded off to the nearest Rupee.
25. All application for transfer of work space shall be made in the prescribed format and should accompany the following documents.
 - a. Undertaking in prescribed format duly attested by Notary Public/First Class Magistrate (Annexure 'A')
 - b. Affidavit in prescribed format duly attested by Notary Public/First Class Magistrate (Annexure 'B')
 - c. Indemnity Bond in prescribed format duly attested by Notary Public/First Class Magistrate (Annexure 'C')
 - d. Copy of POA(s) along with sale agreement duly attested by Notary Public/Gazetted officer.
 - e. Proof of physical possession of the work space by the person in whose name the transfer is sought along with indemnity of the person duly certified/attested by Notary Public/Gazetted Officer.
 - f. Four Passport size photograph of the person in whose favour the transfer is sought along with the specimen signature duly attested by Notary Public/Gazetted Officer.
 - g. Original NOC from the Mortgagee (s) duly attested by Notary Public/Gazetted Officer.
 - h. Copy of MCD licence, of any obtained by the present occupant for carrying out his works.
 - i. Attested copy of the original allotment letter/documents issued by DSIIDC in favour of the original allottee.
 - j. In case of inheritance, all documents like will, No objection certificate, by other legal heirs, relinquishment deed etc.

26. All documents as prescribed shall be submitted along with the application forms, which shall also make mention of the amount payable in the following format:-

- (i) Rate of cost of work space applicable
- (ii) Amount payable as cost (Area of work spaces X Rate of Land –Licence Fee already paid – principal only (Only for original allottee). For unauthorized occupants Licence Fee paid will not be adjusted.
- (iii) Transfer charges as applicable.

27. The revised Licence Fee shall have to be paid as already notified with effect from 1st July, 2015 which will be for all the work spaces under Licence Fee Scheme are as under :

S.No.	Zones	Monthly Licence fee effective from 1st July 2015
1.	East Kalyanpuri, Khichripur, Nand Nagri (I & II) New Seelampur, Seemapuri, Trilok Puri	Rs. 14/- per sq. ft.
2.	West/North • Naraina, Jwalapuri, Jahangirpuri (I & II) • Sultanpuri (I & II), Madipur, Mangolpuri (I, II & III) • Wazirpur, Shakurpur, Hastal, Khyala, Raghubir Nagar	Rs. 18/- per sq. ft.
3.	South • Garhi • Dakshinpuri, Madangir, Tigri • Kalkaji	Rs. 23/- per sq. ft.

NOTE

All possible care has been taken to give up-to-date and correct information in this Brochure. If inspite of all this, any error or commission in the printing of the Brochure is detected by the concerned transferee/allottee, they should bring it to the notice of the M.D. (DSI IDC) in writing for rectification. The Delhi State Industrial & Infrastructure Development Corporation Limited, reserves the right to add, modify, substitute or delete any stipulation as contained in this Brochure, which for any administrative/policy decision or for any other reasons whatsoever, become necessary.