



Annand Niketan Co-operative Housing Society Ltd.

(Registered under the Bombay Co-operative Societies Act. VII of 1925 extended to the State of Delhi)

(Regd. No. 1527)

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ANAND NIKETAN CLUB
ANAND NIKETAN
NEW DELHI - 110021

Date: 03-07-2012

No.ANCHS/2012/07.....

OFFICE OF UDM

By No. 3014

Date 9/7/12

Shri Kamal Nath,

Hon'ble Minister for Urban Development,

Nirman Bhawan, New Delhi

May pl. be examined

by
9/7/12

PS to UDM
Sec (us)

New Delhi

Sub : Request for Increase in Height of Residential Buildings in New Delhi

Respected Sir,

We have the honour to invite your kind attention to the Master Plan for Delhi – 2021 (MPD-2021) and the Delhi Building Bye-laws and Development Regulations, vide which the height for the residential buildings has been restricted to 15 Mtrs. (or say about 49' - 2").

The prevailing Building Bye-Laws make it compulsory to construct the Stilt Floor (having about 8 feet of height) so as to provide for car parking facility to the occupants within the property. Out of the total permissible height of 15 Mtrs for the residential building (comprising of Basement, Stilt Floor, Ground Floor, First Floor, Second Floor and Third Floor with Terrace) approximately 15 feet (or say about 4.5 Mtrs) of height is consumed/utilised for the construction of stilt floor and roof slabs for these floors as per the following break-up :

- | | | |
|-------|---------|---|
| (i) | 0' - 6" | Roof Slab of Basement above the road level |
| (ii) | 8' - 0" | Stilt Floor |
| (iii) | 1' - 3" | Roof Slab of Stilt Floor (serves as flooring of ground floor) |
| (iv) | 1' - 3" | Roof Slab of Ground Floor (serves as flooring of first floor) |
| (v) | 1' - 3" | Roof Slab of First Floor (serves as flooring of Second floor) |
| (vi) | 1' - 3" | Roof Slab of Second Floor (serves as flooring of third floor) |
| (vii) | 1' - 3" | Roof Slab of Third Floor (serves as Top Terrace) |

Total: 14' - 9"

(Rounded off to 15' or 4.5 Mtr)

AS (10)

Dir (10)

*Send to
MIA for
master plan
exercise 1*

*11/7/12
15 (LB)*

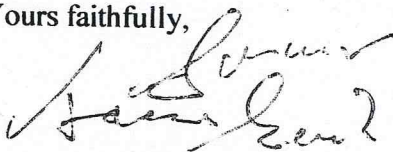
After utilizing about 15' (or 4.5 Mtr) of height for meeting the statutory requirements of stilt floor and the roof slabs of the above thickness for the above floors, we are left with only 10.5 Mtr of height for housing the four sanctioned residential floors (i.e., ground floor, first floor, second floor and third floor) each floor having a maximum height of about 2.625 Mtrs (or say 8'-6" approximately).

With the height restricted to 8'-6" for a living unit on each floor, at times, the ceiling fans become risky and even some time turn out to be a cause of fatal injury. To avoid such kinds of misfortune to the habitants and to have comfortable and risk free living, it is proposed that each floor shall have a minimum height of 10'-6".. At the same time, increase in height of a living unit, in no way causes coverage of any additional area on the plot of land or increase in Floor Area Ratio/Floor Space Index. Thus, an increase in height from 15 Mtrs. to 18 Mtrs. is proposed reasonable and adequate

In view of the above we request your goodself to kindly consider our above proposal for the increase in the height of residential buildings upto 18 Mtr., instead of 15 Mtr, for which we shall ever remain grateful to you.

Thanking you for your kind and favourable consideration,

Yours faithfully,



(Harish Kumar Kaistha)

Hony. Secretary