

OFFICE OF THE DIR (Plg.)
MPP/TC, D.D.A. N. DELHI-2
Dy.No. 12/80
Dated 21/8/12

OFFICE OF THE DIR (Plg.)
MPP/TC, D.D.A. N. DELHI-2
Dy.No. 4-105
Dated 21/8/12
MOST IMMEDIATE

102

AC (PLG) MPPR
Dairy No. 1009
Date 21/8/12

Dy. No. 3412/2012(UDM) -DD.IB

भारत सरकार / Government of India

शहरी विकास मंत्रालय / Ministry of Urban Development

निर्माण भवन / Nirman Bhavan

नई दिल्ली / New Delhi

Dated 3rd August, 2012

Commr. (Plg) - II
Despatch I-594
Date 7-8-12

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi,

Com (Plg) - II
Shankar
6/8/2012

Pl. Work
for
file
7/8

Subject:- Request for Increase in Height of Residential Buildings in
Delhi.

Sir,

I am directed to forward herewith a copy of representation of
Annand Niketan Co-operative Housing Society Ltd., New Delhi dated
20/07/2012 on the subject cited above for appropriate action and send
a reply directly to the concerned, under intimation to this Ministry.

AC (MPPR)
Raj
7/8
Dis (MPPR)

Yours faithfully,


(Sunil Kumar)

cc -
-Dis (MPPR)

Under Secretary to the Govt. of India
Tel.No.23061681

उपाध्यक्ष कार्यालय
आपरी सं 2089-B
दिनांक 06/8/2012

Encl. as above.

Shankar
9/8
AD (Plg) III



Annand Niketan Co-operative Housing Society Ltd.

(Registered under the Bombay Co-operative Societies Act. VII of 1925 extended to the State of Delhi)

(Regd. No. 1527)

Telephone : 24113306

ANAND NIKETAN CLUB
ANAND NIKETAN
NEW DELHI - 110021

No. ANCHS/D-12

OFFICE OF UDM

Dy. No. 3412

Date 27/7/12

Dated : 20th, July, 2012

To

Hon'ble Minister for Urban Development,
Ministry of Urban Development,
Nirman Bhawan, 'C' Wing,
Dr. Maulana Azad Road,
New Delhi - 110 011

A similar request has been received earlier. May it be examined earlier.
PS to UDM

Subject : Request for Increase in Height of Residential Buildings in Delhi

Respected Sir,

We have the honour to invite your kind attention to the Master Plan for Delhi- 2021 (MPD-2021) and the Delhi Building Bye-laws and Development Regulations, vide which the height for the residential buildings has been restricted to 15 Mtrs. (or say about 49 feet. 2 inches).

The prevailing Building Bye-laws make it compulsory to construct the Stilt Floor (having about 8 feet of height) so as to provide for Car Parking facility to the occupants within the property. Out of the total permissible height of 15 Mtrs. for the residential building (comprising of Basement, Stilt Floor, Ground Floor, First Floor, Second Floor and Third Floor with Terrace) approximately 15 feet (or say about 4.5 Mtrs.) of height is consumed/utilised for the construction of stilt floor and roof slabs for these floors as per the following break-up :-

(i) 0' - 6 "	Roof Slab of Basement above the road level
(ii) 8' - 0 "	Stilt Floor
(iii) 1' - 3 "	Roof Slab of Stilt Floor (serves as flooring of ground floor)
(iv) 1' - 3 "	Roof Slab of Ground Floor (serves as flooring of first floor)
(v) 1' - 3 "	Roof Slab of First Floor (serves as flooring of second floor)
(vi) 1' - 3 "	Roof Slab of Second Floor (serves as flooring of third floor)
(vii) 1' - 3 "	Roof Slab of Third Floor (serves as Top Terrace)

Total 14' - 9 " (Rounded off to 15' or 4.5 Mtrs.)

After utilizing about 15' (4.5 Mtrs.) of height for meeting the statutory requirements of stilt floor and roof slabs of the above thickness for the above floors, we are left with only 10.5 Mtrs. of height for housing the four sanctioned residential floors (i.e., ground floor, first floor, second floor and third floor) each floor having a maximum height of about 2.625 Mtrs. (or say 8' - 6" approximately).

Secretary UD

Contd.....2/

Here we have to review. please.

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US (IB)*

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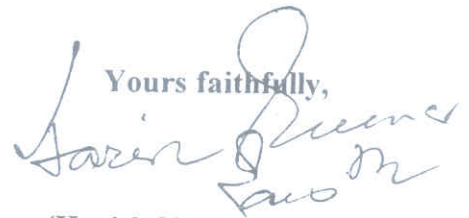
: 2 :

With the height restricted to 8'-6" for a living unit on each floor, at times, the ceiling fans become risky and even some time turn out to be a cause of fatal injury. To avoid such kind of misfortune to the habitants and to have comfortable and risk free living, it is proposed that each floor shall have a minimum height of 10'-6" . At the same time, increase in height of a living unit, in no way causes coverage of any additional area on the plot of land or increase in Floor Area Ratio/Floor Space Index. Thus, an increase in height from 15 Mtrs. To 18 Mtrs. is proposed reasonable and adequate.

In view of the above we request your goodself to kindly consider our above proposal for the increase in the height of residential buildings upto 18 Mtrs. instead of 15 Mtrs., for which we shall ever remain grateful to you.

Thanking you for your kind and favourable consideration,

Yours faithfully,



(Harish Kumar Kaistha)
Hony. Secretary