

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:5461
ANSWERED ON:06.09.2011
BUILDING PLAN
Bhujbal Shri Sameer

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether the various Institutions/Societies/Trusts running in Delhi have built their buildings as per the Building Plan submitted to DDA/L&DO and have they obtained requisite completion certificate;
- (b) if not, the details and name of those who have grossly violated the sanctioned building plan;
- (c) the details of buildings run by various trusts which are not in conformity with earthquake zone specification;
- (d) the details of such public institutions/trusts which have let out their premises for commercial usage; and
- (e) the action taken alongwith policies contemplated by the Government in this regard?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI SAUGATA ROY)

(a) : The Delhi Development Authority (DDA) has reported that buildings constructed in Development Areas under the jurisdiction of DDA are to be built as per approved building plans. The building plans are not submitted to Land and Development Office (L&DO) for approval. As per the building bye-laws, it is the local body which is competent to approve the building plans and also to issue completion certificates.

(b) : DDA has reported that during sanctioning of building plans, the violation if any from the sanctioned plan, if compoundable, is compounded and regularized as per Building Byelaws Provisions 1983. Any violation beyond permissible limit is liable to be demolished. No building permits are issued to buildings violating the sanctioned plan. However, 346 cases have been found in violation of sanctioned building plan since January, 2006 for which action as per the provisions of DD Act, 1957 has been taken. Details of societies/institutions/trusts where violation has been noticed against sanctioned building plan as reported by the Municipal Corporation of Delhi (MCD), are given in the statement at Annexure.

(c) : It is mandatory on the part of Institutions or applicants applying for sanctioning of building plans to submit a certificate from a registered Structural Engineer to the effect that all constructions and designs are in conformity with National Building Code provisions. DDA has reported that show cause notices and sealing-cum-demolition orders have been issued to various institutions/trusts/societies for violating these provisions w.e.f. January 2006 till date as under:-

Period	Total number
January 2006	100
January 2007	76
January 2008	52
January 2009	30
January 2010	69
Up to August, 2011	21
Total	348

The Municipal Corporation of Delhi (MCD) has reported that no such separate detail is available with it. However, at the time of sanction of building plan as well as completion certificate, structural safety certificate is taken from the Owner/Architect/ Structural Engineer in terms of provisions of Building Bye Laws, 1983 and other existing instructions.

(d) : As per the sub-letting policy of the Government, the institutions allotted land under Socio Cultural category can sub-let their premises upto 25% of the built-up area with the prior permission of the Lessor for the following :-

- (i) State and parastatal organisations with low public interface.
- (ii) UN-based or multilateral/bilateral agency/organizations

(iii) Bank

(iv) Financial Institutions

(v) Organizations having activities similar to the allottee institution.

(e) : Whenever violation of the terms and conditions of allotment/lease are noticed, the concerned agency takes appropriate action as per rules. Since there are well laid down mechanisms to implement the policies formulated by the Government, no new policy is contemplated in this regard.

Annexure

Annexure referred to in reply to part (b) of Lok Sabha Unstarred Question No. 5461 for reply on 6.9.2011 regarding Building Plan.

Details of societies/institutions/trusts where violation has been noticed against sanctioned building plans as reported by the Municipal Corporation of Delhi (MCD).

South Zone

S.No. Name of the Societies/Trusts/Institutions

1. Shri Ashok Kumar, C-3, Qutub Institutional Area
2. The Principal, Mother International School, Aurobindo Marg, Hauz Khas.
3. The Principal, Gyan Bharti School, Saket
4. N-28, Mother Pride School, Hargovind Enclave
5. Hope Hall School, R.K. Puram

Shahdara (South) Zone

1. 23/X, Institutional Area, Karkardooma.

Civil Line Zone

1. Old USIC Building, Delhi University, Dr. B.R. Ambedkar Centre of Bio-medical Research.
2. S.S. Jain Sabha, B-15, Vir Jain Colony.