

15/4/12

निदेशक योजना (द्वारका)  
बावली (पत्र) 363/2A/MPD  
दिनांक: 20/3/12

Date : 15<sup>th</sup>, March, 2012

To,  
Sh. P.S. Uttarwar,  
Director (Planning) DDA,  
Zone (K-1, K-II & L),  
DDA Office Manglapuri,  
Palam, Delhi

OFFICE OF THE DIR. (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 2012  
Dated 11-04-12

Sub: Suggestion for Review of Master Plan Delhi – 2021

Reference: - Advertisement in NEWS paper (cutting enclosed)

Respected Sir,

Please find enclosed our plea / request and suggestion on above matter.

You are requested to consider it sympathetically.

Thanking you in anticipation.

Regards,

Your Sincerely,

✓ Mamta Malhotra  
A-75/1, DDA Flats,  
Naraina Vihar,  
New Delhi – 110028  
(M) 09910200517

~~AD (Admin)~~

21/3/12

Sh. Sarabjit P.O.

Sarabjit  
22/3/12

22/3/12

ENCL:- SEVEN PAGES

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ter pumps were being replaced. The work has been completed and hopefully we will be able to supply water by Friday eve-

be sorted out soon," said an official. Water level at the Wazirabad pond had fallen from the mandated 674.5ft to 673.3ft

to send a tanker as there were none available," said Mamta Garg, a resident.



**Smt. Sonia Gandhi**  
Hon'ble Chairperson, UPA



**Dr. Manmohan Singh**  
Hon'ble Prime Minister



**Shri Kamal Nath**  
Hon'ble Minister of Urban Development

# Future of Delhi-2021

## Give your Suggestions Now

### Review Of Master Plan For Delhi 2021 – A Participative Approach

The Master Plan for Delhi (MPD-2021) has been planned with a vision and policy guidelines for the perspective period of twenty years. It emphasizes on public participation. This review is being undertaken to provide realistic Mid-term corrections and modifications in the Master Plan Policies, Norms/Standards and the implementation procedure to suit the changing needs of the society. The review would also facilitate modification and revisiting of specific provisions of the plan that could not be foreseen/anticipated during the plan formulation.

- The suggestions can be uploaded by the organizations, RWAs, individuals on the link available on the home page of DDA Website [www.dda.org.in](http://www.dda.org.in)  
**New Suggestions for Review of Master Plan Delhi – 2021**  
**View Suggestions (public can view suggestions received for review of MPD-2021)**
- The public and other stakeholders may also participate, interact and make presentation of their suggestions, in the six "Open House" sessions to be conducted by DDA in various districts. The date, time and details of the venue shall be intimated subsequently.
- The Hard/Soft copy of the suggestions can also be submitted in the various Zonal Offices of DDA to the respective Zonal Officers, the details of which are given below-

DISTRICT	NORTH		EAST	WEST	SOUTH	CENTRAL
	NORTH I	NORTH II				
PLANNING ZONES	C- Civil Line P-I- Narela P-II- North Delhi	H- North West Delhi-I M- North West Delhi-II N- North West Delhi-III	E- Trans Yamuna O- River Yamuna/ River Front	G- West Delhi-I K-I- West Delhi-II K-II- Dwarka L- West Delhi-III	F-South Delhi-I J- South Delhi-II	A- Old City B- City Extn. (Karol Bagh) D- New Delhi
NODAL OFFICERS FOR RECEIVING SUGGESTIONS	Sh. Amit Das, Director (Plg.), DDA Narela. Zone (P-I & P-II), 11th Floor, Vikas Minar, New Delhi. Tel:23370326 Email: dimarela@dda.org.in	Sh. Vinod Sakle, Director (Plg.), DDA, Rohini / PPR Zone (M&N), Deepali Chowk, Sector-3, New Delhi, Rohini Project Office Tel:27940526 E-mail: dirrohini@dda.org.in	Sh. Tapan Mandal, Director (Plg.), DDA, Zone (E&O), 3 <sup>rd</sup> Floor, Vikas Minar, New Delhi. Tel: 23370932 E-mail: dirtya@dda.org.in	Sh. P.S. Uttarwar Director (Plg.), DDA Dwarka, Zone (K-1, K-II & L), DDA Office, Manglapuri, Palam Tel:25036238/ 25036096 E-mail: dirdwk@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4 <sup>th</sup> Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail: dirap1@dda.org.in	Sh. Partho Dhar Director (Plg.), DDA, Zone (A&B), 4 <sup>th</sup> Floor, Vikas Minar, New Delhi Tel: 23370097 E-mail: dirap2@dda.org.in
	Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3 <sup>rd</sup> Floor, Vikas Minar, New Delhi Tel:23379109 E-mail: dirplgcg@dda.org.in	Sh. A.K. Manna Director (Plg.), DDA, Zone (F&H), 4 <sup>th</sup> Floor, Vikas Minar, New Delhi. Tel:23378167 E-mail : dirap1@dda.org.in		Mrs. Archana Mahapatra Director (Plg.), DDA, Zone (C&G), 3 <sup>rd</sup> Floor, Vikas Minar, New Delhi. Tel:23379109 E-mail: dirplgcg@dda.org.in	Sh. Chandu Bhutia Dy. Dir. (Plg.) Zone (J), 12 <sup>th</sup> Floor, Vikas Minar, New Delhi Tel: 23378288, Ext.347 E-mail: dydirplguc@ddaorg.in	Sh. Sabyasachi Das Director (Plg.), DDA, Zone (D), 2nd Floor, Vikas Minar, New Delhi. Tel:23379043 E-mail: dirplggs@dda.org.in

- All the suggestions received by DDA till 31.01.2012 may be viewed on DDA website referred in Para 1 above.
- All suggestions received till 30th April 2012 will be considered.

davy/44101/130012/1112



Respected Sir, / ~~Madam~~

I, the undersigned, am a resident of double storey DDA flats at Naraina vihar, N. Delhi, built on 150 sq. yard land. DDA over a period starting from 1968 constructed more than 3.50 lacs flats all over Delhi. With the passage of time size of families living in these flats increased, which necessitated more living accommodation for the expanding families. This resulted in Addition/alterations in a significant number of these flats over a period of time. The FAR was increased by virtue of an amendment in MPD 2001 which came into force w.e.f 23<sup>rd</sup> Jul 1998.

DDA had permitted certain alterations/additions and additional coverage to be carried in respective flats. The ground floor owners were granted the benefit of coverage of open courtyard in front and rear of the plot, entailing an area of approx. 430 sq. ft. (G.Floor plan enclosed) but surprisingly no such benefit was given to first floor allottees of the same flats. Till date not a single sq. ft. of extra coverage is granted to the first floor allottees from the date of allotment of these flats in 1969-70.

The first floor owner of the above double storey DDA flat have exclusive rights of the terrace with a barsati room and a toilet already constructed on it and conveyed by DDA at the time of allotment, way back in 1970 (F.Floor plan enclosed) and an independent staircase serving each first floor flat individually.

(2)

In the policy booklet of DDA (Pg. 3 enclosed) it is clearly mentioned that in double storey DDA flats, first floor allottee has no right of construction above the courtyard built by the ~~first~~<sup>ground</sup> floor allottee and they can use the roof terrace for extra coverage, but unfortunately they are not allowed to construct on barsati/second floor although they have exclusive rights of the terrace.

It is to be brought to your kind notice, sir, that in three or four storeyed DDA flats, the top floor allottee is allowed to construct a barsati room on the roof terrace along with right to cover the area available as a result of coverage of courtyard below. But irony of the fact is that only the first floor allottee of double storey DDA flats, has not been given any benefit in the form of extra coverage till date. The barsati room and a toilet were provided by DDA itself at the time of allotment.

In this regard, I would also like to say that, if extra coverage is allowed in the form of coverage of terrace of covered courtyard, then the F. Floor flat owners will be at the mercy of the G. Floor owners. ~~to the~~ Thus, it is requested to you sir, to please allow extra coverage on the second floor / barsati floor to first floor flat owners, so that this discrimination and injustice with only first floor flat owners of double storey DDA flats comes to an end.

You are humbly requested to draft a policy to allow the same coverage for first floor flat owners also, which has already been given to G. Floor allottees of the above

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(3)

DDA flats.

I am an architect by profession and would be honoured if I am given a chance to represent personally and bring to your kind notice the basic facts etc. and also a chance to participate in the interactive sessions also.

Thanks and regards.

dt. - 13 March 2012

Yours faithfully,

*Mamta Malhotra*  
(Mamta Malhotra)

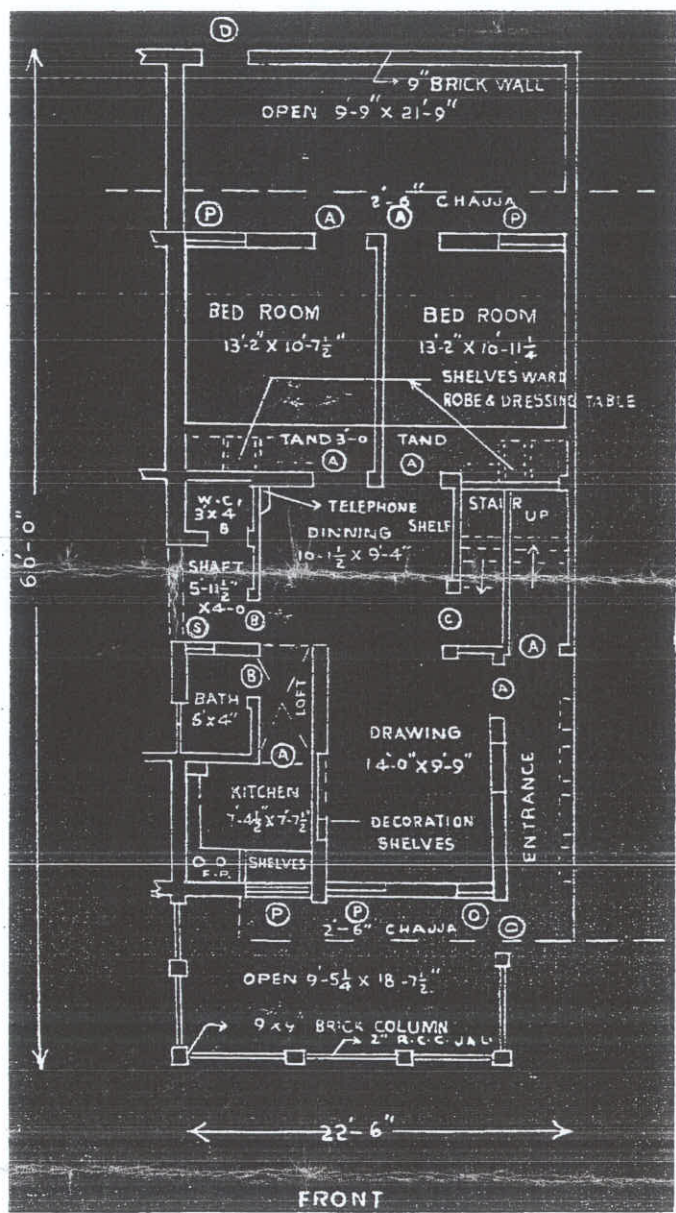
A-75/1

Naraina vihar  
N. Delhi.

mobile no. - 09910200517

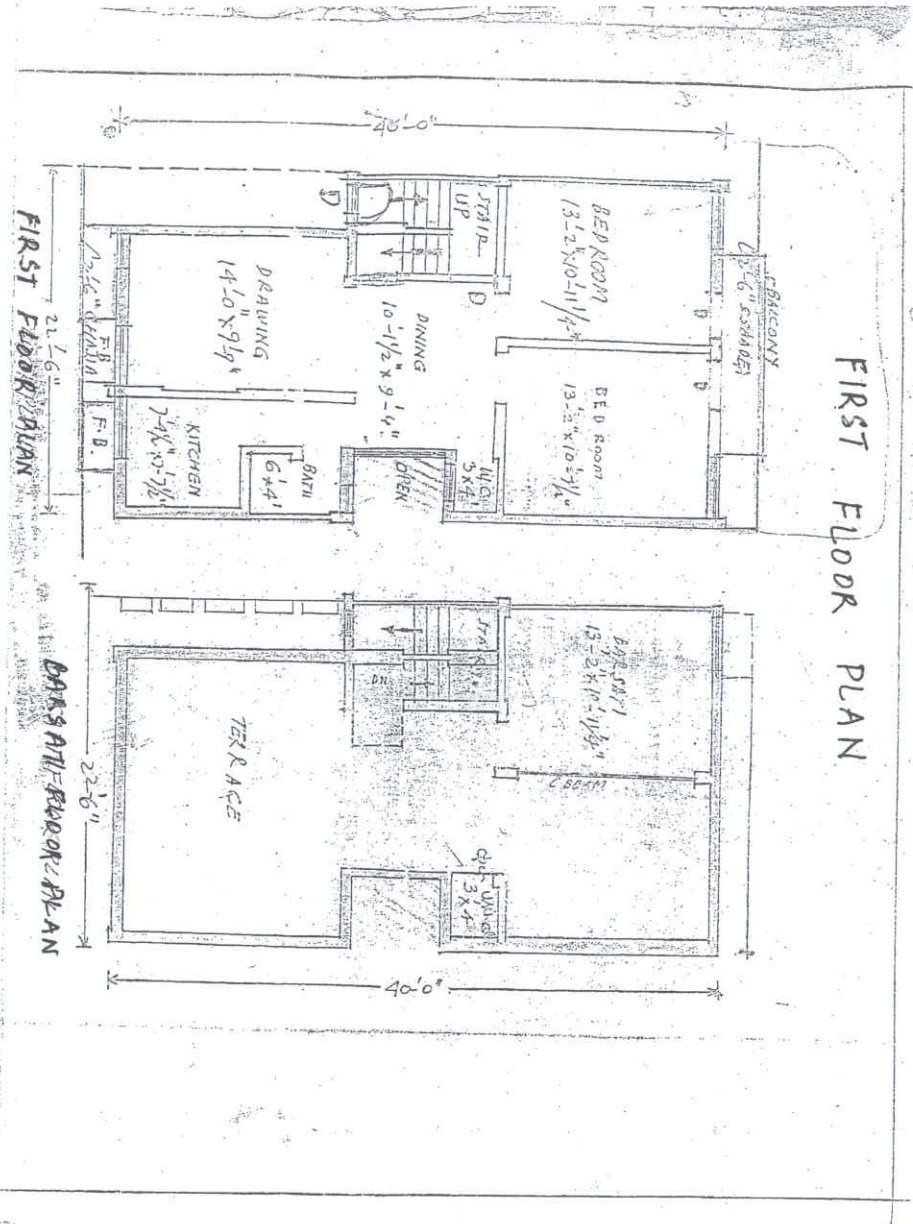
# GROUND FLOOR PLAN

**BUILDING PLAN OF 150 SQ. YDS. FLAT AT NARAINA**



*Copy attached*

*Del. D. A.*  
 Executive Engineer  
 Western Division-12  
 Delhi Development Authority 15/4/11



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4. Removal of original structure and reconstruction with due permission in the case of single storeyed built up flats only subject to the satisfaction of building bye-laws and prior approval of the local authority.

### III) ADDITIONAL COVERAGE PERMITTED WITH PRIOR PERMISSION:

1. Covering of courtyard and floor level terraces is allowed subject to fulfillment of building byelaws and structural safety.
2. In three or four storeyed flats the owners at upper floor shall have the right to cover the area available as a result of coverage of courtyard/terrace of floor below. In such cases the residents of DDA flats in a vertical stack served by the same staircase should give their consent and jointly apply for permission.
3. In two storeyed flats the allottee at first floor will have no right of construction above the courtyard built by ground floor allottee. The upper floor allottee of two storeyed flat can use the roof terrace for extra coverage as permissible.
4. A barsati on the roof terrace of the top floor in addition to mumty is allowed. This barsati should preferably be adjoining to the mumty and equivalent to the size of the room below so that construction of wall over wall is ensured at terrace level. This will be subject to the provision of access to the residents of the block for maintenance of water tank, plumbing system, fixing of TV/Cable antennas etc.

All the addition/alteration(s) and additional coverage will be governed by 5 basic principles:

1. There is no encroachment on the public land.
2. Structural stability of the building is ensured.
3. Light and ventilation of the habitable rooms is ensured as per the building byelaws.
4. There is no infringement of other's rights.
5. The service elements such as manhole, rainwater fittings, sanitary fittings etc. are not disturbed and remain exposed for periodical inspection and maintenance.