
OFFICE ORDER

Sub: Extension of time upto 31.12.2016 for construction of factory building on the leased plots including plots allotted under Relocation Scheme.

In supersession of all previous orders, MD DSIIDC has allowed implementation of the Order No.DCI(BIE)/02/09/CI/623 & 631 dated 25.01.2016 & amended order dated 27.01.2016 from Department of Industries, GNCTD for extension of time upto 31.12.2016 for construction of building on leased plots in notified industrial areas of Delhi, including plots allotted under Relocation Scheme (enclosed).

In this regard, for the convenience of the allottees application for extension of time (EOT) for construction is enclosed herewith and the same is also available on website of DSIIDC (www.dsiidc.org) under Relocation Head.

Encl: as above.

(S. B. Sharma)
Chief Manager(RL)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF INDUSTRIES
UDYOG SADAN, 419 FIE PATPARGANJ INDUSTRIAL AREA: DELHI

No DCI (BIE)/02/09/CI/ 618-625 Dated 27.01.2016

CORRIGENDUM

An order vide No. DCI (BIE)/02/09/CI/618-625 dated 25.01.2016 was issued on the subject mentioned below:

Subject: 1. Extension of time for building construction in leased plots.

2. Calculation of composition charges for delay in construction and exemption of composition charges thereof.

In the above order the extension date was mentioned as 31.03.2016 which may be read as 31.12.2016.

(Rajesh Sakkarwal)
Deputy Commissioner of Industries

Copy to:

1. The Pr. Secretary to Hon'ble L.G., Raj Niwas, Delhi.
2. OSD to Chief Minister, Govt. of NCT of Delhi, Delhi Secretariat
3. Secretary to Minister of Industries, Govt. of NCT of Delhi, Delhi Secretariat
4. The Chairman-cum-Managing Director, DSIIDC, N-36, Bombay Life Building, Connaught Place, New Delhi.
5. ED, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi.
6. Chief Manager (RL), DSIIDC, Delhi.
7. Special CI-I, Special CI-II, All DCIs and ACIs for information.
8. Industrial Association concerned.

(Rajesh Sakkarwal)
Deputy Commissioner of Industries
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
DEPARTMENT OF INDUSTRIES
UDYOG SADAN, 419 FIE PATPARGANJ INDUSTRIAL AREA, DELHI

No OCI (BIE)/02/09/CE/42

Dated 25.01.2016

ORDER

Subject: 1. Extension of time for building construction in leased plots.

2. Calculation of composition charges for delay in construction and
   exemption of composition charges thereof.

In supersession of all previous orders, the Lieutenant Governor of Delhi is
pleased to extend the period of building construction on leased plots in Notified
Industrial Areas of Delhi up to 31 March 2016, including plots allotted under
Relocation Scheme.

This extension period of building construction will be applicable in following
cases, subject to payment of composition charges, as per policy:

1. In cases where construction could not be started or construction is less than
   1/3rd of the permissible FAR due to encroachment, which could not be
   removed so far by DSIIDC or ongoing litigations or any other genuine reason
   beyond the control of the allottee (like death of the allottee and mutation is
   pending etc.), extension of time (EOT) may be granted at the level of
   Managing Director, DSIIDC, on case to case basis after assessing the merit
   of the request.

2. In cases where construction is in progress and more than 1/3rd of the
   permissible FAR has been achieved (certificate to this effect from certified
   architect to be furnished by the applicant and inspection to be carried out,
   wherever required) or where no objection certificate is required only for
   obtaining completion certificate, the extension of time (EOT) may be granted
   by MD, DSIIDC.

This is the last and final opportunity and in case of failure to complete the
construction by above mentioned date, as applicable to particular category of the
plot, it would result in determination of lease / resumption of property by DSIIDC
without any further notice.

The policy for levy/calculation of composition fee towards belated construction
building on leased plot will also be as under:

1. Where exemption for delay in construction is granted for any reason, the slabs
   for the purpose of computation of composition fee would be calculated by
   excluding such period.

II. The period for which the exemption is granted is to be treated as zero period
for reckoning the slab for computation of composition fee.

(Rajesh Sakkarnwal)
Deputy Commissioner of Industries
Copy to:

1. The Principal Secretary to Hon'ble L.G., Raj Niwas, Delhi.
2. OSD to Chief Minister, Govt. of NCT of Delhi, Delhi Secretariat
3. Secretary to Ministry of Industries, Govt. of NCT of Delhi, Delhi Secretariat
4. The Chairman-cum-Managing Director, DSIIDC, N-36, Bombay Life Building, Connaught Place, New Delhi.
5. ED, DSIIDC, N-36 Bombay Life Building, Connaught Place, New Delhi.
6. Chief Manager (RL), DSIIDC, Delhi.
7. Special CH, Special CH-II, All DCIs and ACIs for information.
8. Industrial Association concerned.

(Rajesh Sakkarwal)
Deputy Commissioner of Industries
Application for Extension of Time (EOT) for construction (i.e. upto 31.12.2016)

To
The Chief Manager(RL)
DSIIDC,
419, Udyog Sadan,
Patparganj, Delhi-110092.

Bawana/Narela/Bawana-II(Bhorgarh)
(Application No.
Mobile No.
E-Mail:___________)

Sub.: Application for the cases pending after 31.03.2015 for want of Extension of Time (EOT) for construction for:

(Please tick (✓) whichever is applicable):

a) i) Revalidation of NOC issued from DSIIDC;
   ii) Mortgage Permission(MP) for loan for construction of the building from DFC or other Financial Institution;
   iii) Issuance of 4 sets of lease deed;
   iv) Execution of lease deed;

   on expiry of permissible period(PPD) of one year for construction.

b) PPD of one year : i) Expired ii) Not Expired

(Sir,

I could not construct/complete the construction of my factory building in the permissible period of one year and even upto last EOT i.e. 31.03.2015; you are therefore requested:

(Please tick (✓) whichever is applicable):

(A) to revalidate NOC issued from DSIIDC;
(B) to issue mortgage permission in f/o DFC/other Financial Institution for construction loan;
(C) to issue lease deed;
(D) to execute lease deed;

i) already submitted.

ii) is enclosed herewith.

as the case was pending after 31.03.2015 for want of extension of time.

Other particulars are given below:

1. Application No. : ____________
2. Name of Firm : ____________________________________________
3. Plot detail : No.____, Pkt.-_____, Sec.-______
at Bawana/Bawana-II (Bhorgarh)/Narela
Size/area______ sq. mtrs.

4. Correspondence address of the firm : ____________________________
 ____________________________________________

1/3
5. Date of issue of Allotment-cum-Demand Letter : __/__/______

6. Date of intimation of possession letter (if issued) : __/__/______

7. Date of possession letter issued : __/__/______

8. Date of physical possession Letter (issued by Works Div.) : __/__/______

9. Last due date of completion of the building (i.e. one year from the date of physical possession) : __/__/______

10. Sanction Plan/MAP from MCD; (if issued, copy of letter issued by MCD for sanction plan may be enclosed) : i) issued ii) Not issued pl tick(✓) whichever is applicable) Annex. ________

11. Details of lease deed (if 3 sets submitted/being submitted):
   i) Date of issue of 4 sets from DSIIDC : ________
   ii) Date of stamp duty payment : ________
   iii) Amount of Stamp duty paid : ₹________/-
   iv) Receipt No. & date for stamp duty paid : ________ ________

12. Status of the building/plot:

(A) If construction is completed, Date of completion of the building (as per Form-'D'/date of energisation as per Power Bill/Completion/Occupancy Certificate) : __/__/______

(B) If construction not completed then:

Please tick (✓) (a) or (b)

a) Construction could not be started/construction is less than 1/3rd of permissible FAR (Floor Area Ratio).

Reason for non-construction (beyond the control of allottee):
Please tick (✓) whichever is applicable)

i) Due to encroachment which could not be removed so far by DSIIDC-proof of correspondence with DSIIDC OR

ii) Ongoing litigation-proof of litigation OR

iii) Any other reason:
Due to death of allottee, mutation is pending etc.
Proof of reason
b) Where construction is in progress and more than 1/3\textsuperscript{rd} of permissible FAR has been achieved then:

i) Certificate from Certified Architect (to be furnished by applicant) stating that construction is in progress and more than 1/3\textsuperscript{rd} of permissible FAR has been achieved.

13. Documents to be enclosed:

i) Certificate from Certified Architect, if construction is in progress and more than 1/3\textsuperscript{rd} of permissible FAR has been achieved.

ii) Proof of encroachment/litigation if construction could not be started/construction is less than of 1/3\textsuperscript{rd} permissible FAR.

iii) Death Certificate of allottee, if mutation is pending due to death of allottee.

iv) Proof of construction if building is completed.

v) Self attested copy of letter for sanction plan from MCD.

vi) Self attested copy of receipt of Stamp Duty Paid alongwith 3 sets of lease deed

Note: Last extension of time (EOT) for construction: ___/___/_____

Bawana/Narela/Bawana-II(Bhorgarh) upto 31.03.2015.

I/We do hereby affirm and declare that the information given above and in the enclosed documents is true and correct to the best of my knowledge and belief and nothing material has been concealed therein. I/we am/are well aware that concealment of facts and giving false information is a punishable offence and in case I/we am/are guilty of giving false information or concealment of facts herein, I/we will be liable to be punished with imprisonment and/or fine as per the relevant provisions of law. I/we also undertake that the benefits availed by me/us by furnishing such false information or concealment of facts shall be liable to be summarily cancelled/withdrawn.

Yours faithfully,

For M/s.__________________________

Sign. of the Prop./Partner(s)/Director(s) (with stamp of firm)

Name

Signature

Mobile No.

1.

2.

3.
Procedure, Eligibility Conditions and documents required for grant of Extension of Time (EOT) for construction of building

A. Eligibility conditions:

1. a) In cases where building could not be completed within the permissible period of one year and even by last EOT i.e. 31.03.2015, this application form complete in all respects as per instruction & eligibility mentioned in this application should be submitted at the Reception Counter of Relocation Division, DSIIIDC for:

i) Revalidation of the NOC issued from DSIIIDC for construction of the building.

ii) Mortgage Permission (MP) to get loan for construction of the building from DFC or other Financial Institution.

iii) Issuance of 4 sets/execution of lease deed.

b) Those allottees who have submitted 3 sets of lease deed after paying stamp duty but lease deed could not be executed for want of extension of time, may apply on this application for EOT.

c) In cases where permissible period (PPD) of one year for construction has been expired and allottee wants to submit 3 sets of lease deed after paying stamp duty for its execution may submit 3 sets of lease deed along with this application of EOT.

2. In cases where building has been completed within the permissible period (PPD) of one year or on/before 31.03.2015 or in cases where permissible period for construction has not been expired, allottee needs not to submit this application for EOT and allottee should submit separate application form available on website of DSIIIDC for issuance of 4 sets/execution of lease deed.

3. Completion of the building means:- allottee should have any one proof out of the following:

i) Power Bill for permanent electric connection for date of energisation.

ii) Completion Certificate.

iii) Occupancy Certificate.

iv) D-Form.

B. Procedure:

4. On receipt of the application for EOT, application will be scrutinized/examined and processed on the basis of Order No. DCI(BI)/02/09/CI/624 dated 27.01.2016 from CI Office for current EOT i.e. upto 31.12.2016 available on website of DSIIIDC.

5. On receipt and scrutiny of the application for EOT for building construction, this Office/Division will issue a letter to Estate Manager/Executive Engineer, Bawana/Bhogarh/Narela/Jhilml as the case may be, to send the status/inspection report of the plot to the DM concerned within a week's time and copy of the same forwarded to allottee will be reflected on the allottee's portal.
6. On receiving the status/inspection report from the Estate Manager/Executive Engineer in r/o plot allotted, file will be put-up to A/c Section of Relocation Division for calculation of dues, if any.

7. Dues like Ground/Lease Rent, Watch & Ward Charges/Late Possession Penalty (LPP) & Late Construction Penalty (LCP), if any, will be uploaded on allotee's portal.

8. Letter for deficiency/demand, if any, will be reflected/uploaded on allotee's portal from where allotee can download it.

9. Allotee can make payment through online mode or after obtaining computerized challan from allotee's portal, allotee can make offline payment at any branch of Kotak Mahindra Bank:

   i) Kotak Mahindra Bank (Preet Vihar Branch), 7 Ground Floor, Bharti Artist Colony, Vikas Marg, Preet Vihar, Delhi-110092.

   ii) Kotak Mahindra Bank (C. P. Branch), G-39, Connaught Place, Outer Circle, New Delhi-110001.

10. After making payment, receipt of payment/challan is to be submitted at the Reception Counter of Relocation Division, DSIIDC for further processing the file for approval of MD, DSIIDC through DM(RL) & CM(RL).

11. As soon as file is received, after approval of MD, DSIIDC, case will be dealt/processed accordingly, as the case may be.

12. Intimation letter in r/o revalidation of NOC for construction issued from DSIIDC or mortgage permission for construction loan or lease deed will be reflected on allotee’s portal from where allotee can download the same.

C. Instructions/directions for early delivery & to avoid further penalties:

13. Allottee(s) is/are advised to submit all the requisite documents as stated, with the application for extension of time (EOT) so that this office may process the application without delay.

14. Delay, due to non-submission of stated documents with the application for extension of time, will be attributed towards allottee and DSIIDC will not be responsible for this delay and late construction penalty (LCP) will initially be charged upto the date of submission of the complete documents. However, it will be extended upto the date of completion of building.

15. Now allottee needs not to come to this office, allottee can know status of application in respect of extension of time through allottee’s portal from home/anywhere.
D. **Documents to be enclosed:**

i) Certificate from Certified Architect, if construction is in progress and more than 1/3rd of permissible FAR has been achieved.

ii) Proof of encroachment/litigation if construction could not be started/ Construction is less than of 1/3rd permissible FAR.

iii) Death Certificate of allottee, if mutation is pending due to death of allottee.

iv) Proof of construction if building is completed.

v) Self attested copy of letter for sanction plan from MCD, if issued.

vi) Self attested copy of receipt of Stamp Duty Paid alongwith 3 sets of lease deed, if applicable.