

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

21st Floor, Dr. S.P.M Civic Centre, Jawahar Lal Nehru Marg, New Delhi-02

No. T.P/C/SDMC/2014/5002

Dated:- 21/07/2014

CIRCULAR

Sub: - Sanction of Building Plan in respect of Double Story Tenements Category "A".

The Standing Committee vide Resolution No. 35 dated 6.6.2014 resolved as under:-

“आज की यह स्थायी समिति की बैठक भारत विभाजन के बाद दिल्ली में आए विस्थापितों को A टाइप Tenements के क्वार्टर एलॉट किए गए थे। ऐसे क्वार्टर जिनके Ground Floor एवं First Floor दोनों का एक ही मालिक हो व ऐसे जिनके Ground Floor व First Floor को अलग विस्थापितों को एलॉट किए गए हो। दोनों तरह में से अब ऐसे क्वार्टर जिनके Ground Floor एवं First Floor के क्वार्टरों का मालिक एक ही हो व Ground Floor एवं First Floor के क्वार्टरों के मालिक अलग-अलग हो पर दोनों की सहमति हो और ऐसे दोनों क्वार्टर Free Hold हो गए हो। ऐसे प्लॉटों को MPD-2021 के रिहायशी प्लॉटों के नियमानुसार नक्सों पारित किए जावे।”

As per MPD-2021, pre-1962 plotted Double Storey flats shall be treated as residential plots.

The case was discussed in detail in the meeting of Layout Committee dated 07.07.2014 vide Item No. 42/14. In view of the resolution of Standing Committee and the provision of the Master Plan.

The Chief Town Planner explained regarding the correspondence with L&DO. The L&DO in their letter vide No.F. 28011(41)2013-CDN/205 dated 21.03.2014 conveyed that “ Local Bodies being Building Regulatory Authority sanctions the building plans as per MPD and Building Bye-Laws demolishes unauthorized constructions and also removes encroachments. This office has no control on the properties after conversion to free hold”. The said letter also makes mention of that the construction of the tenements is designed for two stories.

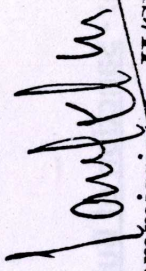
After detailed discussion and keeping in view the provisions of Master Plan and the communication of L&DO dated 21.03.2014, it was decided to implement the Resolution of the Standing Committee subject to:-

- a. The structural stability of common area like staircases etc. be ensured by the applicants. Also the applicant will not claim any legal right on common areas like staircases etc. and will keep SDMC indemnified of any legal implications.
- b. As per Resolution of the Standing Committee, the building plan be considered only for the re-construction and not for addition/alteration on the existing structure.

L&DO be informed about the decision.

The above decision of The Layout Committee is hereby circulated to all concerned for implementation of the resolution No. 35 dated 06.06.2014 of the Standing Committee.

This issues with approval of the competent authority.


Addl. Commissioner-II/SDMC

Distribution:-

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3. Chairman Standing Committee
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10. Sr. Town Planner
11. Architect (D.P)
12. Architect (L)

Copy to: P.S to Commissioner/SDMC for information of commissioner please.