

To,
Sh. Chandu Bhatia
Vice Director (Yojana)
Zone- J
12th Floor, Vikas Minar,
New Delhi

U. C. Cell & Zone "J"
Review of M.P.D-2021
Dy. No. 66 Date 10/5/12

5/2/12
10/5/12

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3841
Dated 5/6/12

Please find enclosed here with my suggestion for building by Law as under:

1. Height of residential Building in Delhi:-

Presently height is restricted of maximum 15 m from the middle of the front road & parking i.e. plinth level is only 6" from the road level.

This is not practical as in the rainy season there is blockage / flow of water app 1' height. So the water flow comes in the building & may enter in the lift pit which is very dangerous to building as well as human life.

Secondly in our system roads are over layed instead of scraping then rebuilding. So if the road is over layed once in year or once in two year the plinth level becomes equal to the road level which is not practical & this is dangerous.

Thirdly some times the level of the front road is low from the level of service road or the side road (in case of corner plots) then it is very impossible to construct a building from the level of front road. The parking becomes impractical & of no use & same problem of rainy water & sewage chocking creates nuisance.

Suggestions:-

- a. The building height should be measured from the highest road level (whether front road, rear service road or corner side road).
 - b. The height should be measures from the plinth level of the building.
 - c. The plinth level should + at least 15" i.e. 1 ¼ feet i.e. app 0.40 mtrs from the highest road level.
2. Balcony: At presently the balcony size is 0.90 meters i.e. app (35") which is not practical because in 0.90 meters i.e. 35" the railing & it's parapet takes about 6" & the size of the balcony has no use. Even one can not put chair to sit & breath in the open air.

Contd. 2

Ch
10/5/12
AB (Pig) 02

::2::

Suggestion : The size of the balcony should be at least 1.25 meters so that one can breathe in the open air for relaxing & also in absence of electricity.

3. Canopy : At presently the canopy size 2.30 mtr x 14.56 mtr is allowed only on one floor. All the floors are being occupied/used by different owners having separate kitchen.

Suggestion : The canopy should be allowed at each floor so that all residents should enjoy the same status & same facility . There should not be step motherly behavior for three floors.

4. Lift Lobby: At presently in spite of staircase landing there is requirement of lift lobby but in small plots now lift has become necessity & lift lobby in small plots i.e. below 250 sqt mtrs size is impractical & have no requirement only the staircase landing opening to lift is more than sufficient.

Suggestion : The requirement of lift lobby in smaller plots i.e. up to 250 sqr mtrs should be abolished.

5. Shaft Size : At present the requirement of shaft near the bathroom is app 40 sqr feet & near kitchen or bedroom. (This is 3m X 3m which is very old requirements. When there was no mechanical arrangements for exhaust / air flow & light. Now a days all kitchens are being equipped with chimney & exhaust fan. All bedrooms have fan & Ac's etc.

Suggestion: The size of the shaft near bathroom should be reduced to 25 sqr feet & near kitchen or bedroom it showed app t 2x 2m or about 4 sqr meters.

6. Presently no toilet & Guard Room is permitted in the stilt parking area.

This is the human need. Where the driver will go for their human need & for rest a while.

Suggestion: There should be one toilet & one Guard/ rest room app of 100 sqr feet for drivers & chowkidar free from F.A.R

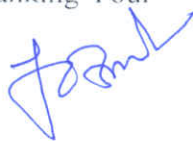
Contd. 3

::3::

In absence of all these practical requirements, the people go for deviations of the building by laws which creates nuisance from the govt. & citizens. This is demand of the present situation as the price of land has become so high. A common man cannot afford to leave the so much open space in for smaller plots. Also it encourage the illegal promotion

This is my humble request to incorporate these minor suggestion for the benefit of the citizens & for more practical by laws.

Thanking Your



Joginder Kumar Goyal
(Advocate Supreme Court of India)
G-94, T.F, Saket,
New, Delhi-17