

Sub:-Minutes of the Pre-bid meeting held on 05/03/2015 (Thursday) – NIT No. 1, Properties for sale/ allotment on long-term lease hold basis.

As per Schedule the pre-bid meeting took place in the conference room at 5th Floor, SPM, Civic Centre and Sh. S.S. Rana, Addl. Dy. Commissioner(L&E), North DMC welcomed all the interested persons as well as the officers of North DMC and informed that due to over-sight the dimensions of the office units at Municipal Market, Saraswati Marg, Karol Bagh shown at S. No. 10, 11, 12, 17, 18 & 20, was mentioned inadvertently and as such, rectified size, Minimum reserve price, Earnest Money contained in Circular No. L&E(N)/lease/2015/NIT-1/Corrigendum/D-2777 dated 04/03/2015, was circulated to all present. Many of the persons raised questions/ queries and were replied by the ADC(L&E), Sr. T.P., EE(Bldg./HQ), ALO(L&E), Dy. CA(F&G) and the EE(Planning) but some technical queries could not be clarified. The queries and their clarification are elaborated as under:-

S. No.	Questions/ Queries	Replies/ Clarifications
1.	When will the balance of 25% of the premium be paid by the successful bidder?	The already paid 10% earnest money will be adjusted in 25% of the premium and balance will be deposited in accordance with the terms in offer letter that will be one week after issuing the letter.
2.	Can these properties be converted into freehold? If sold out as freehold on the pattern of DDA, can fetch more amount than leasehold basis.	It is clarified that there is policy for conversion of leasehold flats into freehold at Nimri Colony(Phase-I) whereas at present there is no such policy for plotted commercial properties, shops and office units.
3.	Can these properties further sold out by way of GPA, sale agreement etc.?	No. The leasehold properties cannot be sold out without prior permission of North DMC whereas the sale of shops/ flats in commercial complexes will be as per provisions in Delhi Apartments Act, but can be permitted after completion of the building by making required charges in favour of North DMC.
4.	The liability of Ground Rent may be clarified.	It is clarified that the ground rent will be paid annually @ 2½% of the premium amount effective from day one of the offer letter in respect of built up properties and in respect of plotted properties it will be Re. 1/- per annum for three years and thereafter @ 2½% of the premium amount.
5.	Mortgage of properties will be allowed or not.	Yes, mortgage of the properties will be allowed for a Scheduled Bank after receiving complete cost in the North DMC.
6.	Has any clearance has to be obtained from Delhi Urban Arts Commission?	DUAC approval is not required.
7.	When will the temporary encroachment be removed from outside Plot No. A-1/1, Nani Wala Bagh Commercial Complex.	It is clarified that temporary encroachment from out-side the plot will be removed at the time of handing over physical possession.
8.	In respect of Commercial plots at Karampura Commercial Complex and Nani Wala Bagh Commercial Complex the FAR may be clarified and inform that the Building plans will be in accordance to controlled design & elevation or as per provisions of MPD-2021 & Modern designs/ elevations.	The Building plans will be sanctioned as per Standard Plan and controlled designs of the Commercial Complex.
9.	In how much time the Building plans are likely to be cleared after submission in MCD's concerned Deptt.	It was informed that Building plans will be sanctioned in 60 days from the date of submission of all required documents/ clarifications.
10.	Will the Building plans have to be got approved in respect of 116 Sq. Mtr. falls in Retail Business Special Area and is	The site falls in Commercial Area(Retail Business), the norms of 25% ground coverage & 150 FAR are permissible. The Building plan shall be sanctioned

	<p>approached by a street of about 5' from Church Mission Road and basement will be allowed or not. It may also be clarified that the existing structure will be maintained with the repairs or otherwise.</p>	<p>as per Notification of DDA dated 17/01/2011. 15' wide Road is to be maintained by taking equal widening on both sides.</p>
<p>11.</p>	<p>Same questions were raised in respect of premises No. 1002, Kucha Natwa (76.10 Sq. Mtr.) which is approached by a Street of 7' on one side and 4' on another side where a car cannot reach.</p>	<p>The Bid of this plot is kept in abeyance.</p>

The clarifications may be uploaded on the MCD's Website immediately. *Sd/-*

10/03/2015
Addl. Dy. Commissioner(L&E)

Addl. Dy. Commissioner
Land & Estate Deptt. North DMC

Addl. Director(IT)/North DMC

D-2822/AD/L&E
10/03/15