



सत्यमेव जयते

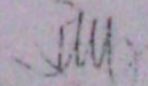
राज निवास
दिल्ली-११००५४
RAJ NIWAS
DLHI-110054

Sub: Effects of increase in FAR in existing CGHS.

Enclosed please find herewith a Memorandum dated 1st February 2012 on the subject from some residents of Dwarka, which is self-explanatory.

2. Certain important and crucial aspects of availing increased FAR vis-a-vis the structural safety & environment considerations have been highlighted specially for the CGHS Housing Complexes. In order to avail increased FAR as per MPD-2021, several CGHS and other housing societies are adding extra room on the existing structures which could be counter productive due to adverse impact on the structural stability of the existing building and have potentially serious implications.
3. It has been urged in the appeal that MCD may consider permitting availing of additional FAR for the CGHS only in case of a new structures to be raised, in the empty area existing in the housing complex to provide common facilities such as servant quarter, community hall, library etc.
4. Further, while granting permission to avail the increased FAR environmental concerns also needs to be kept in mind. Greens and parks of the society, should not be compromised and concretized in order to avail extra FAR.
5. BBLs of the Co-operative Group Housing Society issued by the Registrar Co-operative should be suitably amended to ensure that there is no compromise vis-a-vis the structural stability of the existing buildings. Earthquake clearance for additional structure should also be made mandatory.
6. It has been decided in public interest that increased FAR should not be permitted in respect of already constructed and occupied CGHS and in case, extra FAR is proposed to be availed, same should be allowed outside the structure. Further, unwilling existing members of the housing societies should not/can not be forced to avail extra FAR at an additional cost.

Encl: As above


(Ranjan Mukherjee)
OSD to Lt. Governor

1. Commissioner, MCD
2. Registrar (Co-operative Societies), GNCTD

No. 14(1)/RN/2012/142/3089

Dtd: 06/02/2012