

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE ADDL. DEPUTY COMMISSIONER
(Remunerative Project Cell)
25th Floor, E-1 Block, Dr. S.P. Mukherjee Civic Centre
Jawaharlal Nehru Marg, Minto Road, New Delhi-110002

Tel. No. 011-23227514

No. ADC/RP Cell/MCD/2022/D- 958

Dated: 30.09.2022

Subject : Notice Inviting Tender (NIT) for e-auction for participation in e-auction for allotment of 130 plots on 99 years leasehold basis at Sanjay Gandhi Transport Nagar, Phase-I, Delhi.

The Schedule of e-auction with complete details and terms and conditions are available on e-auction website of Municipal Corporation of Delhi i.e. <https://eauction.gov.in> and www.mcdonline.nic.in. The bid document will be live on the e-auction portal of MCD i.e. <https://eauction.gov.in> and www.mcdonline.nic.in w.e.f. 04.10.2022 to 04.11.2022 at 03:00 PM. The last date of submission of documents is 04.11.2022 at 03:00 PM through online mode and the EMD submission through Offline mode i.e. Demand Draft in favour "Commissioner, MCD" till 04.11.2022 at 03:00 PM. The live e-auction will be held on 11.11.2022 from 11:00 AM to 05:00 PM.


Assistant Commissioner
R. P. Cell/MCD

Assistant Commissioner
Ramunerative Project Cell, MCD

Copy to:-

1. Director (I.T), MCD for uploading the same on e-auction portal.

Copy for kind information to:-

1. OSD to Commissioner for kind information of Commissioner, MCD.
2. Addl. Commissioner, R.P. Cell
3. Addl. Dy. Commissioner, R.P. Cell.

MUNICIPAL CORPORATION OF DELHI
REMUNERATIVE PROJECTS CELL (R.P. CELL) DEPARTMENT
 25th Floor, E-1 Block, Dr. S.P. Mukherjee Civic Centre
 Jawaharlal Nehru Marg, Minto Road, New Delhi-110002

Schedule for (NIT) for e-auction

Sub: NIT No. ADC/RPC/MCD/2022/D-958 dated 30.09.2022 Notice inviting bids for participation in e-auction for allotment of 130 Plots on 99 years leasehold basis at Sanjay Gandhi Transport Nagar, Phase-I, Delhi.

The details are as under: -

S. No.	Eligibility for e-auction	As mentioned in eligibility and terms & condition available on the website https://eauction.gov.in and www.mcdonline.nic.in of MCD			
1	Period of availability of application for e-auction and bidding document (s) on MCD's website	Month from the year 2022	The documents to be submitted online mode and EMD submitted through offline mode i.e. Demand Draft till 04.11.2022 up to 3.00 p.m.	Date of Pre-bid meeting at 25 th floor E-1, Block Dr. SPM Civic Centre, JLN Marg, New Delhi-110002.	Date of Live e-auction from 11.00 am to 5.00 pm.
		October, 2022	04.10.2022 to 04.11.2022	14.10.2022 at 11.30 AM	11.11.2022
2	Minimum Reserve Price	As per e-auction documents.			
3	EMD	10% of MRP			
4	Increment Value	Rs.1,00,000/- for all plots			
5	Registration charges	N. A.			
6	EMD Submission along with covering letter (Offline mode)	The EMD submitted by the applicant/bidder on or before last date of submission of EMD i.e. 04.11.2022 at 03:00 PM through Offline Mode i.e. Demand Draft in favour of "Commissioner, MCD" at Remunerative Project Cell, MCD, 25 th Floor, E-1 Block, Dr. S. P. Mukherjee Civic Centre, Minto Road, Delhi – 110002.			
7.	Detail of Contact person of MCD	Name of the officer	Designation	Contact number	
		Sh. Manoj Kumar	Asstt. Commissioner, R.P. Cell	9643479634	
		Sh. Raman	Administrative Officer, R.P. Cell	7206606000	

Complete offer documents are available on the website <https://eauction.gov.in> and www.mcdonline.nic.in of MCD, Corrigendum, if any, would appear only on the website <https://eauction.gov.in> and www.mcdonline.nic.in of MCD, and would not to be published in any News papers.

Note: MCD reserves the right to amend/withdraw any of the terms and conditions of the e-auction document or to extend the date of NIT for e-auction or to reject any or all Bid(s) without assigning any reason. The decision of the MCD in this regard will be final. The word "North Delhi Municipal Corporation (North DMC)" wherever appearing in the NIT document may be read as "Municipal Corporation of Delhi".



Assistant Commissioner
 Remunerative Project Cell, MCD

ANNEXURE-I

GENERAL TERMS & CONDITIONS

(Bidder should read and understand the following Terms and Conditions before submitting the Bid)

1. Bidding Process :

The Bid shall be accepted only through online e-Auction process and all details pertaining to the e-Auction and guidelines for e-Auction are available on the websites "www.auctionwizard.in/NORTHMCD" and www.mcdonline.gov.in." of North DMC.

2. Minimum Reserve Price :

The Minimum Reserve Price (MRP) of the plot is Rs. _____/- (Rupees _____). If the bid is quoted lower than the reserve price of Rs. _____, the same shall be summarily rejected.

3. Scope of Work/Development Norms :

- 3.1 The successful Bidder shall be responsible for shifting of services and cutting of trees, if any falling within the plot, from the concerned Government Department with due permission if any required and in the manner stipulated by the relevant Government Department. The cost towards shifting/cutting of trees shall be borne solely by the successful Bidder.

4. Eligibility Criteria :

The Bidder shall furnish, as part of its Bid, document establishing the Bidder's eligibility to participate in the e-Auction and its qualifications to perform the contract. Every Bidder shall have to fill up all details in the prescribed columns as required in the e-Auction process on the website "www.auctionwizard.in/NORTHMCD". The documentary evidence of the agency's qualifications to perform the contract, shall establish to North DMC's satisfaction that the agency is eligible as per the criteria outlined in the Eligibility Criteria below :

- 4.1 **Eligible Bidder** :—The Bidder for this e-Auction process of North DMC may be any individual (adult citizen of India) or a Firm (Registered or Partnership) or a Public Limited Company or a Private Limited Company capable of entering into licence agreement with the North Delhi Municipal Corporation (North DMC) for "Auction of Plot No. _____ at Sanjay Gandhi Transport Nagar, Phase-I".

- (i) **If the Bidder is an individual**, the application shall be signed by the individual himself/ herself or the sole proprietor in case of proprietary firm or the authorized representative holding the power of attorney of the proprietor with full typewritten names and current address.

Note :—Any individual who is not a minor may participate in e-Auction. An individual may also participate on behalf of his employer or on behalf of the persons who formally and legally authorize him to do so.

- (ii) **If the Bidder is a firm in partnership**, the application shall be signed by all partners of the firm with their full typewritten names and current addresses, or alternatively, by a

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partner holding power of attorney for the firm. In the latter case, a certified copy of the power of attorney should accompany the application. In both cases, a certified copy of partnership deed and current address of all the partners of the firm should accompany the application.

- (iii) **If the Bidder is a Registered Firm or a Limited/Private Ltd. Company or a Bank or an Institution or a Society or a Corporation etc.,** the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The Bidder should also furnish a copy of the Memorandum and Articles of Association duly attested by a Public Notary.

- (iv) **Joint Venture/Consortiums are permissible with legal agreement.**

In case the Bids being submitted by a Consortium :—

1. There shall be a maximum of 3 (Three) Members in the Consortium including the Lead Member of the Consortium at the time of submission of Bid.
2. Subject to the provisions of Clause (1) above, the Bid should contain the information required for each member of the Consortium.
3. Members of the Consortium shall nominate one member as the Lead Member (the Lead Member) who on behalf of the Consortium, shall have the authority to conduct all business for and on behalf of any and all the Members of the Consortium during the e-Auction process and in the event the Consortium is awarded the Swimming Pool(s), during signing of the License Deed.
4. The Lead Member of the Consortium must meet the eligibility criteria specified in Clause 4.1(b) to (m) below.
5. No change in composition of the Consortium shall be allowed between the Bid Due Date and the date of issue of Letter of Award.
6. The Bid must contain a Memorandum of Understanding (MoU) entered into between the Consortium Members. Each Member of the Consortium shall duly sign the MoU, making each of the Consortium Members liable for their respective roles and commitments relating to the technical and financial requirement of the project. In the absence of such a document, the Bid shall not be considered for evaluation and will be rejected. The MoU entered into between the members of the Consortium must be specific to the Project and should fulfil the above requirements, failing which the Bid shall be considered as non-responsive. The MoU shall not be amended without the explicit approval of the North D.M.C.

The MoU shall inter alia :—

- (i) Clearly outline the role and responsibilities of each member at each stage;
- (ii) Provide details of the minimum equity stake to be held by each member;
- (iii) Include a statement to the effect that all members of the Consortium shall be liable jointly and severally for execution of the Project in accordance with the terms of the Agreement.

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erstwhile MCD or North DMC. The Bidder must give an undertaking in this regard.

- 4.3 **Not Blacklisted/Debarred** :—The Bidder should not have been blacklisted or debarred from future tendering in the erstwhile MCD or North DMC in last 5 years. The Bidder must give an undertaking in this regard.

5. **General Conditions :**

- 5.1 The Bidders can satisfy themselves by conducting field inspection of the site, area, location, condition of the site etc. and no claim whatsoever shall be entertained in this regard at later stage. The Bidders shall be required to carry out its own studies and actual measurement. There shall be no change in the accepted bid amount in case the actual area measured by the intending bidder is in positive/negative deviation of upto 10% of site area as provided.
- 5.2 The pre-bid meeting shall be held at Meeting Hall at 5th Floor, E-1 Block, Dr. S.P.M. Civic Centre, Jawaharlal Nehru Marg, New Delhi-110002 on _____ at ____ pm.
- 5.3 In case of default, breach or non-compliance of any of the terms and conditions of the bid or mis-representation by the Bidder or intending purchaser, the amount already deposited shall be forfeited and the allotment to the successful Bidder/Allottee shall be liable to be cancelled and the successful Bidder/Allottee shall not be entitled for any compensation whatsoever, provided that the Commissioner or an authorised officer may refund the said amount in exceptional circumstances, such as the death of the applicant in case of an individual/of proprietor in case of proprietorship firm/all the partners in a partnership firm with or without any condition.
- 5.4 Any bid/offer can be rejected by the Commissioner, North Delhi Municipal Corporation at any point of time without assigning any reason. In such cases, no interest shall be paid on the amount deposited by the Bidder till that point of time.
- 5.5 In case, the highest Bidder withdraws during the bid process the entire amount deposited till then shall be forfeited.

6. **Earnest Money Deposit (EMD) Bid Security :**

- 6.1 The Bidders shall have to deposit Earnest Money Deposit (EMD)/Bid Security equal to 10% of the Minimum Reserve Price at the time of participating in the bidding process. The amount of Earnest Money Deposit (EMD)/Bid Security paid by the interested Bidders shall carry no interest. The payment of EMD shall be made by NEFT/RTGS/E-Payment. The Earnest Money Deposit (EMD)/Bid Security of the successful Bidder shall be adjusted towards the sale price payable to the North DMC by the successful Bidder.
- 6.2 The bid security of the unsuccessful Bidders, shall be returned to them without interest preferably within one month of closing of this e-Auction process by North DMC.

7. **Validity :**

The Successful Bidder shall keep its offer valid for acceptance by the competent authority for a period of 6 months which can be further extended with the mutual consent of both the parties. If the Bidder withdraws its offer within the period of 6 months, amount already deposited by him shall be forfeited.

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8. **Payment of Sale Price by the Successful Bidder :**

- 8.1 The successful Bidder will be informed in writing about the acceptance of his/her/their bid/offer by the authorized officer of North DMC. The successful Bidder shall have to deposit 25% of the Sale Price (less the amount of EMD), within 7 days from the date of receipt of such letter of acceptance of his/ her/their bid/offer, in the form of Demand Draft/Pay Order issued by a Nationalized Bank/Scheduled Bank, drawn in favour of the "Commissioner, North Delhi Municipal Corporation" and payable at New Delhi.

Or

Detail of Netbanking or NEFT/RTGS will be shared with successful bidder for payment.

- 8.2 The balance 75% of the Sale Price will be paid by the successful Bidder, within 60 days of the issue of Demand-cum-Allotment Letter by the North DMC, in the form of A/c Payee Demand Draft/Pay Order, issued by a Nationalized Bank/Scheduled Bank, drawn in favour of the "Commissioner, North Delhi Municipal Corporation" and payable at New Delhi.

Or

Detail of Netbanking or NEFT/RTGS will be shared with successful bidder for payment.

- 8.3 The Commissioner, North DMC may extend the last date of payment of the balance premium/amount upon satisfying himself that sufficient reasons exist for doing so, upto a maximum of 60 days subject to payment of interest on the balance premium/amount @ 18% per annum, provided that any such application for seeking extension of the time should be submitted in person to the Director/Sanjay Gandhi Transport Nagar, 16, Rajpur Road, Civil Lines Zone, Delhi at least 7 days before the last date for making the payment of the balance premium/amount.

The interest is applicable only on the delayed amount of the total amount due and to be computed on every 15 days basis e.g. if the payment is delayed for 1 to 15 days, interest is applicable for 15 days. Similarly, if the delay is for 16 to 30 days, interest is applicable for 30 days and so on.

9. **Possession of Plot :**

After the payment of full amount of Sale Price or any other amounts payable under these conditions is made by the successful bidder to the North DMC, the possession of the plot free from encumbrances will be handed over to the successful Bidder within 15 days from the receipt of full amount of Sale Price.

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10. **Power and Water Connection and other Taxes/Charges :**

After the possession of the plot is handed over to Purchaser, it shall be the responsibility of the Purchaser to make arrangements for electrical and water requirements. The successful bidder shall also be responsible to pay all fees, taxes, charges, assessments and other levies of whatsoever nature payable to the Government or Municipal or Local Bodies or other statutory authorities/bodies concerned in connection with the "Auction of Plot No. _____ at Sanjay Gandhi Transport Nagar, Phase-I".

The Successful Bidder shall be responsible for payment of property tax towards the building or any other statutory tax prevailing from time to time and all utility charges.

11. **Lease Deed :**

The successful Bidder shall be required to execute the Lease Deed in the format prescribed in 'Annexure-II' as part of the e-Auction documents and get the same registered at his/her own cost. The lease deed duly stamped shall be registered within a period of one month from the date of making full payment to the North DMC. One copy of the lease deed duly registered by the purchaser shall be handed over to the department. The stamp duty and registration charges in this regard shall be borne by the successful Bidder/Purchaser.

12. **Settlement of Dispute :**

In the event that any dispute, controversy or claim arises among the Parties in connection with or under this Agreement or the interpretation of any of its provisions any party may refer the dispute, controversy or claim to the Commissioner, North DMC for amicable settlement. In event, the parties are unable to settle the dispute, the Courts at Delhi shall have jurisdiction over all matters arising out of or relating to this Agreement.

Dy. Director, SGTN
North DMC

ANNEXURE 'F'

NORTH DELHI MUNICIPAL CORPORATION
(Sanjay Gandhi Transport Nagar)

99 YEARS LEASE DEED FOR PLOT

This deed of 99 years lease made this day of
Two Thousand & BETWEEN the **NORTH DELHI MUNICIPAL CORPORATION** through its Director/Dy. Director/SGTN duly authorized by the Commissioner under Section 491 of the Municipal Corporation Act, hereinafter called the LESSOR of the one part and Shri/Smt.
S/o W/o Resident
of hereinafter called
the LESSEE of the other part.

WHEREAS, an e-auction was held for the sale of leasehold rights of the plot of land hereinafter described belonging to the LESSOR (MCD) now North Delhi Municipal Corporation.

AND WHEREAS, the bid of the LESSEE having been accepted, and having paid the premium of Rs. /- (Rupees in Words), is entitled to grant of 99 years lease of the said plot.

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NOW THIS INDENTURE WITNESSETH :—

I. That in consideration of the premium of Rs. (Rs.), paid by the LESSEE, the receipt whereof the LESSOR HEREBY ACKNOWLEDGES AND OF THE GROUND RENT hereinafter reserved and the covenants on the part of the LESSEE hereinafter continued the LESSOR BOTH hereby demise. Upto the LESSEE ALL THAT plot of land No. Block No. in the layout plan of, containing by admeasurements an area or thereabout situated at more particularly described in the Schedule-I hereto and greater clearness delineated on the plan annexed hereto and thereon show with its boundaries coloured red and hereinafter referred to as the plot TOGETHER with all rights, assessments and appurtenances to HOLD the same in 99 years lease deed fromth day of Two Thousand YIELDING AND PAYING therefore yearly ground rent in advance @ 2.5% (two and a half per cent) of the amount of the premium or such other enhanced ground rent as may be as assessed hereafter under the covenants and conditions hereinafter contained clear of all deductions on or before the fifteenth day of July in every year at the office of Director, Sanjay Gandhi Transport Nagar or at such other place or places as may be notified by the LESSOR from time to time for this purpose, subject always to the exceptions, reservations, covenants and conditions hereinafter contained.

II. The LESSEE makes the following covenants with the LESSOR :

- (1) The LESSEE shall pay to the LESSOR the yearly ground rent hereby reserved on the days and in the manner hereinbefore provided;
- (2) The LESSEE shall not deviate in any manner whatsoever from the layout plan/sanctioned building plan nor alter the size of the plot whether by sub-division, amalgamation or otherwise, unless specifically permitted to do so by the LESSOR;
- (3) (a) The LESSEE shall to, within a period of three years from the date hereof which period shall be the essence of the contract erect upon the plot and complete in a substantial and workman-like manner a commercial building in accordance with the type, design and other architectural requirements prescribed by the LESSOR OR its Commissioner after obtaining the necessary sanction thereafter and in accordance with the sanctioned building plan and the Municipal Building Bye-Laws and also provide proper sewers, drains and other conveniences in accordance with the sanctioned building plan to the satisfaction of the Municipal and other authorities appointed under the law;
- (b) The LESSEE shall observed the architectural restrictions in the construction of the building on the plot;
- (4) (a) The LESSEE is shall not sell, transfer, assign or otherwise part with the possession of the whole or any part of the plot before erection of the building thereon, except with the previous permission in writing of the LESSOR or its Commissioner which may be declined or granted with or without conditions :

PROVIDED THAT in the event of the permission being given the LESSEE shall be bound to pay to the LESSOR FIFTY PER CENT of the unearned increase in the market value of the plot i.e., the difference between the premium paid and the market

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the decision of the LESSOR in respect of the market value shall be final and binding :

PROVIDED FURTHER that the LESSOR shall have the pre-emptive right to purchase the property after deducting fifty per cent of the unearned increase as aforesaid.

- (b) The LESSOR may sub-let the whole or part of the building that may be erected upon the plot for the purposes specified in the terms and conditions of the original lease deed. The LESSEE may also with prior permission of the Commissioner in writing sell or transfer the floor space constructed on the plot. The written permission shall be granted on payment of Rs. 100/- in the first case of sale/transfer provided such a transaction does not violate the said terms and conditions. For sale/transfer subsequent to the first sale of the floor space/unit, the permission of the Commissioner shall be required which will be given by the Commissioner on payment of transfer fee at Re. 1/- per sq. ft. of the floor space to be transferred; the LESSEE shall also be responsible after transferring/selling the floor space to ensure that the transferee/buyer does not violate these terms and conditions.
- (c) Notwithstanding anything contained in Sub-Clause (a) above, the LESSEE may, with the previous consent in writing of the LESSOR MORTGAGE or charge the plot to such person as may be approved by the LESSOR in the absolute discretion :

PROVIDED THAT, the event of the sale or foreclosure of the mortgage or charged property, the LESSOR SHALL BE ENTITLED to recover the 50% of the unearned increase in the value of the plot as mentioned in Sub-Clause (a) above shall be first charge on the property and the decision of the LESSOR or its Commissioner about the market value of the plot shall be final and binding on all the parties concerned :

PROVIDED FURTHER that the LESSOR shall have the pre-emptive right to purchase the mortgaged or charged property after deducting 50% of the unearned increase as aforesaid;

- (5) The LESSOR's right to the recovery of 50% of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to and involuntary sale or transfer whether it be by or through an executing or insolvency court;
- (6) The LESSEE shall not use the plot or the building constructed thereon or allow the same to be used for purpose other than that for which the building plans are sanctioned;
- (7) Whenever the title of the LESSEE in the plot is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein provided that the transferor as well as the transferee shall be bound to give notice of such transfer in writing to the LESSOR within three months of the transfer;

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In the event of death of the LESSEE the person on whom the title of the deceased devolves shall, within three months of the said devolution, give notice thereof to the LESSOR;

- (8) The LESSEE shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description payable to the LESSOR in respect of the plot and the building which may be erected thereupon;
- (9) All dues payable to the LESSOR in respect of the plot shall be recoverable as land revenue and as arrears of tax under the Delhi Municipal Corporation Act, 1957 and provisions of other Acts applicable in such properties (Amended from time to time);
- (10) The LESSEE shall in all respects comply with and bound by the Building Drainage and other Bye-Laws of the Municipal and other authorities in so far as they may be applicable to the plot and the building to be constructed thereon;
- (11) The LESSEE shall not without sanction or permission in writing of the appropriate Municipal or other authorities make any alteration to the building erected on the plot;
- (12) The LESSEE shall not without the written consent of the LESSOR carry on or permit to be carried on, on the plot or in the building thereon any trade or business or manufacture, which in the opinion of the LESSOR may be noisy, noxious or offence or do or suffer to be done by act or thing whatsoever which in the opinion of the LESSOR or its Commissioner may be a source of nuisance;
- (13) The LESSEE shall at all reasonable time grant access to the plot to the LESSOR or his representative for being satisfied that the covenants and conditions contained herein have been and are being complied with;
- (14) The LESSEE shall upon determination of this lease peaceably yield up the said plot and the building thereon upto the LESSOR;
- (15) The LESSEE shall at all time during the continuance of this lease keep the building on the plot of land in a good and substantial state of repair to the satisfaction of the LESSOR or its Commissioner or any other officer duly authorized by him in this behalf;
- (16) This lease/sub-lease shall stand automatically terminated if there is any change in the constitution of the partnership firm/private limited company as on the date of execution of this deed without the prior approval of the lessor;
- (17) A copy of the Partnership Deed/Memorandum and Article of Association as on the date of execution of the deed shall be annexed to the deed and names of the persons constituting partnership firm/private limited company shall be mentioned in the margin of the deed;
- (18) Where a deed has been registered, addition and substitution of 'family members' shall be allowed without any charge but on execution of a regular conveyance/gift deed;
- (19) Addition of outsiders shall also be allowed through a conveyance deed but on payment of 50% of unearned increase of his notional share which shall be calculated on the basis of current pre-determined rate;

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- (20) Substitution of the original allottee/auction purchaser shall be allowed through a conveyance deed on payment of 50% unearned increase of his share in the value of the plot which would be calculated at the current market value;
- (21) Conveyance deed executed for the purpose of addition/substitution shall contain the following conditions :—

"That the parties to the conveyance deed have jointly and severally given an undertaking to Shri vide registered deed dated..... in which interest is now being transferred by this deed shall stand automatically terminated if there is any change in the name of the lease/sub-lease/constitution of the partnership firm/private limited company as on the date of execution of the deed without the prior approval of the lessor. This undertaking is agreed to be treated by the LESSOR and the LESSEE/SUB-LESSEE as one of the conditions of the lease mentioned in the original deed dated....."

All changes shall be incorporated in office record through mutations.

III. If the yearly ground rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have been demanded or not or if it is discovered that this lease has been obtained by suppression of any material fact, mis-statement, mis-representation or fraud or if there shall have been in the opinion of the LESSOR or its Commissioner whose decision shall be final, any breach by the LESSEE or any person claiming through or under him of any of the covenants or conditions contained hereinabove and in any such case, notwithstanding the waiver of any previous clause, this lease shall cease and stand determined and the LESSOR shall have the rights to re-enter upon and take possession of the plot and the building standing thereof and the LESSEE shall not be entitled to any compensation whatsoever not even to the return of any premium paid by him :

PROVIDED that, notwithstanding anything contained herein to be contrary, the LESSOR may without prejudice in this right of re-entry as aforesaid, and in his absolute discretion, waive or condone any breach, temporarily or otherwise on receipt of such amount, and on such terms and conditions as may be determined by him and may also accept the payment of the ground rent which shall be in arrears as aforesaid together with interest at the rate of 18% per cent per annum.

IV. No forfeiture or re-entry shall be effected until the LESSOR has served on the LESSEE a notice in writing :—

- (a) Specifying the particular breach complained of, and
- (b) If the breach is capable of remedy, requiring the LESSEE to remedy the same and the LESSEE fails within such reasonable time as may be mentioned in the notice to remedy the breach if it, is capable of remedy and in the event of forfeiture or re-entry the LESSOR may at its discretion, relieve against forfeiture on such terms and conditions as he thinks proper.

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Nothing in this clause shall apply to forfeiture or re-entry for breach of covenants and conditions relating to sub-division, amalgamation, erection and completion of building within the time provided therefore and the transfer of the plot as mentioned in Clause-II, or in case this lease has not been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The ground rent hereby reserved shall be liable to be enhanced with effect from the first day of January and thereafter at the end of such successive period of thirty years provided that the increase in the ground rent fixed at each such enhancement shall not exceed one-half of the increase in the letting value of the plot without building on the date on which the enhancement is due and such letting value shall be assessed by the LESSOR or its Commissioner.

VI. In the event of any dispute or difference arising under these presents or in connection therewith (except as to any matters the decision of which is specially provided for by those presents), the same shall be referred to the sole arbitration of any person appointed by the Commissioner of LESSOR.

VII. All notices, orders, directions, permissions, consents or approvals to be given under this lease shall be in writing and shall be by such officer as may be authorized by the Commissioner of the LESSOR and shall be considered as duly served upon the LESSEE or any person claiming under him if the same shall have been delivered at or sent by post to the then residence, office or place of business of the LESSEE or such person or affixed on the plot or the building erected thereon.

VIII. All powers exercisable by the LESSOR under this lease may be exercised by its Commissioner who may also authorize any other officer or officers to exercise all or any of the power exercisable by him.

IX. In this lease, the expression the Commissioner means the Commissioner in the North Delhi Municipal Corporation for the time being or, in case his designation is changed or his office is abolished the officer who for the time being is entrusted whether or not in addition to other functions, with the functions similar to those of the Commissioner by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the LESSOR to perform the function of the Commissioner under this lease.

X. The expression 'THE LESSOR' and the 'LESSEE' hereinbefore used shall where the context so admits include in the case of LESSEE, his successors and assigns, and in the case of LESSEE his heirs, executors, administrators or legal representatives and the person or persons in whom the leasehold interest hereby created shall for the time being be vested by devolution assignment or otherwise.

XI. In case underground services like sewer, storm water drain and water lines are running under compulsory open spaces viz. setbacks, these will remain Municipal property and the highest bidder will ensure that these are not damaged during construction of the building as well as thereafter. Municipal Corporation of Delhi will have every right to redo/repair these service lines as and when required. The highest bidder will also have to permit the connection to/from these services to the other plot-holders as and when approved by the Competent Authority.

In witness whereof Shri
for and on behalf of the LESSOR has hereunto set his hand and Shri
the LESSEE has hereunto set his hand on the day and year first above written.

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THE SCHEDULE-I ABOVE-REFERRED TO

All that plot of land being the Plot No. in Block No.

..... in the layout plan of sanctioned by the
Standing Committee of the North Delhi Municipal Corporation Resolution No. date
..... the day of Two thousand and
..... measuring or thereabouts bounded as follows :—

North.....

East.....

South.....

West.....

And shown in the annexed plan and marked with its boundaries.

THE SCHEDULE-II ABOVE-REFERRED TO

Signed by Shri

Signed by Shri

S/o, W/o Prop./Partner,

Dir./Dy. Director

Director, on behalf of the Company

Sanjay .. adhi Transport Nagar,

North DMC

M/s.

In exercise of the powers of the Commissioner,

North Delhi Municipal Corporation for and on

behalf of the LESSOR.

(Sign. on behalf of LESSEE)

(Sign. on behalf of LESSOR)

In the presence of Witnesses :—

(1) Shri

(2) Shri

Stg.-A/NDMC [56]


Assistant Commissioner
Ramunorative Project Cell, MCD

2897c

NORTH DELHI MUNICIPAL CORPORATION

ALLOTMENT OF COMMERCIAL PLOTS BY E-AUCTION

Terms and conditions for the sale/allotment by e-auction by the North Delhi Municipal Corporation of Commercial Plots on 99 years leasehold basis at Sanjay Gandhi Transport Nagar, Phase-I.

I. Purchaser :

1. (i) Any person, group of persons, firm, company or registered Co-op. Society may purchase leasehold rights in a plot by participating in e-auction conducted by the North Delhi Municipal Corporation.
- (ii) Where no deed has been registered, the purchaser/allottee shall be permitted, free of charge, to add, delete or substitute the names of 'family members' which may, where necessary, take the form of a partnership firm or a private/public limited company.
2. As it is necessary in the interest of business to take at times outsiders also, addition thereof, shall be permitted, on payment of a sum equal to 50% of the premium of the notional share of the incoming person in the plot, calculated at the current Circle Rate of land. This would be, however, subject to the condition that the original purchaser/allottee does not part with the ownership of the plot.
3. In order to obviate the possibility of clandestine sale/transfer a clause shall be added in the deed to the following effect :—

"This lease/sub-lease shall stand automatically terminated if there is any change in the constitution of the partnership firm/private limited/public limited company as on the date of execution of the deed without the prior approval of the lessor."
4. A copy of the Partnership Deed/Memorandum and Article of Association as on the date of execution of the deed shall be annexed to the deed and names of the persons constituting partnership firm/private limited/public limited company shall be annexed to the deed and names of the persons constituting partnership firm/private limited company shall be mentioned in the margin of the deed.

II. Where a deed has been registered :

- (1) Addition and substitution of family members shall be allowed without any charge but on execution of a regular conveyance/gift deed.
- (2) Addition of outsiders shall also be allowed through a conveyance deed but on payment of 50% of unearned increase of his/her notional share which shall be calculated on the basis of current notified circle rates of land.
- (3) Substitution of the original allottee/purchaser shall be allowed through a conveyance deed on payment of 50% unearned increase of his/her share in the value of the plot which would be calculated at the current notified circle rates of land.

Sig-A/NDMC [57]



Assistant Commissioner
Ramunative Project Cell, MCD

- 2001 ✓
- (4) Conveyance Deed executed for the purpose of addition/substitution shall contain the following condition :—

"That the parties to the conveyance deed have jointly and severally given an undertaking to Shri..... vide registered deed dated..... in which interest is now being transferred by this deed shall stand automatically terminated if there is any change in the name of the lease/sub-lease/constitution of the partnership firm/private limited/public limited company, as on the date of execution of the deed without the prior approval of the lessor. This undertaking is agreed to be treated by the lessor and the lessee/sub-lessee as one on the conditions of the lease mentioned in the original deed dated....."

All changes shall be incorporated in office record through mutations.

GENERAL

- (i) In all such cases affidavit shall be obtained from the original allottee/lessee/sub-lessee/purchaser that the person sought to be included in the lease is within the degree of relationship indicated by him as define in Clause 7 below;
 - (ii) An indemnity bond shall also be filed by both the parties indemnifying the lessor against any claim or loss arising out of the change in the status of the lessee/sub-lease;
 - (iii) In the affidavit and indemnity bonds to be submitted by the concerned parties their Income Tax Permanent Account Numbers shall be mentioned and intimation of such changes would be sent to the Income Tax Authorities.
3. If the purchaser/allottee dies before the execution of the deed his/her legal heirs would be entitled to have the document registered in their favour, but in case of dispute the deed would be registered according to a decision of the Court.
 4. Where an allottee/purchaser dies after the registration of a deed his/her legal heirs would be brought on record through mutation and no fresh deed shall be executed.
 5. Where a family member relinquishes his/her share in the property of the deceased, relinquishment deed shall have to be registered if the deceased had acquired a right in the property during his/her lifetime.
 6. Allottee/Purchaser alongwith his associates with the prior approval of lessor shall be allowed to mortgage the plot not only for construction purposes but also to raise seed-capital needed for running the business.
 7. The term 'family member' means the allottee's husband/wife, father, mother, sister, brother, son, daughter, grandson/grand-daughter, wife of the son/grandson, son-in-law or husband of grand-daughter (for the purpose of this definition grandson/grand-daughter means a son of a daughter's child). In cases where the allottee has no family of his own, the family members will mean his heirs as defined in the Law of Succession applicable to him/her
 8. In case the applicant has obtained any concession/loan/benefit from the Directorate of Industries, Delhi Government or the Delhi Finance Corporation, the applicant will obtain no objection certificate from that department. An affidavit to the effect that he has obtained non-concessional loan/benefit from the Department of Industries should be furnished, in case he does not produce clearance from that department.

Stg.-A/NDMC | 58 |


Assistant Commissioner
Ramuneration Project Cell, MCD

II. E-Auction process etc. :

287/c

1. The Competent Authority of auction process North DMC may without assigning any reason cancel/withdraw anyone or more of the plots/units from the bid at any stage i.e. before handing over the possession.
2. Any individual who is not a minor may participate in e-auction. An individual may also participate on behalf of his employer or on behalf of the persons who formally and legally authorize him to do so.
3. Any business concern, Firm, Company, Bank, Institution, Society, and Corporation etc. can participate in bid through its authorized representative.
4. In case of married individual person the bid can be accepted in joint names of husband & wife.
5. The bid shall be for the plot on "As is where basis is". It is presumed that the bidder has inspected the property before giving the bid. However, if there is any increase or the decrease of the actual area will be liable to pay pro rata additional amount in case of increase in area, and in case of decrease in the area, adjustment will be made by North DMC on pro rata basis.
6. The Officer/HOD conducting the e-auction may for reasons to be recorded in writing recommend to the Competent Authority for rejection of any bid including the highest bid.
7. The intending bidder shall deposit the earnest money by way of e-banking gateway in favour of the 'Commissioner, North Delhi Municipal Corporation' as mentioned in the prescribed column of the item at the e-auction portal. This amount will be adjusted in the case of successful bidder and refunded to the unsuccessful bidder. It shall however, stand forfeited in the case of the person who backs out of bid and if the bidder breaches any other terms and conditions.
8. The highest bid i.e. above the reserve price shall be subject to acceptance by the authorized officer conducting e-auction on behalf of the Commissioner, North Delhi Municipal Corporation who shall, have the right to accept or reject the bid without assigning any reason. Upon rejection of the bid the earnest money will be refunded without any interest unless the same is forfeited for any reasons.
9. In case of breach or non-compliance with any of the terms and conditions of the auction or wrong information by the bidder, the earnest money shall be liable to be forfeited. The decision of the authorized officer in this regard shall be final and binding.
10. All bidders are required to pay 10% of the minimum reserve price as earnest money by way of NEFT/RTGS/E-payment in favour of the Commissioner, North Delhi Municipal Corporation. And in case of highest bid the purchaser is required to pay 25% of the premium i.e. the offered total bid amount, mentioned by him/her (including earnest money already paid at the time of e-auction) within 7 days from the date of receipt of letter of acceptance for the offer of sale/allotment in the form of Demand Draft/Pay Order issued by a Nationalized Bank/Scheduled Bank, drawn in favour of the "Commissioner, North Delhi Municipal Corporation" and payable at New Delhi.

2864

11. All bidders are required to complete whole information in the relevant columns of the e-auction portal.
12. The balance 75% of the sale price will be paid by the successful Bidder, within 60 days of the issue of Demand-cum-Allotment Letter by the North DMC, in the form of A/c Payee Demand Draft/Pay Order issued by a Nationalized Bank/Scheduled Bank, drawn in favour of the "Commissioner, North Delhi Municipal Corporation" and payable at New Delhi.

or

Detail of Netbanking or NEFT/RTGS will be shared with successful bidder for payment.

The Commissioner, North DMC may extend the last date of payment of the balance premium/amount upon satisfying himself that sufficient reasons exist for doing so, upto a maximum of 60 days subject to payment of interest on the balance premium/amount @18% per annum, provided that any such application for seeking extension of the time should be submitted in person to the Director/Sanjay Gandhi Transport Nagar, 16, Rajpur Road, Civil Lines Zone, Delhi at least 7 days before the last date for making the payment of the balance premium/amount.

The interest is applicable only on the delayed amount of the total amount due and to be computed on every 15 days basis e.g. if the payment is delayed for 1 to 15 days, interest is applicable for 15 days. Similarly, if the delay is for 16 to 30 days, interest is applicable for 30 days and so on.

Validity :

The successful bidder shall keep its offer valid for acceptance by the Competent Authority for a period of 6 months which can be further extended with the mutual consent of both parties. If the Bidder withdraws its offer within the period of 6 months, amount already deposited by him shall be forfeited.

III. Ground Rent :

1. In addition to the premium i.e. the total bid amount, referred to above the purchaser of the Leasehold rights in the plot shall be bound to pay ground rent at annual rate of 2½% per annum of the bid amount.
2. The rate of Ground Rent will be enhanced after every 30 years, provided that the increase in the rent fixed at each enhancement shall not exceed one-half of the increase in the letting value of the plot, except the building, at the date on which the enhancement is due.

IV. Lease Deed and Other Conditions of Lease :

1. The terms and conditions of the lease are contained in the prescribed form of the lease deed which can be accessed on website of North DMC and can be obtained from O/o Director/Sanjay Gandhi Transport Nagar, 16, Rajpur Road, Delhi-110054. The bidder shall be deemed to have agreed to all the terms and conditions contained therein. The bidder shall submit the lease deed duly stamped by the Collector of Stamps within a period of two months from the date of payment by him of the balance of bid accepted. If lease of

Stg-A/NDMC | 60 |



Assistant Commissioner
Ramunative Project Cell, MC

285/2

the plot is obtained by mis-representation or fraud or if there is breach of any condition of the lease then the lease will be liable to be forfeited and the North Delhi Municipal Corporation will be entitled to resume possession of the plot together with the building, if any standing thereon and the lessee will not be entitled to any compensation.

V. Cost and Transfer Duties :

All costs and expenses of preparation, stamping and registering of the lease deed and its copies and all other incidental expenses will be borne by the purchaser. The purchaser will also pay the duty on transfer of immovable property levied by the concerned authority.

VI. Delivery of Possession of Plots :

After the payment of full amount of sale price or any other amounts payable under these conditions is made by the successful Bidder to the North DMC, the possession of the plot free from encumbrances will be handed over to the successful Bidder within 15 days from the receipt of full amount of sale price.

VII. The Commissioner may allow mutual exchange of plots purchased by the builders and promoters, if applicable.

VIII. In case underground services like sewer, storm water drain and water lines are running under compulsory open spaces viz., setbacks, these will remain the Municipal property and the allottee will ensure that these are not damaged during construction of the building as well as thereafter. North Delhi Municipal Corporation will have every right to redo/repair these service lines as and when required. The allottee will also have to permit the connection to/from these services to the other plot-holders as and when approved by the Competent Authority.

To execute with the North DMC agreements, lease deed or other documents as specified in these terms & conditions.

*Signature of the highest bidder on his/her
own behalf/on behalf of the intending purchaser*

Date :

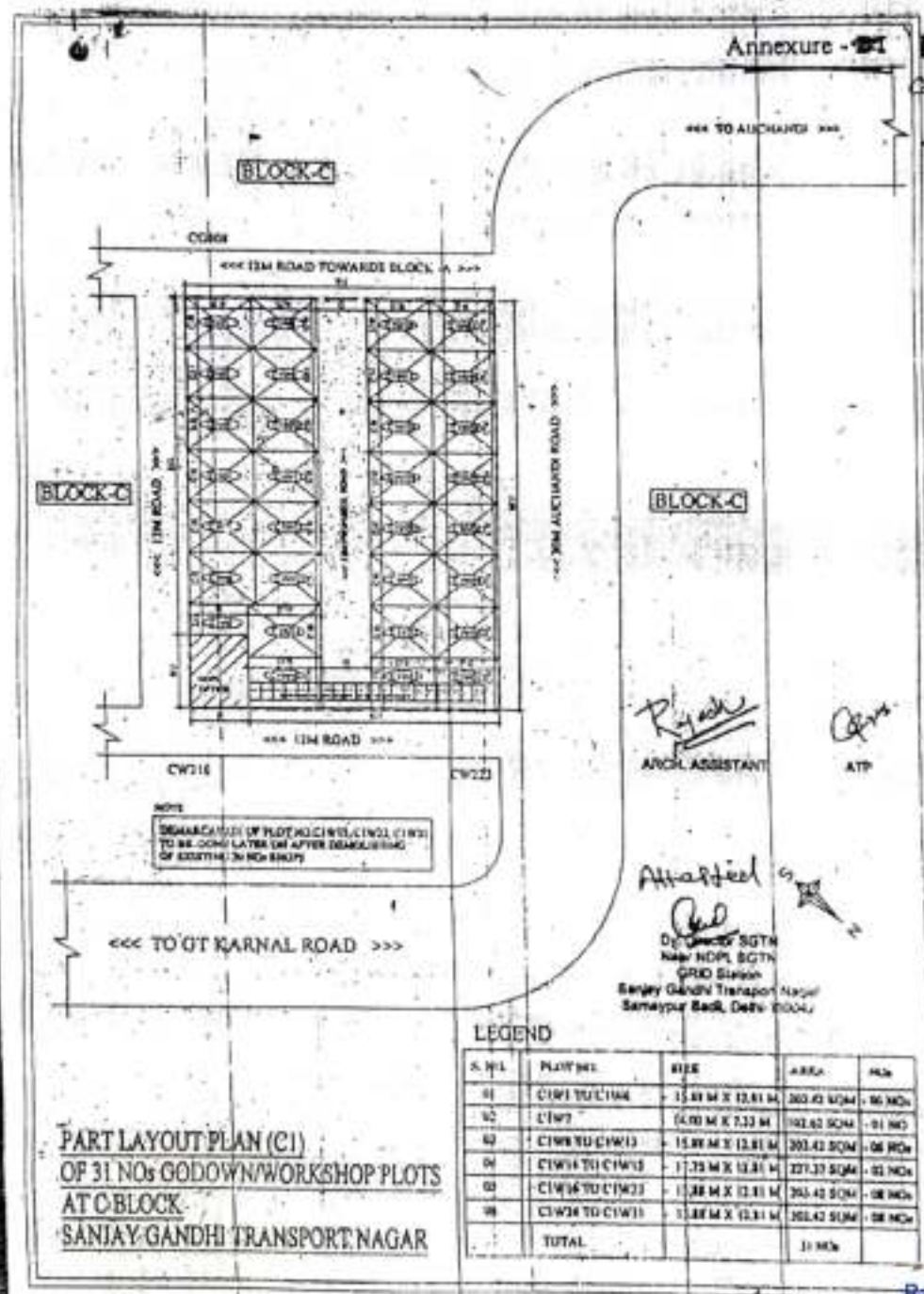
Place :

Stg.-A/NDMC | 61 |


Assistant Commissioner
Ramunorative Project Cell, MCC

4381

ANNEXURE 'C-1'



Sgt.-ANDMC [37]

Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

ANNEXURE 'C-2'

Аппендиге - В2.

LEGEND				
L. NO.	PLANT NO.	SIZE	AREA	NO.
01	C-01	13.00 M X 12.00 M	156.0000	11 NO.
02	C-02 TO C-03	13.00 M X 12.00 M	156.0000	22 NO.
03	C-03 TO C-04	13.00 M X 12.00 M	156.0000	33 NO.
04	C-04 TO C-05	13.00 M X 12.00 M	156.0000	44 NO.
05	C-05 TO C-06	13.00 M X 12.00 M	156.0000	55 NO.
06	C-06 TO C-07	13.00 M X 12.00 M	156.0000	66 NO.
07	C-07 TO C-08	13.00 M X 12.00 M	156.0000	77 NO.
08	C-08	13.00 M X 12.00 M	156.0000	88 NO.
09	C-09	13.00 M X 12.00 M	156.0000	99 NO.
10	C-10 TO C-11	13.00 M X 12.00 M	156.0000	110 NO.
11	C-11	13.00 M X 12.00 M	156.0000	121 NO.
	GRAND TOTAL		156.0000	132 NO.

ATP

ASSISTANT

**PART LAYOUT PLAN (C) AT BLOCK
SANTAY GANDHI TRANSPORT NAGAR**

Seq.-ANDMC [38]

Assistant Commissioner
Remunerative Project Cell, M

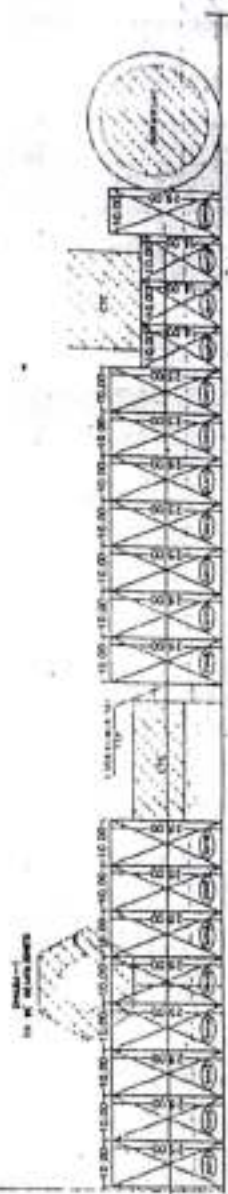
Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

420

Annexure - B3
C

ANNEXURE 'C-3'

PART LAYOUT PLAN OF 19 NOS GODOWN/WORKSHOP PLOTS (DHABA-I)
ATA-BLOCK
SANJAY GANDHI TRANSPORT NAGAR



<<< 30M ROAD >>>

<<< TO GT ROAD 30M WIDE

LEGEND

S. NO.	PLOT NO.	SIZE	AREA	NO.
01	WWT TO WWT 1	10.00 M X 25.00 M	250 SQM	15 NOS
02	WWT 1 TO WWT 2	10.00 M X 18.00 M	180 SQM	03 NOS
03	WWT 2	10.00 M X 25.00 M	250 SQM	01 NO
	TOTAL			19 NOS



ATP

ARCH. ASSISTANT

Stg-A/NDMC [39]

Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

Assistant Commissioner
Ramunorative Project Cell,

4276

ANNEXURE 'C-4'

Annexure - B4

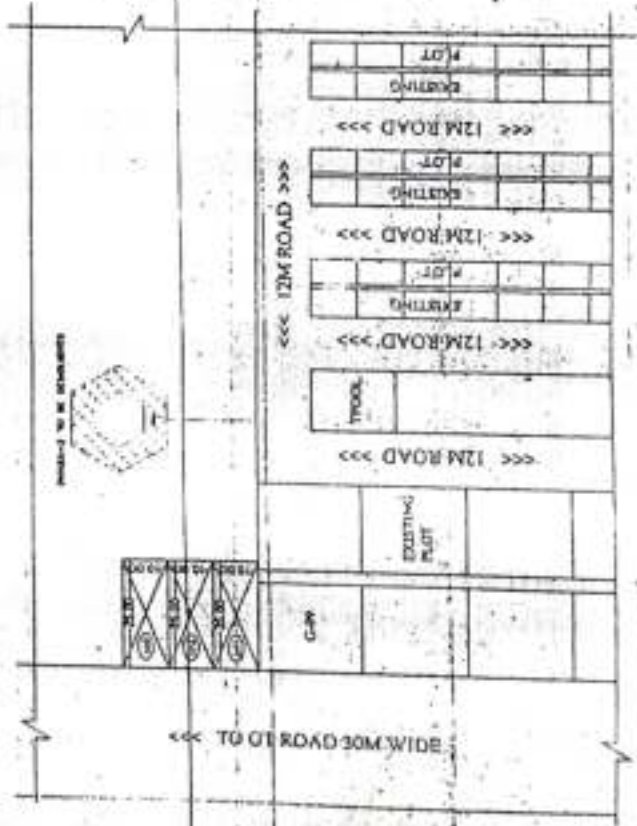
PART LAYOUT PLAN OF 03 NOS GODOWN/WORKSHOP PLOTS (DHABA-2)

AT A-BLOCK

SANJAY GANDHI TRANSPORT NAGAR

LEGEND

S. NO.	PLOT NO.	SIZE	AREA	NO.
01	AA1 TO AA3	15.00 M X 35.00 M	525 SQM	03 NOS
	TOTAL			03 NOS



ATP

ARCH ASSISTANT

Sgt.-ANDMC 401

Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

Assistant Commissioner
Ramunorative Project Cell, N

4266

ANNEXURE 'C-5'

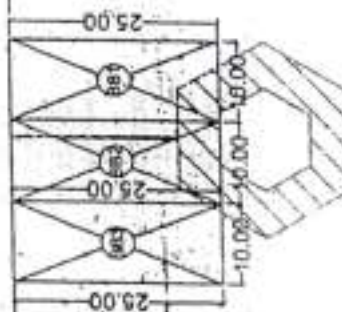
Annexure - B5

PART LAYOUT PLAN OF 03 GODOWN/WORKSHOP PLOTS (DHABA-3)

AT B BLOCK
SANJAY GANDHI TRANSPORT NAGAR

LEGEND

S. NO.	PLOT NO.	SIZE	AREA	NO.
01	001 TO 003	10.00 M X 25.00 M	250.00 M	03 NOS
	TOTAL			03 NOS



DHABA-3 TO BE DEMOLISHED

[Signature]

ATP

[Signature]

ARCH. ASSISTANT

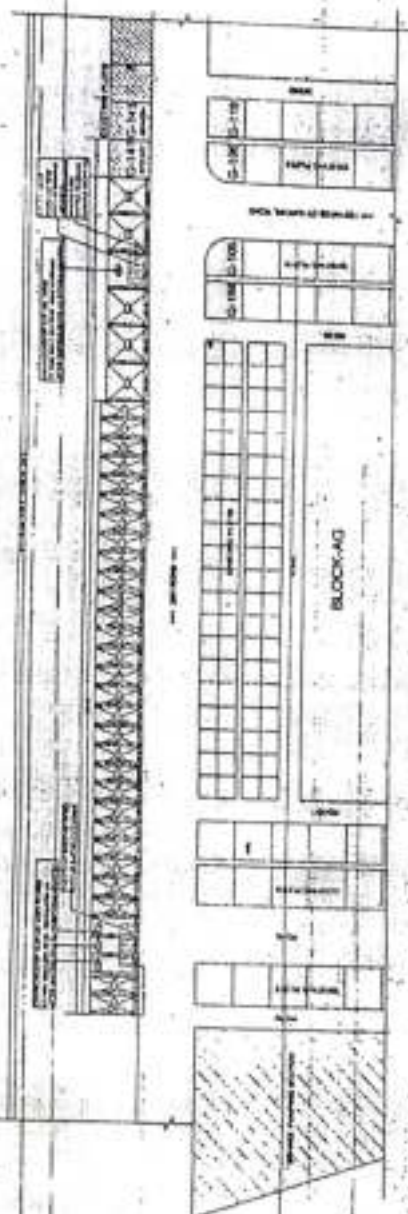
Sig-ANDMC [41]

Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

[Signature]
Assistant Commissioner
Ramuneration Project Cell

PART LAYOUT PLAN OF 38 NOS WAREHOUSE PLOTS
AT 'AG BLOCK' NEAR RAILWAY LINE
SANJAY GANDHI TRANSPORT NAGAR FOR PLOTS AGGI TO AGG38

Annexure - B36



LEGEND

S. NO.	PLOT NO.	SIZE	AREA	NOs	REMARKS
07	AG02 TO AG03	10.00 M X 22.00 M	220 SQM	02 HON	
08	AG03 TO AG05	10.00 M X 20.00 M	200 SQM	03 HON	CONSTRUCTION OF PLOT NO. 0805 TO 0808 ON 10TH FEBRUARY 2016. BOUNDARY OF PLOT NO. 0805 TO 0808 NOT YET SET.
09	AG05 TO AG032	10.00 M X 25.00 M	250 SQM	27 HON	
09	AG032 TO AG0315	20.00 M X 22.00 M	440 SQM	03 HON	
08	AG0306	20.00 M X 22.00 M	440 SQM	01 HON	CONSTRUCTION OF PLOT NO. 0805 ON 10TH FEBRUARY 2016. BOUNDARY OF PLOT NO. 0805 TO 0808 NOT YET SET.
08	AG0317 TO AG0328	20.00 M X 22.00 M	440 SQM	02 HON	
	TOTAL		18 HON		

ANNEXURE 'C-6'

2

NICH ASSISTANT

Sug-ANDMC [42]

Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New Delhi-110002

Assistant Commissioner
Remunerative Project Cell, M

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**Details of location, size MRP and EMD of 132 plots on 99 years leasehold basis at
Sanjay Gandhi Transport Nagar Phase-I, Delhi.**

Reserve Price of 130 Plots

(1) S.No.	(2) Location	(3) Plot No.	(4) Size of Plot (m)	(5) Area of plot (Sqm)	(6) Minimum Reserve	(7) EMD (10% of
1	C1	C1W1	15.88x12.81	203.423	28194428	2819443
2	C1	C1W2	15.88x12.81	203.423	28194428	2819443
3	C1	C1W3	15.88x12.81	203.423	28194428	2819443
4	C1	C1W4	15.88x12.81	203.423	28194428	2819443
5	C1	C1W5	15.88x12.81	203.423	28194428	2819443
6	C1	C1W6	15.88x12.81	203.423	28194428	2819443
7	C1	C1W7	14.00x7.33	102.62	14223132	1422313
8	C1	C1W8	15.88x12.81	203.423	28194428	2819443
9	C1	C1W9	15.88x12.81	203.423	28194428	2819443
10	C1	C1W10	15.88x12.81	203.423	28194428	2819443
11	C1	C1W11	15.88x12.81	203.423	28194428	2819443
12	C1	C1W12	15.88x12.81	203.423	28194428	2819443
13	C1	C1W13	15.88x12.81	203.423	28194428	2819443
14	C1	C1W14	17.75x12.81	227.378	31514591	3151459
15	C1	C1W15	17.75x12.82	227.378	31514591	3151459
16	C1	C1W16	15.88x12.81	203.423	28194428	2819443
17	C1	C1W17	15.88x12.81	203.423	28194428	2819443
18	C1	C1W18	15.88x12.81	203.423	28194428	2819443
19	C1	C1W19	15.88x12.81	203.423	28194428	2819443
20	C1	C1W20	15.88x12.81	203.423	28194428	2819443
21	C1	C1W21	15.88x12.81	203.423	28194428	2819443
22	C1	C1W22	15.88x12.81	203.423	28194428	2819443
23	C1	C1W23	15.88x12.81	203.423	28194428	2819443
24	C1	C1W24	15.88x12.82	203.423	28194428	2819443
25	C1	C1W25	15.88x12.83	203.423	28194428	2819443
26	C1	C1W26	15.88x12.84	203.423	28194428	2819443
27	C1	C1W27	15.88x12.85	203.423	28194428	2819443
28	C1	C1W28	15.88x12.86	203.423	28194428	2819443
29	C1	C1W29	15.88x12.87	203.423	28194428	2819443
30	C1	C1W30	15.88x12.88	203.423	28194428	2819443
31	C1	C1W31	15.88x12.89	203.423	28194428	2819443
32	C2	C2W1	25.00x12.10	302.5	41926500	4192650
33	C2	C2W2	25.00x12.00	300	41580000	4158000
34	C2	C2W3	25.00x12.00	300	41580000	4158000
35	C2	C2W4	25.00x12.00	300	41580000	4158000
36	C2	C2W5	25.00x12.00	300	41580000	4158000
37	C2	C2W6	33.00x11.25	371.25	51455250	5145525
38	C2	C2W7	33.00x11.25	371.25	51455250	5145525
39	C2	C2W8	27.50x11.25	309.375	42879375	4287938
40	C2	C2W9	27.50x11.25	309.375	42879375	4287938
41	C2	C2W10	23.50x12.00	282	39085200	3908520
42	C2	C2W11	23.50x12.00	282	39085200	3908520
43	C2	C2W12	23.50x12.00	282	39085200	3908520

DLINAR

Assistant Commissioner
Rampunative Project Cell,

44	C2	C2W13	23.50x12.00	282	39085200	3908520
45	C2	C2W14	23.50x12.00	282	39085200	3908520
46	C2	C2W15	23.50x12.00	282	39085200	3908520
47	C2	C2W16	23.50x12.00	282	39085200	3908520
48	C2	C2W17	23.50x12.00	282	39085200	3908520
49	C2	C2W18	23.50x12.00	282	39085200	3908520
50	C2	C2W19	23.50x12.00	282	39085200	3908520
51	C2	C2W20	23.50x12.00	282	39085200	3908520
52	C2	C2W21	23.50x12.00	282	39085200	3908520
53	C2	C2W22	23.50x12.00	282	39085200	3908520
54	C2	C2W23	23.50x12.00	282	39085200	3908520
55	C2	C2W24	23.50x12.00	282	39085200	3908520
56	C2	C2W25	23.50x12.00	282	39085200	3908520
57	C2	C2W26	23.50x12.00	282	39085200	3908520
58	C2	C2W27	23.50x12.00	282	39085200	3908520
59	C2	C2W28	20.00x12.00	240	33264000	3326400
60	C2	C2W29	20.00x12.00	240	33264000	3326400
61	C2	C2W30	20.00x12.00	240	33264000	3326400
62	C2	C2W31	20.00x12.00	240	33264000	3326400
63	C2	C2W32	20.00x17.00	340	47124000	4712400
64	C2	C2W33	16.50x15.00	247.5	34303500	3430350
65	C2	C2W34	20.00x12.00	240	33264000	3326400
66	C2	C2W35	20.00x12.00	240	33264000	3326400
67	C2	C2W36	20.00x12.00	240	33264000	3326400
68	C2	C2W37	20.00x12.00	240	33264000	3326400
69	C2	C2W38	20.00x17.00	340	47124000	4712400
70	AG-BLOCK	AGG1	10.00X25.00	250	34650000	3465000
71	AG-BLOCK	AGG2	10.00X25.00	250	34650000	3465000
72	AG-BLOCK	AGG3	10.00X25.00	250	34650000	3465000
73	AG-BLOCK	AGG4	10.00X25.00	250	34650000	3465000
74	AG-BLOCK	AGG5	10.00X25.00	250	34650000	3465000
75	AG-BLOCK	AGG6	10.00X25.00	250	34650000	3465000
76	AG-BLOCK	AGG7	10.00X25.00	250	34650000	3465000
77	AG-BLOCK	AGG8	10.00X25.00	250	34650000	3465000
78	AG-BLOCK	AGG9	10.00X25.00	250	34650000	3465000
79	AG-BLOCK	AGG10	10.00X25.00	250	34650000	3465000
80	AG-BLOCK	AGG11	10.00X25.00	250	34650000	3465000
81	AG-BLOCK	AGG12	10.00X25.00	250	34650000	3465000
82	AG-BLOCK	AGG13	10.00X25.00	250	34650000	3465000
83	AG-BLOCK	AGG14	10.00X25.00	250	34650000	3465000
84	AG-BLOCK	AGG15	10.00X25.00	250	34650000	3465000
85	AG-BLOCK	AGG16	10.00X25.00	250	34650000	3465000
86	AG-BLOCK	AGG17	10.00X25.00	250	34650000	3465000
87	AG-BLOCK	AGG18	10.00X25.00	250	34650000	3465000
88	AG-BLOCK	AGG19	10.00X25.00	250	34650000	3465000
89	AG-BLOCK	AGG20	10.00X25.00	250	34650000	3465000
90	AG-BLOCK	AGG21	10.00X25.00	250	34650000	3465000
91	AG-BLOCK	AGG22	10.00X25.00	250	34650000	3465000
92	AG-BLOCK	AGG23	10.00X25.00	250	34650000	3465000
93	AG-BLOCK	AGG24	10.00X25.00	250	34650000	3465000
94	AG-BLOCK	AGG25	10.00X25.00	250	34650000	3465000
95	AG-BLOCK	AGG26	10.00X25.00	250	34650000	3465000

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96	AG-Block	AGG27	10.00X25.00	250	34650000	3465000
97	AG-Block	AGG28	10.00X25.00	250	34650000	3465000
98	AG-Block	AGG29	10.00X25.00	250	34650000	3465000
99	AG-Block	AGG30	10.00X25.00	250	34650000	3465000
100	AG-Block	AGG31	10.00X25.00	250	34650000	3465000
101	AG-Block	AGG32	10.00X25.00	250	34650000	3465000
102	AG-Block	AGG33	20.00X22.00	440	60984000	6098400
103	AG-Block	AGG36	20.00X22.00	440	60984000	6098400
104	AG-Block	AGG37	20.00X22.00	440	60984000	6098400
105	AG-Block	AGG38	20.00X22.00	440	60984000	6098400
106	A-Block	WW1	10.00X25.00	250	34650000	3465000
107	A-Block	WW2	10.00X25.00	250	34650000	3465000
108	A-Block	WW3	10.00X25.00	250	34650000	3465000
109	A-Block	WW4	10.00X25.00	250	34650000	3465000
110	A-Block	WW5	10.00X25.00	250	34650000	3465000
111	A-Block	WW6	10.00X25.00	250	34650000	3465000
112	A-Block	WW7	10.00X25.00	250	34650000	3465000
113	A-Block	WW8	10.00X25.00	250	34650000	3465000
114	A-Block	WW9	10.00X25.00	250	34650000	3465000
115	A-Block	WW10	10.00X25.00	250	34650000	3465000
116	A-Block	WW11	10.00X25.00	250	34650000	3465000
117	A-Block	WW12	10.00X25.00	250	34650000	3465000
118	A-Block	WW13	10.00X25.00	250	34650000	3465000
119	A-Block	WW14	10.00X25.00	250	34650000	3465000
120	A-Block	WW15	10.00X25.00	250	34650000	3465000
121	A-Block	WW16	10.00X18.00	180	24948000	2494800
122	A-Block	WW17	10.00X18.00	180	24948000	2494800
123	A-Block	WW18	10.00X18.00	180	24948000	2494800
124	A-Block	WW19	10.00X25.00	250	34650000	3465000
125	A-Block	AA1	10.00X25.00	250	34650000	3465000
126	A-Block	AA2	10.00X25.00	250	34650000	3465000
127	A-Block	AA3	10.00X25.00	250	34650000	3465000
128	A-Block	BB1	10.00X25.00	250	34650000	3465000
129	A-Block	BB2	10.00X25.00	250	34650000	3465000
130	A-Block	BB3	10.00X25.00	250	34650000	3465000



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 The development controls norms for the warehouse plots to be followed as per MPD-2021:-

S. No.	Plot Size (Sqm)	Max. Ground Coverage	Max. FAR	Max. Height	Parking requirement and Remarks
1.	Up to 500	70	140	Below 15m	<ol style="list-style-type: none">1. Common parking to be provided in case of plots upto 300 Sqm.2. 3 ECS/100 Sqm. Of floor area for plots above 300 Sqm.



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Administrative Officer
RP Cell (North DMC)
Civic Centre, Minto Road
New-Delhi-110002