

**PUBLIC GRIEVANCES COMMISSION**  
(Govt. of NCT of Delhi)  
M-Block, Vikas Bhawan, IP Estate, New Delhi – 110110  
Tel. No. 011-23379900, 23379901, Fax No. 011-23370903  
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**Order under Para 2(B) of the PGC Resolution No F.4/14/94-AR**  
**dated 25.9.97**

Date of hearing: 1<sup>st</sup> Dec., 2020

Complainant : Sh. Chander Prakash Jain

Respondent : Deputy Commissioner (City  
SP Zone), North DMC

Grievance No. : PGC/2018/MCD/13

**1. Brief facts of the complaint**

Sh. Chander Prakash Jain had filed a grievance in PGC on 16.04.2018 regarding refund of conversion charges wrongly deposited with the MCD authorities.

**2. Proceedings in the Public Grievances Commission**

The PGC has convened twenty two hearings in the matter so far and in the hearing held on 01.12.2020, the following are present:

Complainant : Present

Respondent : Sh. Deepak Rana, RK.(B),  
CSPZ, North DMC

**3. Relevant facts that emerged during the hearing :**

Sh. Deepak Rana, Record Keeper (B), CSP Zone is present in the hearing and submitted a status report from Ex. Engineer (B)-I, CSP Zone, stating that :

*"It is submitted that till date no copy of standard building plan provided by the complainant inspite of various reminders issued to Sh. C.P.Jain. Though the period mentioned in the last reminder dated 17.11.2020 has already been expired. Now, the department*

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*is under process to initiate action for recovery of additional FAR as per clause 5.6.3 of DDA notification dated 21.06.2018.”*

3.2 The concerned Asstt. Engineer (B) was not present in the hearing and the representative of the department present in hearing could not explain the facts. He was advised to ask Sh. G.S.Brijwasi, Asstt. Engineer (B) to attend the Commission on 02.12.2020.

3.3 On 02.12.2020 Sh. G.S.Brijwasi, Asstt. Engineer (B) appeared in the Commission and informed that the complainant has not yet provided the standard building plan. He further informed that as per DDA notification dated 21.06.2018 amendment notification clause 5.6.3 sub clause d, “Commercial establishment / shop plots under the above category not having any deviation from already approved layout plans/lease deed/conveyance deed/sale deed are not be liable to pay any Additional Charges.” In order to ascertain any deviations against approved layout plan, a letter dated 30.06.2020 was sent to the complainant regarding providing the approved layout plan and thereafter, reminders were also sent to him, but till date no plan was received from the complainant. As per clause 5.6.7 and clause 5.6.9, parking charges are applicable as per prevailing norms for residential plotted development. Further one time parking charges shall be paid, either as down payment or in maximum four installments subject to payment of applicable charges as prescribed with the approval of the Government. Hence complainant is liable to pay the parking charges either in one installment or in four installments. Hence he is not entitled to reimbursement of parking charges which he has paid earlier.

3.4 Complainant was not present in the hearing and the matter was discussed with him telephonically who informed that till date

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he is not in a position to provided sanctioned building plan to the department and he is trying to get a copy of the same.

Complainant was informed of the stand of the department and a copy of DDA notification dated 21.06.2018 is enclosed with the order for reference of the complainant.

**4. Recommendations of the PGC**

As per the stand of the department the conversion charges so deposited by the complainant have been refunded to him and the parking charges, deposited by the complainant have been paid rightly as per para 5.6.7. of the DDA notification dated 21.06.2018.

No further action is required in the matter, the case stands closed at the level of the Commission.

(SUDHIR YADAV)  
MEMBER

No. PGC/2018/MCD/13/

Dated:

**To:**

Sh. G.S.Brijwasi, AE (B), CSP Zone, Old Hindu College  
Building, Kashmere Gate, Delhi – 110006

**Copy for information to :**

Sh. Chander Prakash Jain

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Wear Mask, follow physical distancing & maintain hand hygiene.”