

In the policy booklet of DDA (Pg. 3 enclosed) it is clearly mentioned that in double storey DDA flats, first floor allottee has no right of construction above the courtyard built by the ~~first~~^{ground} floor allottee and they can use the roof terrace for extra coverage, but unfortunately they are not allowed to construct on barsati/second floor although they have exclusive rights of the terrace.

It is to be brought to your kind notice, sir, that in three or four storeyed DDA flats, the top floor allottee is allowed to construct a barsati room on the roof terrace alongwith right to cover the area available as a result of coverage of courtyard below. But irony of the fact is that only the first floor allottee of double storey DDA flats, has not been given any benefit in the form of extra coverage till date. The barsati room and a toilet were provided by DDA itself at the time of allotment.

In this regard, I would also like to say that, if extra coverage is allowed in the form of coverage of terrace of covered courtyard, then the F. Floor flat owners will be at the mercy of the G. Floor owners. ~~to to~~ Thus, it is requested to you sir, to please allow extra coverage on the second floor / barsati floor to first floor flat owners, so that this discrimination and injustice with only first floor flat owners of double storey DDA flats comes to an end.

You are humbly requested to draft a policy to allow the same coverage for first floor flat owners also, which has already been given to G. Floor allottees of the above

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
By No. 197
Dated 3/4/12

Director (Pig.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
By No. 197
Dated 3/4/12

Respected Sir,

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I, the undersigned, am a resident of double storey DDA flats at Naraina vihar, N. Delhi, built on 150 sq. yard land. DDA over a period starting from 1968 constructed more than 3.50 lacs flats all over Delhi. With the passage of time size of families living in these flats increased, which necessitated more living accommodation for the expanding families. This resulted in Addition/alterations in a significant number of these flats over a period of time. The FAR was increased by virtue of an amendment in MPD 2001 which came into force w.e.f 23rd Jul 1998.

DDA had permitted certain alterations/additions and additional coverage to be carried in respective flats. The ground floor owners were granted the benefit of coverage of open courtyard in front and rear of the plot, entailing an area of approx. 430 sq. ft. (G.Floor plan enclosed) but surprisingly no such benefit was given to first floor allottees of the same flats. Till date not a single sq. ft. of extra coverage is granted to the first floor allottees from the date of allotment of these flats in 1969-70.

The first floor owner of the above double storey DDA flat have exclusive rights of the terrace with a barsati room and a toilet already constructed on it and conveyed by DDA at the time of allotment, way back in 1970 (F.Floor plan enclosed) and an independent staircase serving each first floor flat individually.

(3)

DDA flats.

I am an architect by profession and would be honoured if I am given a chance to represent personally and bring to your kind notice the basic facts etc. and also a chance to participate in the interactive sessions also.

Thanks and regards.

dt. - 13 March 2012

Yours faithfully,

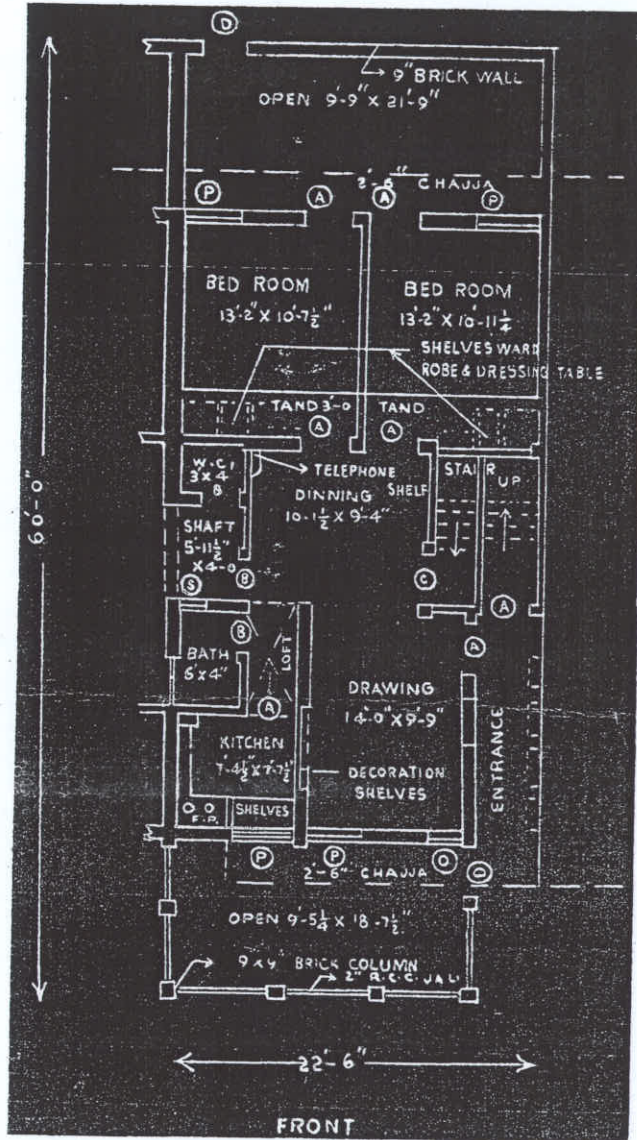

(Manica Mahotra)

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GROUND FLOOR PLAN

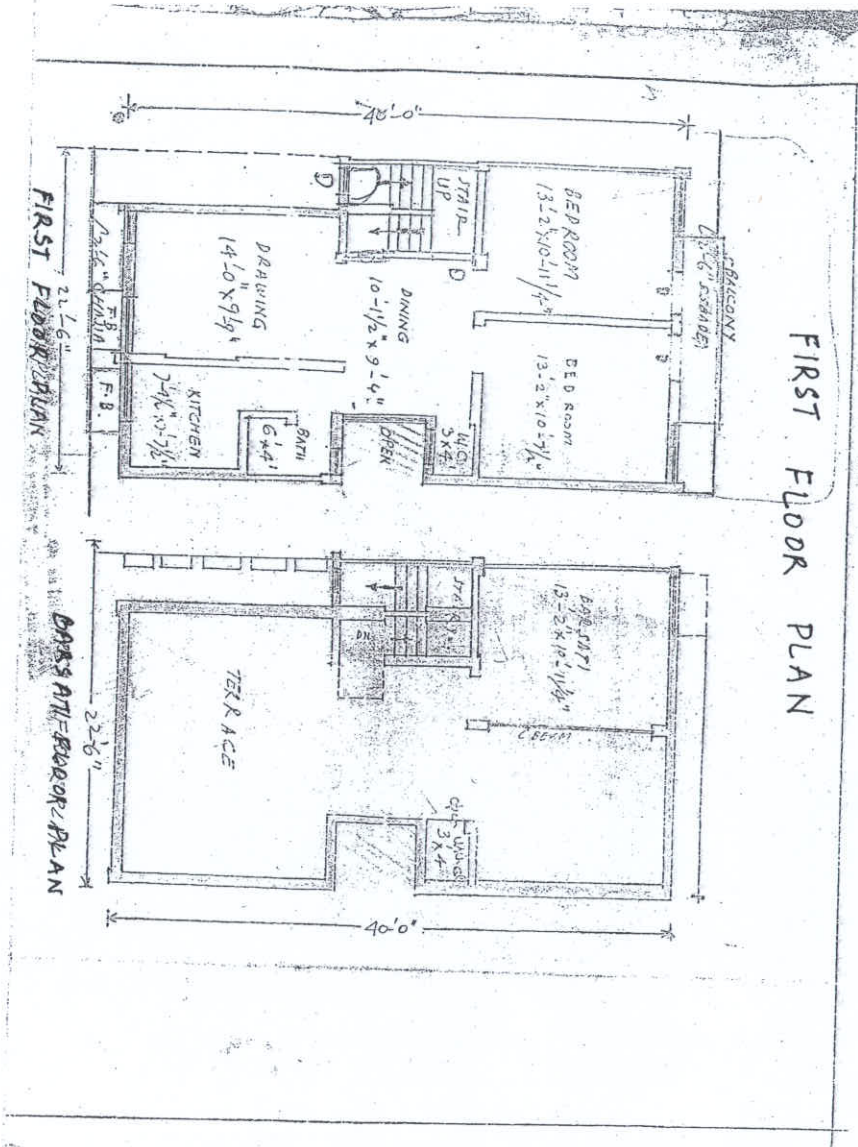
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BUILDING PLAN OF 150 SQ. YDS. FLAT AT NARAINA



copy attached

[Signature]
Executive Engineer
Western Division-12
Delhi Development Authority 15/4/11



- 4. Removal of original structure and reconstruction with due permission in the case of single storeyed built up flats only subject to the satisfaction of building bye-laws and prior approval of the local authority.

III) ADDITIONAL COVERAGE PERMITTED WITH PRIOR PERMISSION:

- 1. Covering of courtyard and floor level terraces is allowed subject to fulfillment of building byelaws and structural safety. S
- 2. In three or four storeyed flats the owners at upper floor shall have the right to cover the area available as a result of coverage of courtyard/terrace of floor below. In such cases the residents of DDA flats in a vertical stack served by the same staircase should give their consent and jointly apply for permission. J
- 3. In two storeyed flats the allottee at first floor will have no right of construction above the courtyard built by ground floor allottee. The upper floor allottee of two storeyed flat can use the roof terrace for extra coverage as permissible. ||
- 4. A barsati on the roof terrace of the top floor in addition to mumty is allowed. This barsati should preferably be adjoining to the mumty and equivalent to the size of the room below so that construction of wall over wall is ensured at terrace level. This will be subject to the provision of access to the residents of the block for maintenance of water tank, plumbing system, fixing of TV/Cable antennas etc.

All the addition/alteration(s) and additional coverage will be governed by 5 basic principles: ✓

- 1. There is no encroachment on the public land.
- 2. Structural stability of the building is ensured.
- 3. Light and ventilation of the habitable rooms is ensured as per the building byelaws.
- 4. There is no infringement of other's rights.
- 5. The service elements such as manhole, rainwater fittings, sanitary fittings etc. are not disturbed and remain exposed for periodical inspection and maintenance.