

Subject Fw: Review of FAR increase of Cooperative Group Housing Societies of NCT Delhi.
 From "KN (nic.in)" <kamalnath@nic.in>
 Date Wednesday, May 16, 2012 11:57
 To Khalid Jamal <jamal.kb@nic.in>

OFFICE OF UDM

Dy No. 2094

Date 21/5/12

MPD 2021 Renew
 PS to UDM

From: Dwarka Forum(Regd) dwarkaforum@gmail.com;
 Sent: Wednesday, May 16, 2012 11:09 AM
 To: Kamal Nath ; vcdda ; Tejendra Khanna ; Ranjan Mukherjee ; Minister Urban ; Secretary Urban
 Cc: dirbldg ; jtirdirbldg1@dda.org.in ; Dir Master Plan
 Subject: Review of FAR increase of Cooperative Group Housing Societies of NCT Delhi.

DWARKA FORUM Dwarka Ki Awaaz

(Regn No. S-63070)

(A Welfare Association of Residents & RWA's / CGHS Representatives of Dwarka Sub-City)

OFFICE OF THE DIR (Plg.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy.No. 3560
 Dated 29/5/12

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16 May 2012
 DF/DDA/VC/2012/5/001

Shri Kamal Nath
 Hon. Minister for Urban Development

Cc : Shri. Tejinder Khanna, Chiarman and LG (Through Ranjan Mukherjee)
 Cc: Shri. Girija Sankar Patnaik (IAS), Vice Chairman , DDA

Sir,

Subject: Review of FAR increase of Cooperative Group Housing Societies of NCT Delhi.

Ref: OSD to LG Letter No. 3089 dated Feb 2012

When we learned through media that the additional rooms covering Balconies and other structural measure by CGHS and RWA of Dwarka are now put on hold by an order as above mentioned ref.

A number of CGHS Representatives raised this issue with Dwarka Forum.

We therefore would like to review this order considering the following:

1. We never going to vouch that there should be any compromise on structural safety, fire safety, earth quake resistance etc.
2. The Master Plan 2021 provide ENHANCED FAR for various building, including CGHS. This must be applicable to all additional rooms build or under consideration.
3. People are allowed to build additional rooms on DDA Pocket roof top (ie. common areas).
4. Same is case with Commercial Building the rooftop have completed been changed without any approval and compromising structural safety and other measures.
5. However DDA and authorities are silent on this and only targeting CGHS/RWA.
6. The due consultation be organised in this matter for enhancing the additional FAR for CGHS and other apartments within MPD and other law with due approval General Body of respective Management of CGHS/RWA.
7. The demand for additional rooms have arisen because of the family size increase or Children Grown up etc. and short of supply of accommodation in NCT at affordable rates for common man.

Secretary UDM

DIRMOM - on Top
 IB

DDA still lacking on policy for regularising Completion Certificate/Pre Occupancy for various CGHS and not enabling the free hold process with minimum documentation etc.

We appreciate if your good office give direction to LG and VC office issue necessary amendments in this matter.

Thanking you

Yours sincerely,
Dwarka Forum

Rejimon C K
President
Cc: Director – MPD
Jt. Director- Building

http://dda.org.in/tendernotices_docs/march12/Untitled%2021.03.2012.pdf (Enhanced FAR for Hotels as on 1/2/2012).

http://dda.org.in/about_us/POLICIES.htm



सत्यमेव जयते


राज निवास
दिल्ली-११००५४
RAJ NIWAS
DELHI-110054

Sub: Effects of increase in FAR in existing CGHS.

Enclosed please find herewith a Memorandum dated 1st February 2012 on the subject from some residents of Dwarka, which is self-explanatory.

2. Certain important and crucial aspects of availing increased FAR vis-a-vis the structural safety & environment considerations have been highlighted specially for the CGHS Housing Complexes. In order to avail increased FAR as per MPD-2021, several CGHS and other housing societies are adding extra room on the existing structures which could be counter productive due to adverse impact on the structural stability of the existing building and have potentially serious implications.
3. It has been urged in the appeal that MCD may consider permitting availing of additional FAR for the CGHS only in case of a new structures to be raised, in the empty area existing in the housing complex to provide common facilities such as servant quarter, community hall, library etc.
4. Further, while granting permission to avail the increased FAR environmental concerns also needs to be kept in mind. Greens and parks of the society, should not be compromised and concretized in order to avail extra FAR.
5. BBLs of the Co-operative Group Housing Society issued by the Registrar Co-operative should be suitably amended to ensure that there is no compromise vis-a-vis the structural stability of the existing buildings. Earthquake clearance for additional structure should also be made mandatory.
6. It has been decided in public interest that increased FAR should not be permitted in respect of already constructed and occupied CGHS and in case, extra FAR is proposed to be availed, same should be allowed outside the structure. Further, unwilling existing members of the housing societies should not/can not be forced to avail extra FAR at an additional cost.

Encl:As above


(Ranjan Mukherjee)
OSD to Lt. Governor

1. Commissioner, MCD
2. Registrar (Co-operative Societies), GNCTD

No.14(1)/RN/2012/172/3089

Dtd: 02/02/2012