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Date: Wed, 2 May 2012 10:10:26 +0530
From: Sridhar S. <ssridhar440@gmail.com>
To: dirap1@dda.org.in, dydirplguc@dda.org.in
Subject: Master Plan suggesstion
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U. C. Cell & Zone "J"
Review of M.P.D-2021
Dy. No. 36 Date. 5/6/12

Master Plan
Bye laws
Dear Sir,

I would like place suggesstion & request you to consider the same.
1. A buider builds number of Flats in a Plot. In their attempt to make maximum profits sell the Terrace Rights to NON resident of the Buiding. As MPD increases the FAR the Non resident owner takesthe opportunity to start demanding the FAR as per new BYE LAWS. This creates a HAVOC. We are one of the sufferers of this loop holes. In Many States the Terrace Rights which are common due to the reason of Over head Tank, AC fittings, remain common & certainly never a NON resident Owner.

2. The sale deed covering the POINTS esp regarding the Plot, Common area there should be a Template. The common area should be clearly mentioned or should be propotional to the build up area of an individual flat.

3. Floor wise Regularization exactly as per sale deed from the date buiding constructed. Kindly incorporate considering the misuse of some unscruplous elements haraasing the existing Owners

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Regards
S. Sridhar
Mobile-0091-9999333542

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3866
Dated 5/6/12