



SOUTH DELHI MUNICIPAL CORPORATION
LAND & ESTATE DEPARTMENT
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No. AO/L&E/SDMC/2021/D- 129

Dated: 05-07-2021

Circular

Subject:- Grant of ownership rights of residential plots to the residents of Parda Bagh Rehabilitation Colony, Darya Ganj, Delhi.

South Delhi Municipal Corporation vide its Resolution No. 215 dated 20.01.2021 resolved that "as recommended by the Standing Committee vide its Resolution No. 146 dated 24.12.2020, the proposal of Commissioner as contained in his letter No. F.33/L&E/SDMC/C&C dated 11.11.2020, approval of the following is accorded:-

1. Ownership rights may be granted to the allottees of 50 residential plots of Parda Bagh Rehabilitation Colony on prevailing circle rates.
2. In compliance of Section 200(d) of the DMC Act, no rebate shall be provided while granting ownership rights to the allottees of 50 residential plots of Parda Bagh Rehabilitation Colony.
3. The condition i.e. "Subject to approval of MOUD, GOI" may be exempted.
4. Rest of the terms & conditions of Corporation Resolution No. 48 dated 21.08.2019 shall remain unchanged". These conditions are:-

(a). Before executing the lease deed, the structure of built up area is required to be regularized as per SDMC building bye-laws. The ownership right shall be granted for an area of 70 square yards. As per approved Redevelopment plan of Parda Bagh anything beyond the permissible limit shall be taken as encroachment and removal of encroachment will be the primitive mandatory condition.

(b). Land and Estate Department/SDMC will mark encroachment on the properties and reasonable time will be given to the residents of Parda Bagh Rehabilitation Colony to remove their encroachment with the permission to repair their houses.

(C). In case if, residents of Parda Bagh Rehabilitation Colony do not remove their encroachment, the same will be removed by the concerned Competent Authority of SDMC and necessary action such as cancellation of allotment and other proceedings, as per rules, will be initiated.

(d). After the process of conferring of ownership rights, a perpetual lease deed of 99 years will be executed as per Ministry of Urban Development format of lease which can be adopted in toto. The ground rent will be charged as per rules.

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5. All the conditions mentioned in the approved Redevelopment Plan of Parda Bagh Rehabilitation Colony (as approved by the Standing committee vide resolution No. 316 dated 09.11.2016) as annexed, shall be applicable to the residents of Parda Bagh Rehabilitation Colony.

This issue with the approval of Competent Authority.

Enclosure: - as above.

[Signature]
05/07/2017
Administrative Officer

Land & Estate Department/SDMC

Copy to:-

1. All Additional Commissioners, SDMC.
2. A&C (I/c L&E)/SDMC.
3. Deputy Commissioner, L&E/SDMC.
4. Deputy Commissioner, Central Zone, SDMC.Chief Engineer (concerned)/Central Zone/SDMC.
5. Chief Town Planner, SDMC.
- ✓ 6. Director (IT)/SDMC with the request to kindly upload it on SDMC website.
7. Director (P&I), SDMC with the request to kindly publish it in the leading News Papers.

Copy for kind information to:-

- Hon'ble Mayor, SDMC.
- Hon'ble Chairman Standing Committee, SDMC.
- Hon'ble Leader of the House/SDMC.
- Hon'ble Leader of the Opposition.

Copy also for kind information to:-

- L&DO, Land & Development Office, MOUD, GOI, Nirman Bhawan, New Delhi.
- Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
- PS to Commissioner, SDMC for kind information of the Commissioner, SDMC.

Subject: The conditions mentioned upon the redevelopment plan of Parda Bagh Rehabilitation Colony, approved by the Standing Committee vide Resolution No. 316 dated 28.11.2016.

1. In compliance of Circular dated 21.06.2016 of Addl. Commissioner-I, SDMC, the necessary NOCs as applicable, including approval from CFO & DUAC, Environment Clearance, ASI and HCC shall be obtained by Building Department at the time of Sanction of Building Plan. Further, recommendation of Special Area Plan shall also be seen by the Building Department.
2. Land & Estate Department shall take further action with respect to ownership right to the owner/claimant as per the plan following due process of law and provision of the DMC Act in consultation with L&DO.
3. All the encroachment shall be removed by Zonal Office as per rules and policy of SDMC in consultation with L&E Department, SDMC and RWA, Parda Bagh. Further, the issues regarding existence of any Municipal structure shall also be dealt with Zonal Office, Central Zone, SDMC after obtaining Land ownership from the Land & Estate Department/other concerned department for entire redevelopment area of Parda Bagh.
4. Individual plot owners shall get the Building plan approved from Building Department as per procedure and as per redevelopment plan. Further, clarification w.r.t. height of the building shall be obtained from ASI/HCC which shall be ensured by Building Department.
5. Standard plan for shop plots shall be prepared by the Architecture Department of SDMC before sanction of Building plan.
6. ROW of Master Plan roads shall be ensured by the Engg. Department, SDMC.
7. DDA & MoUd shall be informed about approval of redevelopment plan. Hon'ble Court should also be apprised about the the action taken by SDMC.
8. No tree shall be felled without the approval of competent authority during implementation of plan.
9. The services shall be laid and maintained as per the laid down norms of respective service department/Engineering Department, SDMC. The development charges, augmentation charges and other charges (if any) shall be recovered by the Engineering Department from RWA.
10. The RWA, Parda Bagh shall indemnify SDMC through an indemnity Bond keeping it harmless in case of any dispute if arises at any stage with respect to the shape, size extent of redevelopment plan.
11. Petitioner/president, RWA Parda Bagh shall submit an affidavit that all submissions made by him before authorities/local body is factually correct. If at any stage any concealment of facts/incorrect submission is revealed, the approval shall be revoked immediately and further action shall follow as per Law.
12. RWA shall submit the resolution that they will abide all rules/regulations and instruction issue by SDMC and other concerned departments.
13. As per circular dated 17.02.2009 the RWA, Parda Bagh shall file an undertaking stating that no equity shall be claimed by them if ultimately it is found that MPD-2021 suffers from infirmity and demolition of unauthorized and or impermissible construction is to be made, the same be carried out and the SDMC shall not be responsible for any loss/damages as a result of granting the aforesaid sanction.
