

Subject

From

Date

To

FW: Additional Floor Area in case of DDA Flat Owners in Delhi

R K DUA <rkduonline@gmail.com>

Sunday, November 18, 2012 7:53 pm

lggc.delhi@nic.in

RAJ NIWAS Delhi

Diary 47231

Dated 08-12-2012

Respected H'ble Shri Tejendra Kharina ji
Lt. Governor, Delhi

Please find enclosed herewith a suggestion with respect to the Floor Area Ratio for DDA Flat Owners in Delhi which will help not only the residents but also the Authorities and the Government of India and Delhi in providing better living to the people at large.

OFFICE OF THE DIR (Pig.)

MPR/TC, D.D.A. N. DELHI-2

Dy.No. 1-289 NOTE

Dated 17/12/12

ADDITIONAL FLOOR FOR DDA FLAT OWNERS

IN LINE WITH THE

PROVISION OF AN ADDITIONAL FLOOR TO THE RESIDENTIAL PLOT OWNERS

The responsibility of development of Delhi is mainly with three agencies such as New Delhi Municipal Corporation (NDMC), Delhi Development Authority (DDA) and Land & Development Office (L&DO). All these agencies work under the overall Master Plan of Delhi for integrated planned development of the city.

In line with the Delhi Master Plan at various times, the owners of the residential plots were provided with additional Floor Area Ratio (FAR) by allowing additional floor(s) from time to time like half floor in additional to 2 floors which was already there in past, later the same was increased by additional half floor and now the same is once again allowed with one additional floor i.e. the 4th floor.

Generally the justification provided for such increase to be allowed from time to time was that the families of the residents have increased over the period and hence additional FAR in the form of additional floor(s). This has not only allowed the residents to get additional space but also the Authority(ties) who get additional charges and taxes as the case may be for such additional FAR/ area(s) allowed.

The issue here is that if the residential plot owners are allowed increase in FAR/additional floor(s), then why not the same benefit is provided to the residential DDA flat owners, as their family has also increased over these years and also required similar increase in FAR/additional space(s). This will facilitate large number of lower and middle class people with additional space/area. Furthermore the concerned Authorities shall also be benefited with additional charges/taxes in this regard apart from safe development across the city.

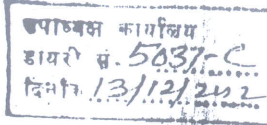
As far as the technical and financial aspects relating to such additional area/floor constructions are concerned, the same can be planned and designed by such owners with the help of the qualified Architects/Structural engineers etc. This can also provide additional funds if desired by the Authorities for allowing such additional spaces/floor in order to augment the required infrastructure such as sewerage, water, electricity and road etc. Furthermore the house tax and other charges for construction and compounding can also be designed to generate additional one time and regular revenue for these Authorities.

Last but not the least not providing these additional area(s)/floor space(s) to the DDA residential floor owners is against the nature justice and equality to all, as the same is being allowed to the plot owners in past from time to time. If the same is allowed to such DDA residential owners too, it will avoid most of the un-authorized constructions being done due to the above reasons of additional area requirements due to increase in family size etc. (as allowed in the case of residential plot owners) and also take care of the safety and security aspects of these house, as owners will get the same additional areas/floor with the help of the technical professional and with sanctioned plans duly approved by the concerned Authorities against payments/fees.

In addition, this will allow the citizens to abide by law, which can understand their growing needs, and encourage them to construct legal, legitimate and safe authorized construction(s) which will also reduce number of complaints to various Authorities due to un-authorized constructions by Police/RWA/Neighbour(s) etc. and also reduce litigation cases in respect thereof. Hence, this will be a win-win situation for all, equality to all and the natural justice to all too.

As the State and Central Elections are around the corner, such a move for the benefit of the public (Lower, Middle & Upper-middle class families) living in such DDA flats across the City of Delhi.

I, on behalf of DDA Owners of Delhi, humbly request the Hon'ble Lieutenant Governor of Delhi, Hon'ble Minister for Urban Development, Government of India and Hon'ble Chief Minister of Delhi to kindly consider the above proposal in the interest of the lower and middle class families residing in these DDA flats for years together without any such relief and breather for



To be discussed
in the MNG
of GM.
Shri
Date

portable and safe living.

our goodself will look into the suggestions and will initiate appropriate action in this regard.

hanks & Regards

Raj Kumar Dua

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NOTE

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PART MINUTES OF THE 6th MEETING OF MAG ON "COMMON PLATFORM FOR BUILDING APPROVALS" DT. 18-09-2012 U/C OF E.M., DDA.

g) DDA flat owner should be allowed to construct 3rd floor like private housing			
9.	2538 / 07-05-12 Sh. Sushil Kumar 3349/ 03 Christian Colony, Karol Bagh, New Delhi - 05	DDA flat owner should be allowed to construct Third floor as in case of plotted Housing on individual plots.	MAG did not agree to the suggestion.
h) Regularization with Increase in FAR in Ghaffar Market Area			
10.	3165/15-07-12 Sh. Satinder Singh Sh. Mohit Chadha Ghaffar Market Beopar Mandal F-14/160-161, Ghaffar Market, Karol Bagh, New Delhi 110005.	FAR should be 350 with a height of 15m. In Gaffer Market and the existing construction in Gaffar Market should be regularised.	As per Para 16.2 (5) of MPD-2021, development plan and schemes for the special area should be prepared by the local body within three years of approval of the MPD-2021. In view of this provision North DMC should examine based on the scheme as per provision in MPD-2021. Action: Chief Town Planner, North DMC
i) FAR in the commercial properties to be increased			
11.	2018/10-4-12 Sh. Achal Kataria Principal Architect E-15, South extension-I, New Delhi-49	FAR for commercial property should be increased and distributed in transparent manner amongst different property owner & rate for additional FAR may be notified by the Govt of India.	MAG was informed that this issue was discussed in the meeting of Advisory Group held on 12.01.2012. It was decided that "Retrofitting or addition of floors on individual plot, on the basis of enhanced FAR, should not be permitted." MAG observed that in case of commercial areas, the specified FAR is achieved on the basis of comprehensive schemes.

(v) Proposed modifications in MPD-2021 with reference to Para 4 above.

In Chapter 17.0 Development Code, following new para to be added after 8 (5) -

8 (6) HIGH RISE BUILDINGS

In case of buildings with 26 m. and above heights in all use-zones, Technical Committee of DDA may permit following in special circumstances.

- i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. can be relaxed.
- ii) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the concerned agencies, and not to be counted in FAR. The height of the service floor to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.
- iii) In view of the increased parking requirement and to reduce the number of basements, the basement(s) may be permitted upto the plot line with the condition that service ducts will be provided to connect internal and external services subject to clearance from fire department. Podium in terms of single floor (without roof) may be permitted within the plot line subject to clearance from fire department. The movement of vehicles and parking may be restricted to ground level, where there can be podium also for pedestrian movement and rooftop may be