

THE ESIC FRIENDS CO-OP. GROUP HOUSING SOCIETY LTD.**PLOT NO. 34, SECTOR-13, ROHINI, DELHI-110085****Mob: 8860380085**

ESIC/2012-13/06

To,

Director (Planning) MPR,
Delhi Development Authority,
6th Floor, Vikas Minar, IP Estate,
NEW DELHI – 110002

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3535
dated 28/5/12

Date: 19/05/2012

SUB: Utilisation of additional FAR permissible as per MPD – 2021 – Suggestion by Group Housing Society – regarding

Sir,

It is understood that effective 23rd April 2012 approval have been ceased to be granted for addition to existing structures in the Group Housing Societies for utilisation of additional Ground Coverage & FAR permissible as per MPD-2021 as these could compromise their structural safety.

In this connection it is submitted:

- i) That neither such approval was being granted to the co-op. societies in the union territory of Delhi but suddenly this has been stopped especially when open house suggestions were being arranged by DDA as well as MCD.
- ii) That above decision for not granting approval has been noted with concern as the same has been made applicable only to Group Housing Societies but Private builders and DDA existing structures have not been touched.
- iii) That basic idea for addition to the existing structure is to meet the demand increases in families. This purpose is defeated in case such approval is not granted.

In this context the following proposals are submitted for your consideration:

- a. Ground Coverage in 4 storied societies may be increased to 40%.
- b. Extension of Flat by converting balcony into room and construction of additional balcony may be allowed within 40% Ground Coverage and permissible FAR after obtaining structural stability from structural Engineer.

Handwritten signature and date: 30/5/12
AD(Ps)Z



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- c. New parking norms may be applicable to additional FAR i.e. additional construction proposed only whereas old parking norms should be applicable to the existing structures / FAR.
- d. Many 4 storied societies has constructed small Temples/Mandir/Pooja Ghar in setback area, these construction may be regularized. This construction does not cause any hindrance as they are in the corner of the plot.

Structural safety is and should be the first and foremost area of priority for all of us. This could be very well taken care of by the panel of Structural Engineers appointed by DDA as well as MCD.

In view of the above it is requested to make the necessary amendments in the Master Plan-2021, so that residents of Group Housing Societies do not feel any discrimination as residents of DDA Flats are allowed additional room and lift.

Thanking you in anticipation.

for ESIC Friends CGHS Ltd.,



[Handwritten signature]

President / Secretary

Copy to: _____ with the request to please take up the matter with concerned authority in the interest of public need under advise to us.