

25th May, 2012

To

The Director (Plg.) MPR
6th Floor, Vikas Minar
I.P. Estate, New Delhi-110002

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3605
Dated 30/5/12

Sub: **Suggestions for incorporation in Master Plan for Delhi 2021 – A Perspective Approach – Suggestions regarding upkeep/ additions/alterations of DDA Flats.**

Sir,

I beg to submit that one of the guidelines issued by Ministry of Urban Development for review of Master Plan for Delhi 2021 relates to maintenance, alterations, additions, etc. in the existing DDA flats. In this connection, I wish to make the following two suggestions:

(1) **Terrace Rights**

As per the existing DDA Guidelines, terrace rights are with the top floor allottee. However, allottees of the lower floors have right to access to the terrace for maintenance of water tanks, TV antennae and other service provisions. It appears that terrace rights to top floor allottees must have been based on the presumption that there are 4 flats in a row and that too floor-wise. However, in some of the pockets of Vasant Kunj allottees of Second + Third floor Duplex flats are also partly top floor allottee and one of the bedroom terrace is parallel to the two bedroom flat terrace of the third floor allottee. The Second + Third floor duplex allottee also faces the disadvantage of the top floor allottee on the following two counts:

- (i) Part of the Second/Third floor Duplex flat allottee is part of terrace and faces the rough weather conditions of heat, cold and seepage in rainy season.
- (ii) 2nd/3rd Duplex allottee has to maintain the terrace above his flat to avoid seepage, etc. Similarly, he has to maintain/repair the portions of terrace above his flat used as area to keep water tanks of lower floors placed on the terrace of the Third floor part of his flat. The terrace above 3rd floor allottee is distinct and he maintains that area only.

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Considering the disadvantages of top floor allottee and related maintenance, it is essential that in DDA flats where Second and Third floor Duplex flat allottee also have some terrace over their flat, they may be given rights along with the top floor (3rd Floor) allottee.

(2) Permission of additions/alteration

As per the guidelines, there are certain additions, alterations permissible in the DDA flats subject to structural safety and drawings by the architects. Applicants are also required to take written permission of the other allottees of the DDA flats along with the copies of their original ownership documents. It is observed that people are not willing to part with their ownership documents on the fear that the documents could be misused elsewhere. **It is, therefore, suggested that the permission requirement from the other flats allottees may be removed from the guidelines. Even if this is removed from the guidelines, people cannot carry out additions/alterations without the cooperation or verbal consent/consultation of the other allottees.**

I shall be highly obliged if the above two suggestions are incorporated in the Modified MPD, 2021.

Thanking you,

Yours faithfully,


(Brahm Dutt)

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