

C/11/10
C/36

DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORP. LTD
UDYOG SADAN, 4th FLOOR, 419 FIE, PATPARGANJ, DELHI-92.
(RELOCATION DIVISION)

No.DSIIDC/RL/CM/Apl.11011/2010

Dated : 22.4.2010

With a view to have the uniform policy/method for calculating the UEI(Unearned Increase) charges in the cases of change of constitution of firms, it has been decided that the instructions circulated vide order dt. 27.9.1999 of Dy. Secretary (Industries), Govt. of NCT of Delhi (copy enclosed) should also be followed in industrial plots under Relocation Scheme. The relevant part of this order as applicable in Relocation cases is given as under:-

“ That the effective date for charging unearned increase charges is the actual ~~of~~ date of transaction/charges with regularization charges/ interest till the date of application as per Land Management Guidelines of the govt.”

Sl. No. 1. *Sl. No. 1. 23/4/10* This issues with the approval of CMD, DSIIDC/C.I., at page N/12 in the file of M/s Manas Industrial Corporation bearing Application No.11011 (photocopy enclosed for ready reference).

Sl. No. 2. *Sl. No. 2. 23/4/10* Encl.: As Above.

Sl. No. 3. *Sl. No. 3. 23/4/10* To *23/4/10*

Sl. No. 4. *Sl. No. 4. 23/4/10* All Managers/DAO/DAM, Relocation Division.

Sl. No. 5. *Sl. No. 5. 23/4/10* Copy for information to :

1. G.M. (RL)
2. C.M. (RL).
3. Sh. Dinesh Khetrpal, D.M.(RL).

Sl. No. 6. *Sl. No. 6. 23/4/10*

Sl. No. 7. *Sl. No. 7. 23/4/10*

Sl. No. 8. *Sl. No. 8. 23/4/10*

(Ram Phal)
Divisional Manager(Policy).

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE COMMISSIONER OF INDUSTRIES

410, FIE, UDYOG SADAN, PATPARGANJ INDUSTRIAL ESTATE, DELHI - 110 092

P.CI/DCI (BIE)/2008/ 3973-90

Dated: 5/10

CIRCULAR

In continuation of this office letter No.PS/DCI/PC/2005/CI/1730-47 Dated 11.11.2009 the Lt. Governor, Delhi is pleased to notify the provisional market rates for disposal of land and for charging un-earned increase of industrial land allotted/being allotted by Industries Department/DSIIDC Ltd. at Narela, Patparganj, OIE & OIA, Badli, Jhilmil and Bawana Industrial Estates as per details given below:-

Sl. NO.	Name of Industrial Area	Rate of industrial land (in Rs. Sq. mtr.) for 2010-2011
1	Patparganj Industrial Area	37,549.00
2	Jhilmil Industrial Area	37,549.00
3	Badli Industrial Area	36,469.00
4	Narela Industrial Area	36,469.00
5	Bawana Industrial Area	36,469.00
6	Okhla Industrial Estate	58,032.00
7	Okhla Industrial Area	54,809.00

The UEI should be calculated by taking the difference of market value on the crucial date and the original premium/last approved transaction as the case may be as the relevant factor. The crucial date of determining the market rate for calculation of UEI would be the date of transaction, whether in the form of sale/transfer of shares etc. In case of WILLS which is not in blood relation, the date would be the date of death of lessee/allottee. The amount of UEI thus calculated on the basis of crucial date would be updated @ 18% simple interest till the date of intimation of transfer/application for mutation is received complete in all respect.

(A.R. TALWADE)
ADDL. SECRETARY (INDUSTRIES)

DELHI STATE INFRA
FLOOR NO. 412,

INFRASTRUCTURE DEVELOPMENT CORPN. LTD.
3RD FLOOR, PATPARGANJ, DELHI-92.
(RELOCATION DIVISION)

C/53

No. DSIIDC/RL/Appl.No.12913/Refund/2012 / 666

Dated: 13.08.2012

Office Circular

The existing refund policy / practice being followed by Relocation Division in voluntary withdrawal cases, under the Relocation Scheme, has been reviewed and the policy decision taken now with the approval of CMD, are as follows:-

1. With a view to maintain uniformity, the existing practice of refunding cost of plot i.e. principal amount only in full payments cases may be continued as such including the part payments cases also now, which means that the interest component on delayed payments including credit of interest in cost, if any, allowed in case of Bhorgarh plots, may not be refunded.

As far as the forfeiture of EMD is concerned, the same can not be forfeited at this stage because it is in the nature of initial deposit as per the cabinet decision and earlier all such refunds have been made without forfeiture of EMD.

2. The processing charges of Rs. 10,000/- are to be deducted henceforth instead of the existing amount of Rs 2,500/- in each case while making refund of cost of plot in voluntary withdrawal / refund requests under the Relocation Scheme.
3. In addition to the closure affidavits being taken in voluntary refund cases, it has now been decided to write to concerned Municipal Corporation also regarding closure of Industrial functioning at old factory premises in non-conforming / residential areas because the issue of closure of units relates to Municipal Corporation.

The photocopy of CMD's approval obtained in file of M/s. S.P. Jain & Sons (application no. 12913) at p-N/8 to N/14 to above effect, is also linked herewith.

(V.K. Garg)
Dy. GM (RL)

Encl.: as above

✓ All concerned
RL Division

Copy for information to:-

1. P.S. to E.D.
2. P.S. to G.M./F.A.
3. C.A.O. (HQ)

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

No. DSIDC/ER (CD)-III/11.199/108 / 15/c 21
To,

Dated: 11/9/01

The Chairman & Managing Director,
D.S.I.D.C.,
R-16, Bombay Life Building,
Connaught Place,
New Delhi-110 001.

Sub: Revision of rates in the Industrial Plots to be allotted in the areas of
Palpurganj, Narala, Jhilmil and Badli.

Sir,

The Government of India is pleased to notify the rates of Industrial land being
allotted by DSIDC at Palpurganj, Narala, Jhilmil and Badli under the relocation scheme
as under:-

S.No.	Name of the Scheme	Amount payable (per Sq. Mtr.)
01.	Narala	Rs. 5,400/-
02.	Palpurganj	Rs. 7,500/-
03.	Jhilmil	Rs. 5,400/-
04.	Badli	Rs. 5,400/-

The above rates of land are to be made applicable to the allotment offers made on
or after 01.2.2001. Next revision is to be taken up in Dec. 2001 to be effective from
01.01.2002 and these rates are to be reviewed on an annual basis.

Yours faithfully,

(R.K. MISHRA)
DY. SECRETARY INDUSTRIES

NOT-READABLE

20073
24/6/19
GOVT. OF NCT OF DELHI
OFFICE OF THE COMMISSIONER OF INDUSTRIES
419 FIE, PATPARGANJ INDUSTRIAL AREA, DELHI-110092

No. F. DCI (BIE)/02/-09/CI/1586-94

Dated: 18/06/2019

ORDER

Sub: - Extension of time for building construction in leased/allotted plots at Bawana-II(Bhorgarh) Industrial Estate.

Hon'ble LG is pleased to extend the period of building construction on allotted/leased plots at Bawana-II(Bhorgarh) industrial Estate of Delhi for two years from the date of issue of this order.

The policy for levy/calculation of composition fee towards belated construction of building on allotted/leased plot at the above area will be as given below:

Year from date of execution of lease	Penalty (Rs. Per Sq. Mtr.)
Up to 3 Years	Nil
4th Year	10.00
5th Year	20.00
6th Year	120.00
7th Year	130.00
8th Year	140.00
9th Year	150.00
10th Year	160.00

(Vinod Kumar)

Dy. C.I (Land Coordination)

Dated: 18/06/2019

No. F. DCI (BIE)/02/-09/CI/1586-94

Copy to:-

1. Pr. Secretary to Hon'ble L.G., Raj Niwas, Delhi

2. Dy. Chief Secretary, Govt. of NCT of Delhi, Delhi Secretariat,

Contd...

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GOVT. OF NCT OF DELHI
OFFICE OF THE COMMISSIONER OF INDUSTRIES
419 FIE, PATPARGANJ INDUSTRIAL AREA, DELHI-110092

F. No. DDI/(Land)/Policy/CI/97/624-627

Dated: 14/10/2020

14-10-2020

ORDER

In partial modification of the Order No. F. No. DDI/(Land)/Policy/CI/97/76-81 dated 31.01.2008, the Competent Authority is pleased to modify Para relating to "Interest Rates" on belated payment in land matters with prospective effect as under:-

Sl. No.	Existing Provision	Modified Provision
1	18% simple interest shall be charged on all belated payment except in those cases where specific rate of interest has been prescribed in the lease / rent agreement. However, case where Compound interest has already been charged shall not be reopened.	The interest rate on delayed payment towards any matter related to industrial properties allotted on lease hold basis by Industries Department DSIDDC shall be charged @ 10% per annum (simple interest). The interest rate which is being charged less than 10% in case of those properties where such lower interest rate is prescribed in the lease deed, will continue to be charged as earlier.
2	Further, interest rate on belated payment of Restoration Charges shall be charged @ 12.5% per annum where delay is 30 days or less or @ 15% per annum for the period exceeding 30 days.	

(Vinod Kumar)
 Dy. Commissioner (Industries)
 Dated: 14/10/2020

F. No. DDI/(Land)/Policy/CI/97/624-627

Copy forwarded to:

1. PS to Hon'ble Lt. Governor, Raj Niwas, Delhi-110054.
2. Secretary to Minister of Industries, Govt. of NCT of Delhi, Delhi Sachivalaya, I.P. Estate, New Delhi.
3. Managing Director, DSIDDC, N-35, Bombay Life Building, Connaught Circus, New Delhi.
4. OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi Sachivalaya, I.P. Estate, New Delhi.

(Vinod Kumar)
 Dy. Commissioner (Industries)

Delhi State Industrial and Infrastructure Development Corporation Ltd.
MC [Redacted] Box Building, Ring Road, Lajpat Nagar, New Delhi
(Industrial Estate Management Division)

No. DSIIDC/MC [Redacted] 020/223

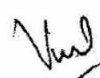
Dated: 04.02.2021

ORDER

Delhi Industrial Development Operation and Maintenance Act, 2010 empowers the Delhi State Industrial and Infrastructure Development Corporation Limited (DSIIDC) for securing orderly establishment of and assistance in maintenance and operation of industrial areas and industrial estates in the National Capital Territory of Delhi.

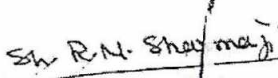
Therefore, in exercise of the powers conferred under Section 6 of the DIDOM Act, 2010 read with Rule 8 of the Delhi Industrial Development Operation and Maintenance Rules, 2011, DSIIDC, having regard to the expenditure involved in providing services & amenities in the industrial areas (listed as Annex-A) which are handed over to /developed by DSIIDC (except in Narela and Bawana Industrial Area, where these charges are already being levied), hereby fixes service charges that shall be levied and collected from the allottees/users of these Industrial areas from the 1st day of January, 2021 (i.e. 01.01.2021), at the provisional rate of Rs. 13.65 per sq. mtrs. per month on the allotted plot/shed area. In respect of multi-storied properties, the above rate shall be levied in proportion to the respective land share of the allottees/users.

This rate shall be revised annually in the month of April, based on the cost index as per IT Act. Further, the said provisional rate will also be subject to adjustment after finalising the rates as per Rule 8 of the DIDOM Rules, 2011.

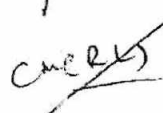

(Vijit Singh)
Div. Manager (IEM) Policy

may please like to see

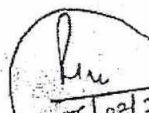

11/02/21


OSD (C/S)

File for record.


11/02/21

No action is required to be taken on the part of ~~DSIIDC~~ Relocation Division. It is for the Estate Managers to collect the dues as above. Kindly see for inf. Pl.


05/02/21

Copy to:

1. All Allottees / users of Industrial Areas handed over to /developed by DSIIDC.
2. CM (Relocation)
3. CM (IEM) / DM (IEM) North/ DM (IEM) South
4. CM (REM)
5. CAO (IEM) /Relocation
6. Executive Engineer/ Estate Managers of the Industrial Areas with a request to display the order on Notice board of concerned site office and also to inform allottees/users through Industrial Welfare Association(s) of the area.
7. DM (IT) for uploading the order on DSIIDC website for the information of all concerned

Copy for information to:-

1. The Private Secretary to Hon'ble LG, Raj Niwas, New Delhi
2. Secretary to Minister of Industries, GNCTD, Delhi Secretariat, Delhi
3. S.O. to Chief Secretary, GNCTD, Delhi Secretariat, Delhi
4. MD, DSIIDC
5. ED, DSIIDC
6. Director Finance, DSIIDC
7. Commissioner (Land), DDA Vikas Sadan, INA, Delhi
8. Director (Land), DDA Vikas Sadan, INA, Delhi
9. Chief Engineer (IA)

138/ED/LN
9/2/21

293/RL
10/2/21

VW
(Vijit Singh)
Div. Manager (IEM) Policy

OFFICE OF
419 FIE, PATP

F NCT OF DELHI
COMMISSIONER OF INDUSTRIES
INDUSTRIAL AREA, DELHI-110092

No. F. DCI (BIE)/02/-09/CI/1586-94.

Dated:- 18/06/2019

ORDER

Sub: - Extension of time for building construction in leased/allotted plots at Bawana-II(Bhorgarh) Industrial Estate.

Hon'ble LG is pleased to extend the period of building construction on allotted/leased plots at Bawana-II(Bhorgarh) industrial Estate of Delhi for two years from the date of issue of this order.

The policy for levy/calculation of composition fee towards belated construction of building on allotted/leased plot at the above area will be as given below:-

Year from date of execution of lease	Penalty (Rs. Per Sq. Mtr.)
Upto 3 Years	Nil
4 th Year	10.00
5 th Year	20.00
6 th Year	120.00
7 th Year	130.00
8 th Year	140.00
9 th Year	150.00
10 th Year	160.00

(Vinod Kumar)

Dy. C.I (Land Coordination)

Dated: 18/06/2019

No. F. DCI (BIE)/02/-09/CI/1586-94

Copy to:-

1. Pr. Secretary to Hon'ble L.G., Raj Niwas, Delhi
2. OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi Secretariat, Delhi.

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c/73

**OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NCT OF DELHI**

419, F.I.E. UDYOG SADAN, PATPARGANJ IND. AREA, DELHI-92

No. 2008/CI/ 1206 - 123

Dated: 23/1/14

Circular

Continuation of this office letter No. DCI/BIE/2008/CI/670-682 dated 6/8/2014 the market rates for charging un-earned increase charges of industrial land allotted/being allotted by Industries Department/DSIDC at Okhla Industrial Estate, Okhla Industrial Area Patparganj, Badli, Jhilmil and Narela Industrial Estate etc are fixed as per details given below:-

MARKET RATES FOR UEI CHARGES

Sl. NO.	NAME OF INDUSTRIAL AREA	PROVISIONAL MARKET RATES FOR UEI CHARGES (IN RS. PER SQ. MTR.		
		2014-15	2015-16	2016-17
	Patparganj Industrial Area	71991	80990	91114
	Jhilmil Industrial Area	44917	50532	56849
	Badli Industrial Area	71991	80990	91114
	Bawana Industrial Area	71991	80990	91114
	Mangol Puri	80403	90453	101760
	Okhla Industrial Estate	105089	118225	133003
	Okhla Industrial Area	105089	118225	133003
	Narela Industrial Area	71991	80990	91114

The above rates are provisional as approved by the Competent Authority. Further any revision for final rates approved by Competent Authority/Lessor shall be final. The unearned increase would be charged along with the undertaking and indemnity bond by the applicant to pay the difference, if the market rates are fixed on higher side than the above rates by the Competent Authority. The above rates will also be applicable to all the applicants who have

C/271 (U/271)

on or change of constitution as per Land Management guidelines in
active years of their applications and difference in amount, if any, will be
on them depending upon the final market rates fixed by the Lessor.

(Vineet Kumar)
Dy. Commissioner of Industries (Land Co-ordination)

Dated: 23/07/19

Principal Secretary to Hon'ble LG, Delhi, Rajniwas, Delhi-110054.

Joint Secretary to Chief Minister, Govt. of NCT of Delhi, Delhi
Secretariat, Delhi-110002.

Secretary to Minister of Industries, GNCT of Delhi.

P S to Pr Secy -Cum-Commissioner (Industries), GNCT of Delhi for kind
information of Pr. Secy-Cum-Commissioner (Industries).

Special C.I/ DC I of Industries Department, GNCT of Delhi.

MS DSI IDC, N-Block, Bombay Life Building, Connaught Circus, New
Delhi-110001.

Finance Officer, Industries Department, Govt. of NCT of Delhi, Delhi-
110002.

DCI (IT) with the request to upload in the website of the Department.

(Vineet Kumar)
Dy. Commissioner of Industries (Land Co-ordination)

c/69

OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NCT OF DELHI
419, F.I.E. UDYOG SADAN, PATPARGANJ IND. AREA. DELHI-92

No.F 15/EM(BN)/O&M/CI/ 255-265
 Old No.DCI(BIE)/2008/CI

dated: 18.1.17

CIRCULAR

In continuation with this office Circular No. F.15/EM(BN)/O&M/CI/13-14/588-612 dated 08.01.2016, the market rates for conversion charges from lease hold to free hold in respect of built-up plots / sheds (except for Relocation Scheme) has been decided with prior approval of the Competent Authority (Vide Raj Niwas Diary No.24195 dated 25.11.2016) for the year 2016-17. The rates shall be applicable for plots / sheds allotted by Industries Department / DSIIDC in different areas of Delhi. The details of the provisional market rates for conversion charges as approved are given below for different areas against their names:-

S.No.	Name of Industrial Area	Provisional Market Rates for Conversion Charges (In Rs. Per sq. mtr.) for 2016-17
01	Okhla Industrial Estate	67232.00
02	FIE, Okhla Ph-II	67232.00
03	Okhla Industrial Area, Ph-I & II	67232.00
04	Patparganj Industrial Area	46690.00
05	Badli Industrial Area	46690.00
06	Lawrence Road Industrial Area	46690.00
07	Nangloi Industrial Area/ Udyog Nagar, Nangloi	46690.00
08	Kirti Nagar Industrial Area	46690.00
09	Wazirpur Industrial Area	46690.00
10	Jhilmil Industrial Area	46690.00
11	Mangol Puri	46690.00
12	Narela Industrial Area*	46690.00 (at par with Badli Industrial Area)

* Market Rates for Conversion Charges for industrial plots from lease hold to free hold, in respect of Narela Industrial Area will continue to remain at par with that of Badli Indl. Area.

Contd.....2/-

The above rates are provisional and may be revised subsequently depending upon final rates notified / circulated by DDA in this regard. The conversion amount should be charged along with the undertaking and indemnity bond by the applicant to pay the difference, if the final market rate for conversion charges is fixed on higher side than the above rates. The above rates will also be applicable to all the applicants who have applied for conversion in the respective year of their applications and difference in amount should be charged from them.


(Praveen Kumar)

DY. Commissioner (Land Co-ordination)

No.F.15/EM(BN)/O&M/CI/
Old No.DCI(BIE)/2008/CI

dated:

- 01) OSD to Hon'ble LG, Delhi, Rajniwas, Delhi-110054.
- 02) OSD to Chief Minister, Govt. of NCT of Delhi, Delhi Secretariat, Delhi-110002.
- 03) Secy. to Minister (Industries), Govt. of NCT of Delhi, Delhi Secretariat, Delhi-110002.
- 04) All Special C.I./ DCIs of Industries Department, GNCTD.
- 05) ✓ CMD, DSIIDC, N-Block, Bombay Life Building, Connaught Circus, New Delhi-110001.
- 06) Vice – President, Apex Chamber of Commerce & Industries of NCT Delhi, A-8, Naraina Industrial Area, Ph – II, New Delhi – 110028.
- 07) President, Narela Industrial Welfare Complex Association (Regd.), F – 1999, DSIIDC Industrial Complex, Delhi-110040.
- 08) President, Badli Industrial Estate, Delhi-110042.
- 09) President, Patparganj Industrial Estate, FIE, Delhi-110092.
- 10) President, Okhla Industrial Estate, Delhi-110020.
- 11) Finance Officer, Industries Department, Govt. of NCT of Delhi, Delhi-110092.


(Praveen Kumar)

DY. Commissioner (Land Co-ordination)

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~~04/285~~

DELHI STATE INDUSTRIAL & INFRA. DEVELOPMENT CORPORATION LTD.
PLOT NO.419, UDYOG SADAN, F.I.E, PATPARGANJ INDL. AREA, DELHI-92.
(Relocation Division)

NO: DSIIDC/RL/Rates of Bhorgarh/2015-16/622 Dated: 14.03.2016

CIRCULAR

In continuation to the earlier approvals upto the financial year 2013-14, Hon'ble Lieutenant Governor, Delhi is pleased to approve the fixation of the same PDR/Land Disposal Rate in r/o Bawana-II (Bhorgarh) Industrial plots for the year 2014-15, 2015-16 & 2016-17 also at Rs.15,566/- per sq.mt. under the relocation scheme.

3293

16/3


(S.B.Sharma)
Chief Manager (RL)

1. OSD to Hon'ble LG Delhi, Raj Niwas, Delhi
2. OSD to Hon'ble Chief Minister, Delhi, Delhi Sachivalaya, New Delhi
3. Secy. Hon'ble Minister (Industries), Delhi Sachivalaya, New Delhi
4. OSD to Chief Secretary, Delhi, Delhi Sachivalaya, New Delhi
5. PS to Commissioner of Industries for kind information of CI, GNCTD
6. PS to MD, DSIIDC for kind information of MD, DSIIDC
7. PS to ED, DSIIDC for kind information of ED, DSIIDC
8. Addl. Comm. Industries Deptt., GNCTD
9. General Manager, DSIIDC
10. Vice President, Apex Chamber of Commerce & Industry of NCT of Delhi
11. President, Bawana-II (Bhorgarh) Indl. plots owners Association (Regd.)
12. DM (IT), DSIIDC for displaying on the website of DSIIDC, Relocation Head/page

2193/GAD
18/3/16

CM (RL)

M. M. M.

12/3

OSD (Planning)

c/65

OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NCT OF DELHI
419 FIVE UDYOG NAGAR, RATPARGANI IND. AREA, DELHI-92

NO. F-15/EM/BN/OW/CS-19-14/1-25
Old No. DC (BIF)/2008/61

dated: 1/2-21-2016

CIRCULAR

In continuation with this office Circular No. DC/BIF/2008/CI/669 dated 06.08.14, the market rates for conversion charges from lease hold to free hold in respect of built up plots & sheds (except for Relocation Scheme) has been decided with prior approval of the Competent Authority (Vide Raj Niwas Diary No. 24195 dated 18.12.2015) for the year 2015-16. The rates shall be applicable for plots / sheds allotted by Industries Department / DSIDC in different areas of Delhi. The details of the provisional market rates for conversion charges as approved are given below for different areas against their names:-

S.No.	Name of Industrial Area	Provisional Market Rates for Conversion Charges (in Rs. per sq. mtr.) for 2015-16
01	Okhla Industrial Estate	61120.00
02	FIE, Okhla-Ph-II	61120.00
03	Okhla Industrial Area, Ph-I & II	61120.00
04	Ratpargani Industrial Area	42445.00
05	Badli Industrial Area	42445.00
06	Lawrence Road Industrial Area	42445.00
07	Nangloi Industrial Area/ Udyog Nagar, Nangloi	42445.00
08	Kirti Nagar Industrial Area	42445.00
09	Wazirpur Industrial Area	42445.00
10	Jhilmil Industrial Area	42445.00
11	Mangol Puri	42445.00
12	Narela Industrial Area	42445.00

* Market Rates for Conversion Charges for industrial plots from lease hold to free hold, in respect of Narela Industrial Area will continue to remain at par with rate of Badli Indl. Area

Contd.....2/-

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a lym.
WIS/1116
DCM (1EM) / CM (RL)

1 (RL) / JAPC

DELHI DEVELOPMENT AUTHORITY
LAND COSTING WING

COMPUTER
Sd/-
By No. 2848
Date 28/7/15
c/63

N. P/PL/ 534

Date 23.7.15

CIRCULAR 50

DD(S)H 2068
Dt No. 28/7/15

Subject: Fixation of Market Rates for the purpose of calculating Conversion Charges in respect of Commercial and Industrial Properties from Leasehold to freehold for the year 2015-16.

The authority in its meeting held on 16.06.2015, vide item No.86/2015 has approved the rates for Conversion of Commercial/Built up properties and Industrial Properties into freehold as applicable for the year 2015-16. The same are being circulated on "Provisional" basis subject to approval of the Ministry of Urban Development, Govt. of India.

MARKET RATES FOR CONVERSION PURPOSE (COMMERCIAL PROPERTIES)

(Rates in Rs. per sqm. for 100 FAR)

S. No.	Zone	Rates for the year 2015-16
1	Central, South & Dwarka	101864.00
2	West, North, East & Rohini	70741.00
3	Narela	28297.00

MARKET RATES FOR CONVERSION PURPOSE (INDUSTRIAL PROPERTIES)

(Rates in Rs. per sqm.)

S. No.	Zone	Rates for the year 2015-16
1	Central, South & Dwarka	61120.00
2	West, North, East & Rohini	42445.00
3	Narela	21224.00

NOTE:-

- Commercial rates proposed above are in case of normal locations. For commercial plots located in Mall Areas and Multiplex Complexes, these rates will be further enhanced by 50% i.e. 1.5 times of the normal rates.
- These rates are applicable only for the purpose of computation of conversion charges for commercial plots/industrial plots for allowing conversion from leasehold to freehold and will not be applicable for allotment of plots at market rates etc.
- These rates shall be made applicable to commercial built up properties also.

(Kamal Joshi)
Director (Land Costing)

Copy for kind information to:

- OSD to VC
- OSD to FM
- Commissioner (LD)
- Chief Accounts Officer
- Financial Advisor (Housing)

DELHI STATE INDUSTRIES
419, F.I.E., Udyog Sadar

STRUCTURE DEV. CORP. LTD.
Patparganj Indl. Estate, Delhi.
(Relocation Division)

C/62

File NO: DSIIDC/RL/Extn./Bhorgarh/2015/2101 Dated: 02.02.2015

In supersession of the earlier order/practice, it is clarified in principle that the current practice of charging composition fee for full year when the extension of time being given is for lesser period be discontinued with immediate effect and composition fee should henceforth be charged for the proportionate period of time actually permissible upto the given deadline fixed from time to time. However, for the sake of administrative convenience any fraction of month may be taken as complete month say for example if the period in any case is 4 months & 2 days then, this period to be taken as 5 months and composition fee be charged accordingly for 5 months.

Further, the above decision shall be applicable with immediate effect and the late construction penalty/composition charges if taken earlier as per old practice in some cases prior to this order, then such cases need not to be opened for making any refund or adjustment.

This issues with the approval of competent authority and the original approval exists at page no. N/9 in the above file.

(S.B. SHARMA)
CM (RL & NAC)

To

All concerned
Relocation Division & NAC

Copy for information to:-

1. PS to ED, DSIIDC
2. C.M.(IEM)
3. D.M.(NAC) - 12/2/15
4. CAO(Udyog Sadar)
5. DAO(RL /NAC)

GOVERNMENT OF NATIONAL
INDUSTRIES
DEPARTMENT
419, Udyog Sadak

AL TERRITORY OF DELHI
INDUSTRIES
Patparganj, Delhi-110092

F.NO.DCI/BIE/2008/CI/ 669

Dated:- 06/08/14

CIRCULAR

In continuation of this office letter No.DCI/BIE/2008/CI/03-20 dated 14 January, 2013, the rates of conversion charges from leasehold to freehold in respect of build up plots/sneus (except for relocation scheme) and market rates for disposal of land and for charging un-earned increase charges of industrial land allotted/being allotted by Industries Department/DSIIDC at Okhla Industrial Estate, Okhla Industrial Area, Patparganj, Badli, Jhilmil and Bawana Industrial Estate etc. under the relocation scheme are circulated as per details given below:-

CONVERSION CHARGES:-

Sl. No.	Name of Industrial Area	Provisional Market Rates for Conversion Charges (In Rs. Per sq. mtr.)	
		2013-14	2014-15
01.	Okhla Industrial Estate	50,511	55,563
02.	FIE, Okhla Ph-II	50,511	55,563
03.	Okhla Industrial Area, Ph- I & II	50,511	55,563
04.	Patparganj Industrial Area	35,078	38,586
05.	Badli Industrial Area	35,078	38,586
06.	Lawrence Road Industrial Area	35,078	38,586
07.	Nangloi, Industrial Area/ Udyog Nagar, Nangloi	35,078	38,586
08.	Kirti Nagar Industrial Area	35,078	38,586
09.	Wazirpur Industrial Area	35,078	38,586
10.	Jhilmil Industrial Area	35,078	38,586
11.	Mangol Puri	35,078	38,586
12.	Narela Industrial Area	35,078	38,586

Conversion charges for industrial plots from leasehold to freehold, in respect Narela Industrial Area (up to 2014-15) will continue to remain at par with above charges of Badli Industrial Area.

Contd. to page-2
G/pt - FA
- All CADs
- CM(IEM) CM(MAC),
CM(Recovery),
CM(RL),
DM(IT) place on website
- IC MAC.
11/08/2014
11/8/2014
11/8/2014

**DELHI STATE INDUSTRIAL & INFRASTRUCTURE
DEVELOPMENT CORP. LTD.**
419, F.I.E., 3rd Floor, Udyog Sadan, Patpargha

**DELHI STATE INDUSTRIAL & INFRASTRUCTURE
DEVELOPMENT CORP. LTD.**
419, F.I.E., 3rd Floor, Udyog Sadan, Patpargha, Delhi - 110092.

C/57

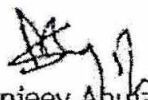
NO: DSIIDC/RL/UEI/Bhorgarh/2013/669

Dated: 5/3/2013

CIRCULAR

In continuation to this office circular of even number dated 10.01.2013 (copy enclosed), the Lt. Governor, Delhi is further pleased to notify the market rates for the financial year 2012-13 for charging unearned increase of industrial land allotted by Industries Department/DSIIDC at Bawana-II(Bhorgarh) Industrial Estate under the scheme of Relocation of Industries as per details given below:-

Industrial Area	Financial year	Market Rates for levying UEI charges
Bawana-II (Bhorgarh)	2012-13	Rs.30,889/- per sq.mt.


(Sanjeev Ahuja)
Executive Director

Encl: As above

1. OSD to Hon'ble LG Delhi, Raj Niwas Delhi.
2. OSD to Hon'ble Chief Minister, Delhi, Delhi Sachivalaya, New Delhi.
3. Secy. to Hon'ble Minister (Industries, Delhi Sachivalaya, New Delhi.
4. OSD to Chief Secretary, Delhi, Delhi Sachivalaya, New Delhi.
5. PS to CI for kind information of CI., GNCTD
6. PS to MD, DSIIDC for kind information of MD, DSIIDC.
7. Addl. Comm., Industries Deptt., GNCTD
8. Dy. General Manager (Relocation), DSIIDC Ltd.
9. Vice President, Apex Chamber of Commerce & Industry of NCT of Delhi, A-8, Naraina Industrial Area, Phase-II, New Delhi - 110 028.
10. President, Bawana-II (Bhorgarh) Indl. Plots Owners Association (Regd.)
11. D.M. (IT), DSIIDC for displaying on the website of DSIIDC.

OFFICE OF THE COMMISSIONER OF
GOVERNMENT OF NCT OF D
'UDYOG SADAN', 419, FIE, PATPARGANJ IND

EA, DELHI

CIRCULAR

No. DCI/BIE/2008/CI/

Dated: 14 January, 2013

In continuation of this Office letter No.DCI/BIE/2011/CI/5122-38 dated 22nd December, 2011, the rates of conversion charges (except Relocation Scheme) and market rates for disposal of land and for charging un-earned increase of Industrial land allotted / being allotted by Industries Department / DSIIDC at Narela, Patparganj, OIE & OIA, Badli, Jhilmil and Bawana Industrial Estates under the Relocation Scheme are circulated as per details given below:-

CONVERSION CHARGES:-

Sl. No.	Name of Industrial Area	Provisional Conversion Rates (In Rs. per sq. mtr.)	
		2011-12	2012-13
1.	Okhla Industrial Area	41,744	45,919
2.	Patparganj Industrial Area	28,990	31,889
3.	FIE Okhla Phase II	41,744	45,919
4.	Badli Industrial Area	28,990	31,889
5.	Lawrence Road Industrial Area	28,990	31,889
6.	DSIIDC Sheds Nangloi	28,990	31,889
7.	Mangolpuri Industrial Area	28,990	31,889
8.	Okhla Industrial Area, Phase I and Phase II	41,744	45,919
9.	Kirti Nagar Industrial Area	28,990	31,889
10.	Jhilmil Industrial Area	28,990	31,889
11.	Wazirpur Industrial Area	28,990	31,889
12.	Narela Industrial Area*		

* Conversion charges for industrial plots from Lease hold to Free hold, in respect of Narela Industrial Area (upto 2012-13 period) will continue to remain at par with above charges of Badli Industrial Area

MARKET RATES FOR UEI CHARGES

Sl. No.	Name of Industrial Area	Provisional UEI Rates (In Rs. per sq. mtr.)	
		2011-12	2012-13
1.	Patparganj Industrial area	50,562	56,882
2.	Jhilmil Industrial area	50,562	56,882
3.	Badli Industrial area	50,562	56,882
4.	Narela Industrial area	50,562	56,882
5.	Bawana Industrial area	50,562	56,882
6.	Okhla Industrial estate	73,807	83,033
7.	Okhla Industrial area	73,807	83,033

Contd. p/2

The above rates should be charged on provisional basis. The conversion amount would be charged alongwith the Undertaking and Indemnity Bond by the applicant to pay the difference, if the conversion rate is fixed on higher side than the above rates by the Government. The above rates will also be applicable to all the applicants who have applied for freehold conversion in the respective years of their applications and the difference in amount will be charged from them.

(J.S. SINDHU)
ADDL. SECRETARY (INDUSTRIES)

No. DCI/BIE/2008/CI/03-20

Dated: 14 January, 2013

1. OSD to Hon'ble LG, Delhi, Raj Niwas, Delhi
2. OSD to Hon'ble Chief Minister, Govt. of NCT of Delhi, Delhi Sachivalaya, Delhi
3. Secretary to Minister (Food & Supplies and Industries), Govt. of NCT of Delhi Delhi Sachivalaya, Delhi
4. OSD to Chief Secretary, Govt. of NCT of Delhi, Delhi Sachivalaya, Delhi
5. PS to Pr. Secy. (Industries) Govt. of NCT of Delhi for kind information of Pr. Secy. (Industries)
6. PS to Secretary (Industries) Govt. of NCT of Delhi for kind information of Secretary (Industries)
7. PS to MD (DSI IDC) for kind information of MD (DSI IDC)
8. All JCI/DCIs of Industries Department, Govt. of NCT of Delhi
9. Chief Manager (RL), DSI IDC Ltd. Delhi
10. Chief Manager (Narela), DSI IDC LTD, Delhi
11. Vice President, Apex Chamber of Commerce & Industry of NCT Delhi, A-8, Naraina Industrial Area, Phase II, New Delhi -28
12. President, Narela Industrial Welfare Complex Association (Regd.), F-1999, DSI IDC Industrial Complex, Delhi
13. President Bawana Industrial Complex, Delhi
14. President, Badli Industrial Estate, Delhi
15. President, Patparganj Industrial Estate, FIE, Delhi
16. President, Okhla Industrial Estate, Delhi
17. Finance Officer of Industries Department, Govt. of NCT of Delhi
18. AAO (Land) Industries Department, Govt. of NCT of Delhi

(J.S. SINDHU)
ADDL. SECRETARY (INDUSTRIES)

DELHI STATE INDUSTRIAL & INFRASTRUCTURE
419, F.I.E., 3rd Floor, Udyog Sadan, Patparganj

MENT CORP. LTD.
Delhi - 110092.

NO: DSIIDC/RL/ UEI/Bhorgarh/2013 / 1139 Tc 11

Dated: 10/4/2013

CIRCULAR

The Lt. Governor, Delhi is pleased to notify the rates of UEI charges & market rates for charging unearned increase of industrial land allotted by Industries Department/DSIIDC at Bawana-II(Bhorgarh) Industrial Estate under the scheme of Relocation of Industries as per details given below:-

Industrial Area	Flat rates of UEI charges (In Rs. Per Sq.mt.)	Market Rates for calculating UEI charges (In Rs. Per sq.mt.)		
	1996-97 to 2008-09	2009-10	2010-11	2011-12
Bawana-II (Bhorgarh)	1000/-	23,208/-	25,528/-	28,081/-

The method of calculation of unearned increase shall remain the same as specified vide Circular no. F.CI/DCI (BIE)/2008/3973-90, dated 5.10.10 of the Deptt. of Inds, GNCTD.


(Sanjeev Ahuja)
Executive Director

1. OSD to Hon'ble LG Delhi, Raj Niwas Delhi.
2. OSD to Hon'ble Chief Minister, Delhi, Delhi Sachivalaya, New Delhi.
3. Secy. to Hon'ble Minister (Industries, Delhi Sachivalaya, New Delhi.
4. OSD to Chief Secretary, Delhi, Delhi Sachivalaya, New Delhi.
5. PS to Chairman, DSIIDC for kind information of Chairman, DSIIDC.
6. PS to CI for kind information of CI., GNCTD
7. PS to MD, DSIIDC for kind information of MD, DSIIDC.
8. Addl. Comm., Industries Deptt., GNCTD
9. Dy. General Manager (Relocation), DSIIDC Ltd.
10. Vice President, Apex Chamber of Commerce & Industry of NCT of Delhi , A-8, Naraina Industrial Area, Phase-II, New Delhi - 110 028.
11. President, Bawana-II (Bhorgarh) Indl. Plots Owners Association (Regd.)
- ✓ 12. D.M. (IT), DSIIDC for displaying on the website of DSIIDC.

Regional Branch of
Commissioner of Industries,
Delhi No. 10726
23/12/11

OFFICE OF THE COMMISSIONER OF INDUSTRIES;
GOVT OF NCT OF DELHI, UDYOG SADAN;
PLOT NO.-419, PATPARGANJ INDUSTRIAL AREA, DELHI-92

Dated: 22/12/11

CIRCULAR

In continuation of this office letter No.CI/DCI (BIE)/2008/3973-90 & 3991-4008 Dated 05.10.2010, the rates of conversion charges (except Relocation Scheme) and market rates for disposal of land and for charging un-earned increase of Industrial Land allotted/being allotted by Industries Department/DSIIDC at Narela, Patparganj, OIE & OIA, Badli, Jhilmil and Bawana Industrial Estates under the Relocation Scheme are circulated as per details given below :-

CONVERSION CHARGES

Sl. NO.	Name of Industrial Area	Provisional conversion rates for 2011-12 (in Rs. Per sq. Mtr.)
1.	Okhla Industrial Estate	41,744.00
2.	Patparganj Industrial Estate	28,989.00
3.	FIE, Okhla, Phase-II	41,744.00
4.	Badli Industrial Estate	28,989.00
5.	Lawrence Road Indl. Area	28,989.00
6.	DSIIDC Sheds Nangloi	28,989.00
7.	Mangolpuri Indl. Area	28,989.00
8.	Okhla Indl. Area Phase-I & II	41,744.00
9.	Kirti Nagar Indl. Area	28,989.00
10.	Jhilmil Indl. Area	28,989.00
11.	Wazirpur Indl. Area	28,989.00
12.	Narela Indl. Area	28,989.00

MARKET RATES FOR UEI CHARGES

Sl. No	Name of the Industrial Area	Provisional Rates of industrial land for 2011-12 (in Rs. Per sq. Mtr.)
1.	Patparganj Industrial Estate	41,304.00
2.	Jhilmil Industrial Area	41,304.00
3.	Badli Industrial Area	40,116.00
4.	Narela Industrial Area	40,116.00
5.	Bawana Industrial Area	40,116.00
6.	Okhla Industrial Estate	63,835.00
7.	Okhla Industrial Area	60,290.00

The above rates should be charged on provisional basis. The conversion amount would be charged alongwith the Undertaking and Indemnity Bond by the applicant to pay the difference, if the conversion rate is fixed on higher side than the above rates by the Government. The above rates will also be applicable to all the applicants who have applied for freehold conversion in the respective years of their applications and the difference in amount will be charged from them.

[Signature]
21/12/11
(J.S. SINDHU)
ADDL. SECRETARY (INDUSTRIES)

[Signature]
addl. CI (RL)

GOVT. OF NATIONAL CAPITAL TERRITORY
OFFICE OF THE COMMISSIONER OF INDUSTRIES
419, UDYOG SADAN; PATPARGANJ

ELHI;
IES;
2.

No.DCI/DSI IDC/9/2005/CI/ 3732-48

17-8-2010

CIRCULAR

In continuation of this Office earlier letter No. F.DCI(DSI IDC)/2005/CI/66-69 Dated 14.02.2006, the Lessor/Hon'ble Lt. Governor, Delhi is pleased to notify the rate of Industrial Estate of Bhorgarh/Bawana-II as under:-

1. Upto 400 sq. mtrs. Rs. 15,566/- per sq. mtr. ✓
2. More than 400 sq. mtr. Rs. 17,695/- per sq. mtr.

The allottees will be liable to pay the prescribed charges for availing higher FAR as per MPD-2021. Further from the total cost of the plot, the advance deposited by an allottee will be deductible with or without interest at such rate and for such period of the deposit as is the policy of the Department.

[Signature]
17/8/10

(A.R. TALWADE)

ADDL. SECRETARY (INDUSTRIES)

NO.PS/JCI/PC/2005/CI/

Dated:

1. OSD to Hon'ble L.G. Delhi, Raj Niwas, Delhi.
2. OSD to Hon'ble Chief Minister, Delhi, Delhi Sachivalaya, New Delhi.
3. Secretary to Minister(Food & Supplies and Industries), Delhi Sachivalaya, New Delhi.
4. OSD to Chief Secretary, Delhi, Delhi Sachivalaya, New Delhi.
5. PS to CI for kind information of CI.
6. PS to MD(DSI IDC) for kind information of MD(DSI IDC).
7. Addl.CI(Relocation)/GM(NAC/Rec.)/DCIs of Industries Deptt.
8. Chief Manager(Relocation), DSI IDC Ltd. Delhi.
9. Vice President, Apex Chamber of Commerce & Industry of NCT Delhi, A-8, Naraina Industrial Area, Phase-II, New Delhi-110 028.
10. President, Narela Industrial Complex Welfare Association(Regd.), F-1999, DSI IDC Industrial Complex, Narela, Delhi-110 040.
11. President, Bawana Industrial Complex, Delhi.
12. President, Badli Industrial Estate, Delhi.
13. President, Patparganj Industrial Estate, FIE, Patparganj, Delhi.
14. President, Okhla Industrial Estate, Delhi.
15. Finance Officer of Industries Deptt., Delhi.
16. JAO(Land), Industries Deptt., Delhi.

[Signature]
17/8/10

(A.R. TALWADE)

ADDL. SECRETARY (INDUSTRIES)

2183/12/10
17/8/10
DSI IDC (Policy)
on file
17/8/10

C/41

DELHI STATE INDUSTRIAL & INFRA. DEV. CORPORATION LTD.
(Relocation Division)

NO: DSIIDC/RL/35738/2010

Dated: 22.9.2010

CIRCULAR

Please find enclosed herewith photocopy of the decision taken by the management in the file of M/S Balaji Plastic Industries (Appl. No.35738) in respect of allottees of industrial plots under Relocation scheme who have not come forward for taking possessions of their plots even after making full payment against the cost of same.

The management has given a last opportunity to the above allottees to take possession of their plots after completing requisite formalities within next 60 days subject to deposit of watch & ward charges and delayed construction penalty as under from the date of payment of cost of the plots.

- a) Watch and Ward Charges: - @ Rs.5/- Per Sq.mt. per month
- b) The usual delayed construction fee which is already being charged.

Size of the Plots	Penalties for allottees who paid the cost			
	During 2000-05 (For 4 Years)	During 2006 (For 3 Years)	During 2007 (For 2 Years)	During 2008 & onwards (For 1 Year)
100 Sq.Mt	Rs.20, 000/-	Rs.15, 000/-	Rs. 10,000/-	Rs.5, 000/-
150 Sq.Mt.	Rs.30, 000/-	Rs.22, 500/-	Rs.15, 000/-	Rs.7, 500/-
200 Sq.Mt.	Rs.40, 000/-	Rs.30, 000/-	Rs.20, 000/-	Rs.10, 000/-
250 Sq.Mt.	Rs.50, 000/-	Rs.37, 500/-	Rs.25, 000/-	Rs.12, 500/-

All Managers and Dealing Staff of this Division are hereby directed to implement the above instructions with immediate effect & process the pending cases of possession without further delay.

Sd/-
(V.K.Garg)
Chief Manager (RL)

9818667053

c/270
c/42

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE COMMISSIONER INDUSTRIES
419, FIE, UDYOG SADAN, PATPARGANJ INDUSTRIAL ESTATE, DELHI - 110 092

No.F.CI/DCI(BIE)/2008/ 3991-4008

Dated: 5/10/10

CIRCULAR

Sub: Fixation of rates for the purpose of calculating Conversion charges in respect of industrial built up plots/sheds from Leasehold to freehold for the year 2010-2011.

Hon'ble Lt. Governor, NCT of Delhi is pleased to approve the revised rates for the purpose of calculating Conversion charges in respect of Industrial built up plots/sheds from leasehold to freehold as applicable for the year 2010-2011.

Sl. No.	Name of the Development Agency	Name of the Industrial Area		Zones as per DDA pattern	Conversion Rates Per Sq. Mtr. (in Rs.) (2010-11)
1.	Industries Department	(1)	Okhla Industrial Estate	South	37,949.00
		(2)	Patparganj Industrial Estate	East	26,354.00
		(3)	F.I.E.E. Okhla, Phase-II	South	37,949.00
		(4)	Badli Industrial Estate	North	26,354.00
2.	DSIIDC	(1)	Lawrence Road Indl. Area	North	26,354.00
		(2)	DSIIDC Sheds Nangloi	West Rohini	26,354.00
		(3)	Mangolpuri Indl. Area	North	26,354.00
		(4)	Okhla Indl. Area Phase-I & II	South	37,949.00
		(5)	Kirti Nagar Indl. Area	West	26,354.00
		(6)	Jhilmil Indl. Area	East	26,354.00
		(7)	Wazirpur Indl. Area	North	26,354.00
		(8)	Narela Indl. Area	Narela	26,354.00

168/216
6/9/10

[Signature]

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7/10/10

[Signature]

[Signature]
M. R. Singh
M. R. Singh

[Signature]
11/10/10

7/12/09

The above rates should be charged on provisional basis. The conversion amount would be charged alongwith the Undertaking and Indemnity Bond by the applicant to pay the difference, if the conversion rate is fixed on higher side than the above rates by the Government. The above rates will also be applicable to all the applicants who have applied for freehold conversion in the respective years of their application and the difference in amount will be charged from them.

[Signature]
5/10/10

(A.R. TALWADE)
ADDL. SECRETARY OF INDUSTRIES

No.F.CI/DCI/(BIE)/2008/ 8991-4004

Dated: 5/10/10

Copy forwarded to:-

1. OSD to Hon'ble L.G. Delhi, Raj Niwas, Delhi.
2. OSD to Hon'ble Chief Minister, Delhi, Delhi Sachivalaya, New Delhi.
3. Secretary to Minister (Food & Supplies and Industries), Delhi Sachivalaya, New Delhi.
4. OSD to Chief Secretary, Delhi, Delhi Sachivalaya, New Delhi.
5. All Addl. CIs/ICIs/DCIs of Industries Deptt.
6. Chief Manager (Relocation), DSIIDC Ltd. Delhi.
7. Divisional Manager (Narela), DSIIDC Ltd., Delhi.
8. Vice President, Apex Chamber of Commerce & Industry of NCT Delhi, A-8, Naraina Industrial Area, Phase-II, New Delhi-110 028.
9. President, Narela Industrial Complex Welfare Association (Regd.), F-1999, DSIIDC Industrial Complex, Narela, Delhi-110 040.
10. President, Bawana Industrial Complex, Delhi.
11. President, Badli Industrial Estate, Delhi.
12. President, Patparganj Industrial Estate, FIE, Patparganj, Delhi.
13. President, Okhla Industrial Estate, Delhi.
14. Finance Officer of Industries Deptt., Delhi.
15. PS to CI for kind information of CI.
16. PS to CMD (DSIIDC) for kind information of CMD(DSIIDC).
17. AAO (Land), Industries Deptt., Delhi.

[Signature]
5/10/10

(A.R. TALWADE)
ADDL. SECRETARY OF INDUSTRIES

C/33

27752956
27754754
27754754
H.O. Gupta
P.E. (Bawana)

OFFICE OF THE COMMISSIONER OF INDUSTRIES;
GOVT OF NCT OF DELHI, UDYOG SADAN;
PLOT NO.-419, PATPARGANJ INDUSTRIAL AREA, DELHI-92

NO.PS/JC/PC/2005/CH 1730 -47

Dated: 11/11/2009

CIRCULAR

Document no XXXII

MR-PDR = 37:UEI
2 Ref

In continuation of this office letter NO.DS/IDC/EE/ICD/11/RILL/99/108/74-81 Dated 26.04.2004, the Lt. Governor, Delhi is pleased to notify the market rates for disposal of land and for charging un-earned increase of Industrial Land allotted/being allotted by Industries Department/DS/IDC at Narela, Patparganj, OIE & OIA, Badli, Jhilmil, and Bawana Industrial Estates under the Relocation Scheme as per details given below :-

enc. 1
12/11/09

Pl. counter
to be counters

(for copy)

12/11/09

Discussed with
we may not
agree & take

concerned

Sl. No	Name of the Industrial Area	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
1.	Patparganj Industrial Area	15.478	18.574	22.289	28.212	31.033	32.12
2.	Jhilmil Industrial Area	15.478	18.574	22.289	28.212	31.033	32.12
3.	Badli Industrial Area	6.710	8.052	9.662	27.400	33.140	33.12
4.	Narela Industrial Area	6.710	8.052	9.662	27.400	33.140	33.12
5.	Dawana Industrial Area	6.720	8.400*	10.080	27.400	33.140	33.12
6.	Okhla Industrial Estate	Year 1998-99 4.666	1999-00 5.600	2000-01 6.720	2001-02 8.064	2002-03 9.677	2003-04 11.612
7.	Okhla Industrial Area	4.666	5.600	6.720	8.064	9.677	11.612
	Year 2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	
	Okhla Industrial Estate	13.934	16.720	20.064	43.600	47.960	51.5
	Okhla Industrial Area	13.934	16.720	20.064	41.180	45.297	48.82

Double the rate at which allotment made.

24/11/09

(U.S. CHOUDHRY)
DY. SECRETARY (INDUSTRIES)

ACTUAL IMAGE

C/31 ~~2/25~~

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE COMMISSIONER OF INDUSTRIES
419, FIE, UDYOG SADAN, PATPARGANJ INDUSTRIAL ESTATE, DELHI - 110 092

No.F.CI/DCI(BIE)/2008/ 1486-1505

Dated: 30/9/09

CIRCULAR

Sub: Fixation of rates for the purpose of calculating Conversion charges in respect of industrial built up plots/sheds from Leasehold to freehold for the year 2009-10

Hon'ble Lt. Governor, NCT of Delhi is pleased to approve the revised rates for the purpose of calculating Conversion charges in respect of industrial built up plots/sheds from leasehold to freehold as applicable for the year 2009-10.

Sl. No.	Name of the Development Agency	Name of the Industrial Area	Zone as per DDA pattern	Conversion Rates Per Sq. Mtr. (in Rs.) (2009-10)
1	Industries Department	(1) Okhla Industrial Estate	South	11,499.00
		(2) Patparganj Industrial Estate	East	23,958.00
		(3) F-11-1 Okhla Phase II	South	11,499.00
		(4) Badli Industrial Estate	North	23,958.00
2	DSIIDC	(1) Lawrence Road Indl. Area	North	23,958.00
		(2) DSIIIDC Sheds Nangloi	West Rohini	23,958.00
		(3) Mangolpuri Indl. Area	North	23,958.00
		(4) Okhla Indl. Area Phase-I & II	South	34,499.00
		(5) Kirti Nagar Indl. Area	West	23,958.00
		(6) Jhilmil Indl. Area	East	23,958.00
		(7) Wazirpur Indl. Area	North	23,958.00
		(8) Narela Indl. Area	Narela	23,958.00

26

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The above rates should be charged on provisional basis. The conversion amount would be charged alongwith the Undertaking and Indemnity Bond by the applicant to pay the difference, if the conversion rate is fixed on higher side than the above rates by the Government. The above rates will also be applicable to all the applicants who have applied for freehold conversion in the respective years of their application and the difference in amount will be charged from them.

This issues with the approval of Secretary-cum-Commissioner of Industries.


(G.S. MEENA)
ADDL. COMMISSIONER OF INDUSTRIES

No.F.CI/DCI/(BIE)/2008/ 1486-1505

Dated: 30/9/08

Copy forwarded to:-

1. OSD to Hon'ble Lt. Governor, Delhi.
2. Pr. Secretary to Hon'ble Chief Minister, Delhi.
3. Secretary to Hon'ble Minister of Industries, Delhi.
4. Managing Director, DSIIDC, Udyog Sadan, Delhi.
5. All JCs/Advisors/AIDCs/FO/Branches.
6. PS to CI/PA to Addl. CI.


(G.S. MEENA)
ADDL. COMMISSIONER OF INDUSTRIES

OFFICE OF THE COMMISSIONER INDUSTRIES
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
'UDYOG SADAN' 419, FIE, PATRA AREA, DELHI

No. DCI(BIE)/02/09/CI/1523-1543

5/10/09
September, 2009

ORDER

Subject:- Rates of Composition Fee for delay in construction on Industrial plots allotted by the Industries Department and the DSIDC.

In supersession to all previous orders / instructions on the subject, Hon'ble Lt. Governor, Delhi is pleased to revise the existing rates of composition fee for delay in construction on industrial plots allotted by the Industries Department. The revised rates of composition fee are given in Annexure - I.

2. In cases where the factory building has not been constructed during the maximum permissible period of seven years and the lease has also not been determined for non-construction of factory building but the construction has been completed before the date of issue of this order the rate of composition fee for the delay in construction would be chargeable as per the revised rates mentioned above.
3. In cases where demand has not been raised or demand has been raised but the payment has not been received as per the terms of demand letter the composition fee shall be reworked as per the latest policy.
4. The revised rates will come into force from the date of issue of this order. These rates would be applicable upto 31st December, 2011 or upto their revision whichever is earlier.

Contd. ... p/2

ANNEXURE - ICOMPOSITION CHARGES FOR BELATED CONSTRUCTION

Year from date of execution of lease	Penalty (Rs. Per Sq. Mtr.)
UPTO 3 YEARS	NIL
4 TH YEAR	10.00 - 2012 - 1 200
5 TH YEAR	20.00 - 2012
6 TH YEAR	120.00 - 150 - 2014
7 TH YEAR	130.00 - 250 - 2015
8 TH YEAR	140.00 - 220 - 2016
9 TH YEAR	150.00
10 TH YEAR	160.00
11 TH YEAR	180.00
12 TH YEAR	190.00
13 TH YEAR	200.00
14 TH YEAR	210.00
15 TH YEAR	220.00
16 TH YEAR	230.00
17 TH YEAR	300.00
18 TH YEAR	310.00
19 TH YEAR	320.00
20 TH YEAR	330.00
21 ST YEAR	440.00
22 ND YEAR	450.00
23 RD YEAR	460.00
24 TH YEAR	470.00
25 TH YEAR	480.00

These rates would be applicable till 31st December, 2011 or they are revised whichever is earlier.

B
25/11/14

OFFICE OF THE COMMISSIONER, INDUSTRIES
PLOT NO. 419, FIE, PATPARGANJ, DELHI-110 042.

No. F. F.CI/DCI(BIE)/2008/1685-1690

Dated: 10/07/08

CIRCULAR

Subject: Fixation of Rates for the purpose of calculating Conversion Charges in respect of industrial built-up plots/sheds from Leasehold to Freehold for the years 2006-07, 2007-08 and 2008-09 - Reg.

Hon'ble Lt. Governor of Delhi has been pleased to approve the revised rates for the purpose of calculating Conversion Charges in respect of Industrial built-up plots/sheds from leasehold to freehold as applicable for the years 2006-07, 2007-08 and 2008-09 as per details given below:

S. No.	Name of the Development Agency		Name of the Industrial Area	Conversion Rates Per Sq. Mtr. (in Rs.) (2005-06)	Zones as per DDA pattern	Conversion Rates Per Sq. Mtr. (in Rs.) (2006-07)	Conversion Rates Per Sq. Mtr. (in Rs.) (2007-08)	Conversion Rates Per Sq. Mtr. (in Rs.) (2008-09)
	Industries Department	(1)	Okhla Industrial Estate.	26,080	South	25,920	28,512	31,363
		(2)	Patparganj Industrial Estate	11,150	East	18,000	19,800	21,780
		(3)	F.I.E.E. Okhla, Phase-II	26,080	South	25,920	28,512	31,363
		(4)	Badli Industrial Estate	7,500	-	18,000	19,800	21,780
	DSIIDC	(1)	Lawrence Road Indl. Area	17,870	North	18,000	19,800	21,780
		(2)	DSIIDC Sheds Nangloi	19,960	-	18,000	19,800	21,780
		(3)	Mangolpuri Indl. Area	19,960	North	18,000	19,800	21,780
		(4)	Okhla Indl. Area Phase-I & II	26,080	South	25,920	28,512	31,363
		(5)	Kirti Nagar Indl. Area	17,870	West	18,000	19,800	21,780
		(6)	Jhilmil Indl. Area	11,150	East	18,000	19,800	21,780
		(7)	Wazirpur Indl. Area	17,870	North	18,000	19,800	21,780
		(8)	Narela Indl. Area	7,500	Narela	18,000	19,800	21,780

The above rates would be charged on provisional basis on the pattern of DDA. The

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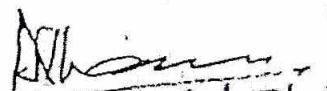
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conversion amount would be charged alongwith the Undertaking and Indemnity Bond by the applicant to pay the difference; if the conversion rate is fixed on higher side than the above rates by the government. The above rates will also be applicable to all the applicants who have applied for freehold conversion in the respective years of their application and the difference of amount will be charged from them.

This issues with the approval of Secretary - cum - Commissioner of Industries.


(NK SHARMA) 10/07/08

ADDL. COMMISSIONER OF INDUSTRIES

No. F. F.CI/DCI(BIE)/2008/ 1685-1690

Dated: 10/07/2008.

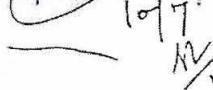
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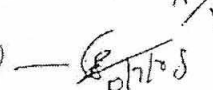
1. OSD to Hon'ble Lt. Governor, Delhi
2. Pr. Secretary to Hon'ble Chief Minister, Delhi
3. Secretary to Hon'ble Minister of Industries, Delhi.
4. Managing Director, DSI/DC, Udyog Sadan, Delhi
5. All JCs/Advisor/ All DCIs/ FO/Br. Incharges.
6. PS to CI / PA to Addl. CI

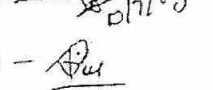
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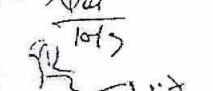
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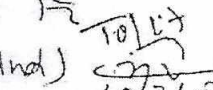
JG(H/H) -  10/7/08

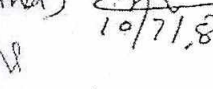
JG(L-I) -  10/7/08

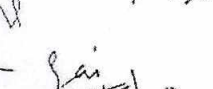
JG(L-D) -  10/7/08

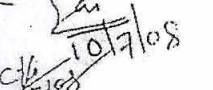
JG(Rel.) -  10/7/08

Des(Rel.) -  10/7/08

Des(Pc/Land) -  10/7/08

Des(A) -  10/7/08

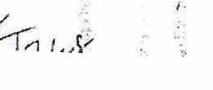
Des(CI) -  10/7/08

Des(BIE) -  10/7/08

DCI(H/H) -  10/7/08

RPS -  10/7/08

DCI(P) -  10/7/08

DCI(P) -  10/7/08


(NK SHARMA) 10/07/08

ADDL. COMMISSIONER OF INDUSTRIES

DCI(Land) -  10/7/08

DCI(P) -  10/7/08

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c/17
G/135

OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT OF NCT OF DELHI
UDYOG SADAN, 419, F.I.E. PATPARGANJ, DELHI-92

No.F.DCI(DSIDC)/2005/CI/ 66

Dated 14.2.2008

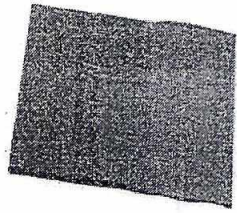
To
✓ The Managing Director
DSIDC, N Block,
Bombay Life Building.,
Conaught Circus,
New Delhi-110001.

✓ Subject:- Fixation of Land Price of New Industrial Estate of Borgarh
(Bawana-II).

Sir,

With reference to the above, I am to inform you that the Lessor/Lt. Governor, Delhi has been pleased to approve the rate of Rs.5150/- (Rs. Five Thousand One Hundred & Fifty only) per square metre for the industrial land allotted/being allotted by DSIDC at new industrial Estate of Borgarh (Bawana-II) subject to the condition that in case the awards on land acquisition result in increase of cost, the actual cost shall be claimed by the Lessor/ Government from the allottees.

Yours faithfully,


(Dr. V.CANDAVELOU)
ADDITIONAL SECRETARY

Copy to:-

1. Secretary to Minister of Industries, GNCT of Delhi, Delhi Sectt., New Delhi.
2. Joint Commissioner (Policy), Deptt. of Industries, Patparganj, Delhi.
3. Deputy Secretary, (Finance) GNCT of Delhi, Delhi Sectt., New Delhi.

DI
CO-OR

DEVELOPMENT AUTHORITY
(LAND DISPOSAL) BRANCH

No. F. 25(6)/76/CL/ 37/1

Archd. Officer (Inl)

Dated: 1-12-05

CIRCULAR

Vide circular No. F. 4(14)/5/Coordn./LD dated 23-10-1996 issued by Coordination Branch of Land Disposal it was approved that in conversion cases where either the lessee / allottee have not obtained Form-D/Occupancy Certificate or the same is reportedly not traceable, the actual date of construction shall be determined on the basis of

- (i) House Tax Assessment order certifying the effective date of Property Tax.
- (ii) Letter from DESU for permanent connection of electricity.

Hon'ble Lt. Governor, Delhi vide order dated 26th July 2005 has approved for applicability of the above mentioned principle to Commercial, Industrial and Mixed Land Use premises subject to the condition that there is no encroachment on public land.

(SANJEEV KUMAR)
DY. DIRECTOR (CO.ORDN.)

1. Chief Vigilance Officer, DDA;
2. Chief Legal Advisor, DDA;
3. All Director/Directors in Commercial/Industrial Land Branch
4. PS to VC, DDA

DY. DIRECTOR (CO.ORDN.)

DD/Industrial

OFFICE OF THE COMMISSIONER OF INDUSTRIES
GOVT. OF NCT OF DELHI: CPO BUILDING: KASHMERE GATE: DELHI

No: DSIDC/EE (CD)-III/RL/99/108 (74-8)

Date: 26/4/04

To

The Managing Director
Delhi State Industrial Development Corp.
N-36, Bombay Life Building
Connaught Circus, New Delhi

Sub: Revision of rates for disposal of industrial plots and fixation of market rate
For the purpose of charging unearned increase under the Relocation Scheme

Sir,

In continuation of this office letter no. DSIDC/EE (CD)-III/RL/99/108/13-21 dated 14.9.2001 and no. DSIDC/EE (CD)-III/RL/99/108/33-38 dated 21.9.2001 on the subject cited above, the Lessor/Lt. Governor, Delhi is pleased to notify the rates of industrial land allotted/being allotted by DSIDC at Narela, Patparganj, Jhilmil, Badli and Bawana Industrial Estates under the Relocation Scheme as per details given below:-

Sl no.	Name of the Indl. Area	Rate of industrial land (in Rs. per sq. mtr.)		
		1.2.01-31.12.01	1.1.02-31.12.02	1.1.2003-31.12.03
1	Narela	Rs. 5400/-	Rs. 6480/-	Rs. 7776/-
2	Patparganj	Rs. 7560/-	Rs. 9072/-	Rs. 10886/-
3	Jhilmil	Rs. 5400/-	Rs. 6480/-	Rs. 7776/-
4	Badli	Rs. 5400/-	Rs. 6480/-	Rs. 7776/-
5	Bawana	✓ Rs. 4200/-	✓ Rs. 4200/-	✓ Rs. 4200/-

5 Bawana (small)

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Further, Lessor/Lt. Governor, Delhi is pleased to fix the following rates for charging unearned increase in the market value of the aforesaid industrial plots for regularizing deletion of partners/directors not covered under the definition of family

Sl no.	Name of the Indl. Area	Rate of unearned increase (in rupees per sq. mtr.)							
		1.4.97 to 31.3.98	1.4.97 to 31.3.98	1.4.98 to 31.3.99	1.4.99 to 31.3.00	1.4.00 to 31.3.01	1.4.01 to 31.3.02	1.4.02 to 31.3.03	1.4.03 to 31.3.04
1	Narela	650	780	936	1123	1348	1618	1947	2331
2	Patparganj	1508	1800	2160	2592	3110	3732	4478	5371
3	Jhilmil	1508	1800	2160	2592	3110	3732	4478	5371
4	Badli	650	780	936	1123	1348	1618	1947	2331
5	Bawana	100	✓ 100	✓ 100	✓ 100	✓ 100	✓ 100	✓ 100	✓ 100

(P. AGRAWAL)
BY SECRETARY (INDUSTRIES)

EXTRACT OF MINUTES OF 302nd MEETING OF THE BOARD OF DIRECTORS OF DSIIDC HELD ON TUESDAY, 23rd JANUARY, 2024

Agenda Item No. 6

Levy of Composition Charges for delay in execution of Lease deed in respect of the industrial plot allotted under Relocation Scheme

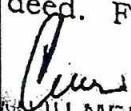
6.1 The Board was informed that the relevant clauses of Land Management Guidelines (LMG) indicates that if the lease deed is not executed within the stipulated time period i.e. one year, the allotment shall stand automatically cancelled unless 'extension of time' for 'lease execution' is granted.

6.2 It was further informed that the extension of time for execution of lease deed has been granted on various occasions by the competent authority/ Lessor i.e. Hon'ble LG of Delhi. The last such extension of time had been granted vide order dated 14.11.2023 wherein it has been stated that

"In supersession of all previous orders, Hon'ble LG of Delhi/ Lessor is pleased to grant the extension for possession/execution of lease deed to those allottees who had already made the full payment under the Relocation Scheme. Accordingly, all allottees who had already made the full payment and whose possession/lease execution is pending, are hereby advised to apply for release of possession/ execution of lease deed."

6.3 However, there has been no specific mention with regard to the imposition of any composition charges on delayed execution of lease deed in these 'extension of time' orders i.e. orders dated 29.11.2021 and dated 14.11.2023.

6.4 Hence, the issue regarding levy of 'composition charges' on delayed execution of lease deed has to be decided in all cases pending for execution of lease deed. There has been no amendment in the provisions of the Land Management Guidelines (LMG) regarding composition charges and as per practice, the allotment(s) of industrial plots have not been automatically cancelled merely for delay in execution of lease deed. Furthermore, the


ANJU MEHTA
Company Secretary
Delhi State Industrial & Infrastructure
Development Corporation Ltd.

'extension of time' has been granted on multiple occasions without mentioning the composition charges on such delay in execution of lease deed, beyond stipulated period.

6.5 The orders regarding extension of time, are issued with the approval of Hon'ble LG, which are in supersession of all previous orders and did not mention any composition charges on late execution of lease deed. Further, the composition charges on delayed construction are being levied by DSIIDC and as per practice, the lease deeds are being executed without any composition charges in view of the orders regarding extension of time for execution of lease deed.

6.6 Further, even if composition charges on delayed execution of lease deed are levied on the pending/ remaining cases, it may not result in any substantial recovery of charges.

6.7 Thus, considering the situation that these charges have not been levied in the past and further considering that the allottees have been paying composition charges on late construction, it was proposed that DSIIDC may continue the non-levy of composition charges on delayed execution of lease deed for the sake of uniformity in all past/pending cases of Relocation division.

6.8 The Board observed that the extension of the timeline has been granted with the approval of Hon'ble LG on multiple occasions without mentioning the composition charges on such delay in execution of lease deed.

6.9 The Board after deliberations recommended continuing the execution of the lease deed without any composition charge on delay as per the prevailing practice being followed in the division. However, the composition charges for delayed construction shall continue to be levied.



ANIL MEHTA
Secretary
Delhi State
Development
(A.C.)
N-36, B-1, Connaught Circus, New Delhi-110001
Infrastructure
Development Ltd.
31

**OFFICE OF THE COMMISSIONER OF INDUSTRIES;
GOVT OF NCT OF DELHI, UDYOG SADAN;
PLOT NO.-419, PATPARGANJ INDUSTRIAL AREA, DELHI-92**

NO.PS/JCI/PC/2005/CI/ 738-47

Dated: 11/11/09

CIRCULAR

In continuation of this office letter No.DSIIDC/EE(CD)-II/RILL/99/108/74-81 Dated 26.04.2004, the Lt. Governor, Delhi is pleased to notify the market rates for disposal of land and for charging un-earned increase of Industrial Land allotted/being allotted by Industries Department/DSIIDC at Narela, Patparganj, OIE & OIA, Badli, Jhilmil and Bawana Industrial Estates under the Relocation Scheme as per details given below :-

Sl. No	Name of the Industrial Area	Rates of industrial land(in Rs. Sq. mtr.)					
		2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
1	Patparganj Industrial Area	15,478	18,574	22,289	28,212	31,033	34,136
2	Jhilmil Industrial Area	15,478	18,574	22,289	28,212	31,033	34,136
3	Badli Industrial Area	6,710	8,052	9,662	27,400	30,140	33,184
4	Narela Industrial Area	6,710	8,052	9,662	27,400	30,140	33,184
5	Bawana Industrial Area	6,720	8,400*	10,080	27,400	30,140	33,184
	Year	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
6	Okhla Industrial Estate	4,666	5,600	6,720	8,064	9,677	11,612
7	Okhla Industrial Area	4,666	5,600	6,720	8,064	9,677	11,612
	Year	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
	Okhla Industrial Estate	13,934	16,720	20,064	43,600	47,960	52,756
	Okhla Industrial Area	13,934	16,720	20,064	41,180	45,297	49,826

* Double the rate at which allotment made.

(J.S. CHOUDHRY)

DY. SECRETARY (INDUSTRIES)