

उपायुक्त कार्यालय  
डाकरी नं. 246-C  
दि. 28/4/12

Comm (Plg) - 1  
Dairy No. 187  
Date 27/4/12 25.04.12

Vice Chairman  
Delhi Development Authority  
Vikas Sadan  
New Delhi

R&D CELL  
VIKAS SADAN  
Dy. No. 2184  
Date 26/4/12

Com/85)D  
26/4/12

Sub: Review of Master Plan 2021-Redevelopment of Ageing Double Storey DDA Flats

Dear Sir,

Dr. D.D. (P) 17-05-2012  
DDA Vikas Sadan, New Delhi  
Dy. No. 1806  
Date 17-05-12

Director (Plg) MPR/TC,  
D.D.A. Vikas Sadan N. DELHI-2  
Dy. No. 2186  
Date 30/4/12

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31/4  
PS  
Director MPR

037 (P) (9)  
Dy. No. 201  
Date 30/4/12

As per Master Plan 2021, the ageing double storey DDA flats can be redeveloped. However, there is no policy for redevelopment in place. It is suggested that redevelopment policy for DDA flats may be formulated keeping in view following suggestions:

1. Master Plan 2021 already defines that these can be developed as plotted development
2. Double storey flats are constructed in such a manner that there exists common areas between two adjacent flats. Therefore any policy formulation need to deal with two ground floor and two first floors.
3. Since four flats are involved, proposal should be from four flats together.
4. FAR as per building bye laws to plotted development will be applicable.
5. Stilt/ Basement parking will be compulsory requirement.
6. Terrace floor will be common for keeping water tanks etc and accessible to all the flat owners.
7. Lift will be compulsory requirement.

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8. Allocation of flats can be mutually agreed or can be by way of lots.
  9. Cost of construction will be shared in ratio as determined by DDA in the redevelopment policy.
  10. The proposal will be approved by relevant authority and shall comply building bye laws and other requirements.
  11. DDA may consider combining the total plot area of all the four flats, if permitted under law.

Thanking You,

Yours Sincerely

*Birinder Singh*

(Birinder Singh)

A-71/1, Ground Floor  
DDA Double Storey Flats  
Naraina Vihar  
MR: 9818385161