

OFFICE OF UDM

Dy. No. 582

Date 13/2/12

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31st January, 2012

Shri Kamal Nath,
Hon'ble Minister of Urban Development
Government of India,
Nirman Bhawan,
NEW DELHI-110011

FII
FEDERATION OF INDUSTRIES OF INDIA

(Formerly Federation of Engineering Industries of India)

207, UNITED PLAZA,

DDA COMMUNITY CENTRE,

KARKARDOOMA, DELHI - 110092,

PHONES : 22377201-02, FAX : 22370059,

Mobile : 9811959902, Website : www.feii.org

e-mail : federationorg@gmail.com

PS to UDM

Sub Vertical Expansion/ Construction of Residential Houses in Delhi

Hon'ble Minister,

Please find herewith a copy of my last letter dated 16th December, 2011, which is self-explanatory.

Allowing four floors in residential areas in Delhi without substantially improving the existing civic infrastructure, would cause chaotic conditions for the residents in most of the areas. For instance in a residential society having say 100 plots on an average of 200 square yards, which society was developed 30 years ago, the Electricity as well as the Municipal Authorities had worked out the requirements of such areas keeping in view the needs of the area at that point of time. Earlier the owner of a 200 yards plot was allowed to construct only ground, first and 50% of the second floor. Today, the builders are playing very big role in fleecing the small house owners by offering to construct four story houses on a 200 square yard old house. These builders finish the job and get away without any concern to the health and hygiene, the water, the electricity, the sewerage problems which the residents are left to face.

In a newspaper report which appeared in Times of India on 21st December 2011, it was mentioned that the Hon'ble Supreme Court has temporarily stayed the construction of 3rd floor. MCD, after taking some kind of written undertakings from the owners, that they will abide by the Hon'ble Supreme Courts verdict, are approving the plans of the applicants and allowing them to construct 4 storied houses with a parking stilt. Most of the buildings are covering 90 to 95% of the FAR.

In a old house having a single unit in which only one family, say comprising of 4 to 5 persons used to live but now the same 200 yards plot would have 4 floors and there would be not less than 25 to 30 members who would stay and consume the existing civic infrastructure. The 25-30 members would also have about 10-12 cars of their own which would create parking problems also. Not finding enough space for cars, people would fight and litigation would also increase.

Hon'ble Minister let us therefore, ponder over this matter and find ways to stop this mad rush of vertical house construction in Delhi. Government may limit house construction up-to Ground, First and Second floors only.

Yours faithfully

(H.L. Bhardwaj)
Secretary General

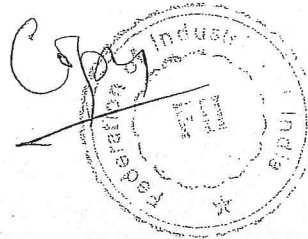
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Secy. (UD)

FII/11/1530

16th December, 2011

Smt. Sheila Dikshit,
Hon'ble Chief Minister,
National Capital Territory of Delhi,
Delhi Secretariat, IP Estate,
New Delhi- 110002.



SUB: SINGLE BRICK BUILDINGS IN NCTD
A BIG THREAT TO SAFE LIVING

Hon'ble Chief Minister,

Delhi has the highest population density which has increased from 9,294 persons per square K.M in 2001 to 11,297 persons per square K.M in 2011. The present population of Delhi has grown to 1, 67, 53235 from 1, 38, 50,507 in 2001. With a view to provide basic facilities to such a growing population of NCTD, Government of Delhi, under your able leadership, has taken various laudable steps. Today the people of NCTD have fairly good access to better transportation facilities, improved supply of quality potable water, nearly uninterrupted supply of power etc. Barring seasonal or casual repairs required, the roads in Delhi are comparable with world class roads anywhere. The Delhi Government has also taken a number of measures to ensure pollution free environment and has paid due attention to greenery all around the NCTD. The list of various welfare schemes formulated and implemented by the Government of NCTD is unending and it will not be possible to summarize them in this letter.

Hon'ble Chief Minister I would like to draw your kind attention towards some of the recent building collapse in the NCTD killing several people. While the Government of NCTD was not directly responsible for such mishaps, yet the blame had to be owned by the Government. The Uttam Nagar building collapse is still fresh in our minds and if the builder's mafia continues to misuse the existing building laws, many unsafe buildings constructed and to be constructed with substandard construction material by the builders may collapse causing miseries to the people of NCTD.

Hon'ble Chief Minister now days even in DDA'S approved colonies/societies, builders have spread their tentacles by purchasing small plots 100-200 square yards and are constructing 4-5 story buildings in the societies. All these buildings are being constructed with **single brick load bearing walls** because the builders would like to save space and also the construction cost to get fabulous profits. Fixing concrete columns and beams to strengthen the **single brick walls** is a misnomer. The innocent families without going into the structural engineering design and material used etc. in the buildings by the Builders get trapped when they enter into a purchase agreement with the builders. During the construction of these vertically raised 4-5 story buildings there is no check on the structural safety by any competent authorities. These high rising buildings are going

to be a big burden on the existing civic infrastructure of the societies built years back creating environmental hazards too. These buildings would also block natural sun light, air etc. for low level houses in the neighborhood the access to which is a fundamental right of every living being.

Hon'ble Chief Minister it is in everybody's knowledge that Delhi is in Seismic Zone IV and we have been getting tremors at regular intervals in the city. If some major quake measuring between 6 and 7 on Richter scale happens in the city many of these vertically **single brick** raised buildings on small plots may fall flat causing huge loss of lives in Delhi. The East and Northeast of Delhi which have a very high population and also a large number of unsafe buildings, have been declared as high risk areas. The construction engineering experts have pronounced that the biggest risk facing Delhi is not just the lack of safety controls but also of the over densification. There are unplanned areas with vertical configurations which are more vulnerable to earthquake disasters. The earthquake experts have said that buildings constructed with space for parking are more vulnerable and are likely to suffer more in the event of a strong earthquake. Today MCD is approving building plans which allow construction of 4 floors with parking space at the ground level which apparently is also very dangerous as per the experts. Some such buildings already constructed and or under construction, can be seen in some of the East Delhi colonies like AGCR Enclave, Shanti Vihar, Hargovind Enclave, Bahubali Enclave etc.

Hon'ble Chief Minister the recent buildings collapse should be an eye opener and the Government of NCTD need to take some hard steps to curb such dangerous constructions in the city.

Some of the steps are listed here below for consideration:-

1. The builder's mafia in Delhi should be checked.
2. The Government should ban vertical construction of buildings in DDA's residential societies and other areas and no one should be permitted to construct more than 3 floors. All load bearing walls should be of 9" sq. only.
3. Multi-story Flats constructed by DDA or by any other authorized body, should be designed in such a way that these multi story Flats are earthquake resistant.
4. Building plans which have been approved by MCD/DDA permitting parking plus 4 stories, should be cancelled. In case where such plans have been executed and construction completed by the builders, the 4th floors of such houses should be dismantled.
5. **Single Brick load bearing walls** of all the buildings should be strengthened by adding one more brick around all the walls so as to make them 9" sq.
6. A survey should be conducted by an independent agency other than of MCD/DDA to check the structural designs, the material used etc. in the construction of the buildings by the builders. In each and every case where building plans have since been executed, building completion certificates should not be issued unless recommended by the said expert Committee/team.

7. The decision of the expert team about the quality of the construction should be final and there should be no compromise except demolishing the weak and substandard structures.

Hon'ble Chief Minister the above proposals are bitter but once agreed to be implemented by the Government, would go a long way in protecting the lives of the people of Delhi.

With Regards

Yours sincerely,

(H.L Bhardwaj).

CC To: Ms. Kumari Selja
Hon'ble Minister of Housing & Urban,
Poverty Alleviation
Nirman Bhawan
NEW DELHI – 110011

Mrs. Jayanti Natrajan
Hon'ble Minister of Environment & Forests
Ministry of Environment & Forests
Paryavaran Bhawan,
CGO Complex
Lodhi Road,
NEW DELHI – 110003

Chief Secretary
National Capital Territory of Delhi
Delhi Sachivalaya
I.P. Estate,
NEW DELHI – 110002

Shri V. Narayanasamy
Hon'ble Minister of Public Grievances
Prime Minister's Office
South Block
NEW DELHI – 110001

Shri K.S. Mehra
Commissioner
Municipal Corporation of Delhi
MCD Building,
Minto Road
NEW DELHI - 110002

Shri G.S. Patnaik,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
NEW DELHI-110023

