

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 4688**

TO BE ANSWERED ON MARCH 31, 2022

GROUP HOUSING SOCIETIES

**NO. 4688. SHRI BHARTRUHARI MAHTAB:
 SHRI PALLAB LOCHAN DAS:**

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) the details of Cooperative Group Housing Societies in Delhi including Dwarka permitted by Delhi Development Authority (DDA) to increase their Floor Area Ratio (FAR), with date(s) of permission, during the last five years;**
- (b) the details of Societies whose requests have been rejected/pending by DDA for increase FAR and the reasons for the same;**
- (c) Whether DDA has been giving permission to Societies for utilization of additional FAR on existing structures, compromising the structural safety of existing buildings and risk to living inhabitants; and**
- (d) If so, whether the permission so granted have not been in contravention of revised guidelines being followed w.e.f. 23.04.2012 for utilization of additional FAR permissible as per Master Plan for Delhi-2021 and if so, the details thereof?**

ANSWER

**THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI KAUSHAL KISHORE)**

(a): Delhi Development Authority (DDA) has informed that total 37 Cooperatives Group Housing Societies (CGHS) in Delhi including 34 CGHS in Dwarka have been granted sanction of building plans by DDA for utilization of additional Floor Area Ratio (FAR) as per Master Plan for Delhi (MPD) – 2021 and Unified Building Bye Laws (UBBL) for Delhi -2016 since last five years. The details are enclosed as Annexure 'A'.

(b): DDA has informed that the requests/building permits of total 16 CGHS in Delhi including 13 CGHS in Dwarka have been rejected by DDA for utilization of additional FAR since last five years. The reasons for rejection of such requests were non compliance of parameters of UBBL for Delhi – 2016 and MPD – 2021. The details are enclosed as Annexure ‘B’. DDA has further informed that requests/building permits of total 07 CGHS in Delhi (all are in Dwarka) are pending with DDA for utilization of additional FAR. The reasons for pending of such requests are non compliance of shortfalls given as per the provisions of UBBL for Delhi-2016 and MPD-2021. The details are enclosed as Annexure ‘C’.

(c) & (d): DDA has informed that it has been sanctioning the building plans for utilization of additional FAR on existing structures as per the provisions of MPD-2021 and UBBL for Delhi-2016 wherein certificate of structural safety is a mandatory document to be submitted by the qualified Structural Engineer while applying the building permit.

DDA has further informed that the permission for utilization of additional FAR for group housing societies is being granted as per the Gazette Notification vide S.O. 2690(E) dated 11.08.2016. This supersedes DDA office order dated 16.04.2012, which was applicable with effect from 23.04.2012.

ANNEXURE 'A'

S.N o.	FILE NO.	PROJECT	APPROVED DATE
1.	CGHS/0133/19-20	KUMUDI CGHS LTD.	27 December, 2021
2.	DW22/0070/2021	HIMALAYAN CGHS LTD.	15 November, 2021
3.	DW11/0047/2021	CHINIOT CGHS LTD.	14 October 2021
4.	DW4/0079/20-21	SHREE NEW ANAMIKA CGHS LTD.	23 December, 2020
5.	DW22/0221/19-20	MAHAVIR CGHS LTD.	10 December, 2020
6.	DW22/0209/19-20	NAV SANSAD VIHAR CGHS LTD.	10 December, 2020
7.	DW7/0588/18-19	SARGODHA VIHAR CGHS LTD.	13 November, 2020
8.	DW22/0014/20-21	GREEN VALLEY CGHS LTD.	13 November, 2020
9.	DW7/0138/19-20	ST. COLUMBAS CGHS LTD.	13 November, 2020
10.	DW12/0208/19-20	M/S ABHIYAN CGHS LTD.	23 September, 2020
11.	DW5/0038/19-20	NAVIN CGHS LTD.	31 October, 2019
12.	PV/0103/19-20	GASTA CGHS LTD.	13 November, 2020
13.	DW10/0062/19-20	RASHTRAPATI BHAWAN CABINET AFFAIRS CGHS LTD.	02 January, 2020
14.	DW4/0126/17-18	ECIL CGHS LTD.	23 August, 2019
15.	DW6/0749/18-19	SHIVLOK CGHS LTD.	23 August, 2019
16.	DW12/0575/18-19	DEFENCE LAND AND CANT.	24 June, 2019
17.	DW12/0767/18-19	VIKRAM NAGAR CGHS LTD.	24 June, 2019
18.	DW23P/0686/18-19	DABAS CGHS LTD.	09 April, 2019
19.	DW2/0698/18-19	MANDAKINI CGHS LTD.	09 April, 2019
20.	DW3/0559/18-19	BALAJI CGHS LTD.	23 February, 2019
21.	DW5/0558/18-19	SHAHDARA CGHS LTD.	22 February, 2019
22.	DW5/0595/18-19	SHRI GHANINATH CGHS LTD.	22 February, 2019
23.	DW5/0663/18-19	NEW PRIYADARSHANI CGHS LTD.	23 February, 2019
24.	DW11/0021/19-20	THE SRI DURGA CGHS LTD.	18 November, 2019

25.	DW10/0521/18-19	CHANDANWARI CGHS LTD.	23 August, 2019
26.	DW11/0720/18-19	SEEMA CGHS LTD.	23 August, 2019
27.	DW5/0435/18-19	JAWAHARLAL CGHS LTD.	17 December, 2018
28.	DHP/0529/18-19	ISI CGHS LTD.	17 December, 2018
29.	DW22/0546/18-19	DELHI APPARTMENTS CGHS	20 November, 2018
30.	DW6/0055/18-19	YOUNGSTER CGHS LTD.	26 November, 2018
31.	DW4/0109/17-18	DPS CGHS LTD.	14 August, 2018
32.	DW4/0045/17-18	RATNAKAR CGHS LTD.	14 July, 2018
33.	DW6/0044/17-18	DIAMOND SQUARE CGHS LTD.	03 July, 2018
34.	DW6/0059/17-18	SABKA GHAR CGHS LTD.	03 July, 2018
35.	DW11/0161/18-19	YOUNG ROFESSIONAL CGHS LTD.	03 December, 2018
36.	DW11/0144/17-18	SADBHAWNA CGHS LTD.	19 November, 2018
37.	VP/0113/17-18	E.I.L EMPLOYEES CGHS ANAND KUNJ VIKAS PURI	09 July, 2018

ANNEXURE 'B'

SNo.	FILE NO.	PROJECT	Rejection Date	Reasons for rejection as mentioned by DDA
1.	DW22/078 0/18-19	HIMALAYAN C.G.H.S. LTD.	13 July, 2021	On the request of the society, due to change of the Architect, the proposal was rejected.
2.	DW6/0099/ 20-21	RUDRA C.G.H.S LTD.	18 February, 2021	Non submission of environment clearance.
3.	DW12/007 7/20-21	UNIVERSAL BROTHERHOOD CO. OP. GR. HSG. SOC.	12 November, 2020	On the request of the society, due to demise of the Architect, the proposal was rejected.
4.	DW4/0144/ 19-20	SHREE NEW ANAMIKA CGHS LTD.	10 September, 2020	Due to non-submission of corrected drawings as per UBBL for Delhi-2016 norms.
5.	DW22/017 8/19-20	GREEN VALLEY CGHS LTD.	11 April, 2020	Non submission of environment clearance.
6.	DW22/006 6/19-20	THE BHAGWATI CGHS LTD.	05 February, 2021	Non compliance of instruction of AAI and submission of up-to-date Extension of Time (EOT).
7.	DW12/011 5/19-20	ABHIYAN CGHS LTD.	10 January, 2020	Non-submission of the building permit fees.
8.	DW12/082 2/18-19	NAVSANJIVAN CGHS LTD.	02 December, 2019	Non-submission of revised drawing and documents as per UBBL for Delhi-2016/MPD-21 such as (1) dimensions and details missing (2) incomplete parking plan (3) incorrect area calculation.
9.	DW7/0589/ 18-19	NEHRU CGHS LTD.	04 January, 2020	Due to rejection by Delhi Urban Art Commission (DUAC) and Delhi Fire Services (DFS) and further non submission of the revised proposal.
10.	DW22/007 2/17-18	UDYOGVIHAR CGHS	29 July, 2018	Non-submission of revised drawing and documents as per UBBL for Delhi-2016/MPD-2021 such as (1) soil testing report (2) degree/license of structural engineer.
11.	DW2/0094/ 17-18	AARTI CGHS LTD.	30 December, 2018	Non-compliance of DFS condition, non submission of (1) structural safety

				certificate and (2) Form A-2 – certificate of appointment of professionals.
12.	PV/0094/2 0-21	RAKSHAKARA MCHARI CGHS LTD.	18 February, 2022	Non-submission of documents like Common Occupancy-cum-Completion Certificate Request Form (COCCRF), lift manufacture certificate, up-to-date EOT, digitally signed forms, indemnity bond for basement, labour cess, DUAC proforma, incomplete layout, parking and landscape plans.
13.	VP/0831/1 8-19	AIRPORT CGHS VIKASPURI	05 February, 2021	Non-submission of revised drawing and documents as per UBBL for Delhi-2016/MPD-2021 such as (1) incomplete layout plans (2) documents not as per prescribed format (3) incorrect area calculations.
14.	VP/0526/1 8-19	SBI COOPERATIVE GROUP HOUSING SOCIETY LTD.	22 February 2020	Due to non-compliance of observations of DUAC and DFS.
15.	DW10/079 1/18-19	SARAL CGHS LTD.	05 December, 2019	Non-submission of Pre Development Control Rules (PreDCR) drawing file.
16.	DW11/074 7/18-19	MODEST KETKI CGHS LTD.	01 August, 2019	Non submission of environment clearance.

SNo.	FILE NO.	PROJECT	Reasons for pendency as mentioned by DDA
1.	DW12/0244/20-21	NAVSANJIVAN CGHS LTD.	Shortfalls have been given for submission of digitally signed documents, corrected layout plan, area statement & parking plans. The same is yet to be submitted by the Architect.
2.	DW12/0233/19-20	VIKRAM NAGAR CGHS LTD.	Proposal is yet to be resubmitted by the Architect incorporating the recommendations of DUAC and DFS.
3.	DW2/0048/2021	AARTI CGHS LTD.	The file is sent for legal opinion as a court case related to the premise is pending in the Court.
4.	DW7/0243/20-21	KAMAL VIHAR CGHS LTD.	Shortfalls have been given for submission of corrected Common Application Form [CAF], Certificate/Degrees/License of qualified professional and corrected drawings as per UBBL for Delhi-2016.
5.	DW7/0022/2021	NEHRU CGHS LTD.	Proposal is pending on DUAC portal for their approval/No Objection Certificate (NOC).
6.	DW10/0243/2021	SHAMA CGHS LTD.	Shortfalls have been given for submission of mandatory documents i.e. Proof of educational qualification of Architect and Supervisor, copy of Authority letter and corrected drawing as per UBBL-2016. The same is yet to be submitted by the Architect.
7.	DW10/0160/19-20	PRABHAVI CGHS LTD.	Shortfalls have been given for submission of corrected layout plan, area statement & parking plans. The same is yet to be submitted by the Architect.