

PAZID/Layout/Bldg/PZ/0001/7/2/2

27.3.2002

Anil Barai,

Director.(Bldg.)

Sh. G.S. Patnaik, I.A.S.

Chief Fire Officer, Divisional Commr. &  
Secretary (Revenue),Delhi Fire Services, Govt. of NCTD, Head Qrs.,  
New Delhi-110001.*Subject: Clearance of building plans and provisions of  
minimum set back all around the buildings.**Ref: i) D.O.No.PS/Div.Commr./02/71 dated 11.3.2002  
addressed to VC, DDA.**ii) F.6/MS/DFS/2002/436 dated 15.3.2002 addressed  
to Jt. Dir.(L&I)Bldg/DDA.**iii) Discussion in the chamber of Commr.(Flg)DDA  
on 21.3.2002 of Sh. R.C. Sharma & Sh. G.C. Mishra, Dy.  
Chief Fire Officers of Delhi Fire Services.*

Sir,

This is with reference to the above discussion about the matter related to unified Building Bye-Laws-1983 for Delhi and its applicability to Multi-Storeyed Buildings. During the discussion, it was clarified that Delhi Fire Services needs to examine the building plans under Bye-Law No.6.2.4.1 of BBL-1983 with relation to fire safety requirement and Clause 12.4 (b) of BBL-1983 is for light and ventilation, as such this aspect will be seen by local body/DDA. Further the set back provisions will be as per Master Plan for Delhi-2001.

In view of above clarification the following cases which were returned vide letter dated 15.3.2002 are again sent in original separately for further necessary action and clearance by Delhi Fire Services.

1. Veena CGHS, 5-D, Sector-22, Dwarka.
2. Rafi Ahmed Kidwai CGHS, 12-A, Sector-6, Dwarka.
3. Veg Sanchar Vihar, 19-B, Sector-6, Dwarka.
4. Maharani Avanti Bai, 15-B, Sector-22, Dwarka.
5. New Rajput, 23, Sector-12, Dwarka.
6. Appu Enclave CGHS, 3-D, Sector-11, Dwarka.
7. Consulting Engineers, 11, Sector 18-A, Dwarka.
8. Pragya CGHS, 1-B, Sector-2, Dwarka.
9. Seth Vihar CGHS, 4, Sector 18-A, Dwarka.
10. Kanj Vihar CGHS, 19, Sector-12, Dwarka.
11. Federation of Indian Export Orgn., Institutional Area, Vasant Village, Delhi.
12. Chinara CGHS, 3, Sector-18, Dwarka.
13. Ashoka Enclave CGHS, 8-A, Sector-11, Dwarka.

Yours faithfully,

(ANIL BARAI)  
DIRECTOR(BLDG.)

ofc  
27/3/02

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
HEADQUARTERS : DELHI FIRE SERVICE : NEW DELHI-1.

No. F6/MS/DFS/2002/508

Dated : 26-3-2002

To

The Joint Director(L&I) Bldg.  
DDA, Building Section  
Vikas Sadan, I.N.A.  
New Delhi.

Sub.: Clearance of Building Plans-requirements of set back  
all around the buildings.

Ref.: Letter No.PA/JD/Layout(Bldg.)2000/17/11 dt. 28.2.2002.

Sir

With reference to the letter on the subject cited above this is to inform you that the plans of the following building have been examined by this department in accordance with the provisions contained in Building Bye Laws 1982, and to say that in all the cases the open space requirement are falling short of the prescribed norms under clause 12.4(b) of Building Bye Laws - 1983.

1. Palam CGHS Ltd., Plot No.-7, Sector-5, Dwarka,
2. Sapna Ghar CGHS Ltd. Plot No.-6, Sec.-11 Ph-I, Dwarka
3. Sanchar Vihar CGHS Ltd. Plot No.-15, Sec.-4, Dwarka

A DO letter has also been written in this regard to the Vice Chairman, DDA (Copy enclosed) with a request to examine the issue of applicability of clause No. 12.4(b) de novo in respect of buildings identified under clause 6.2.4.1. Accordingly all the plans in respect of buildings mentioned from Sr. No.1 to 14 above are returned in original for further necessary action at your end.

The Building Section in  
of the buildings.

Yours faithfully,



Dy. Chief Fire Officer,  
for Chief Fire Officer,  
Delhi Fire Service.

Encl. : As above.



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
HEADQUARTERS : DELHI FIRE SERVICE : NEW DELHI-1.

No. F6/MS/DFS/2002/436

Dated : 15-03-2002

To

The Joint Director(L&I) Bldg.  
DDA, Building Section  
Vikas Sadan, I.N.A.  
New Delhi.

Sub.: Clearance of Building Plans-requirements of set back  
all around the buildings.

Ref.: Letter No.PA/JD/Layout(Bldg.)2000/17/11 dt. 28.2.2002.

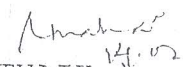
Sir

With reference to the letter on the subject cited above this is to inform you that the plans of the following building have been examined by this department in accordance with the provisions contained in Building Bye Laws 1983, and to say that in all the cases the open space requirement are falling short of the prescribed norms under clause 12.4(b) of Building Bye Laws - 1983.

1. Veena CGHS, 5-D, Sector-22, Dwarka.
2. Rafi Ahmed Kidwai CGHS, 12-A, Sector-6, Dwarka.
3. Veg Sanchar Vihar, 19-B, Sector-6, Dwarka.
4. Maharani Avanti Bai, 15-B, Sector-22, Dwarka.
5. New Rajput, 23, Sector 12, Dwarka.
6. Appu Enclave CGHS, 3-D, Sector-11, Dwarka.
7. Vishwakarma CGHS, B-17, Vasundhara Enclave, Dallupura.
8. Consulting Engineers, 11, Sector-18-A, Dwarka.
9. Pragya CGHS, 1-B, Sector-2, Dwarka.
10. Seth Vihar CGHS, 4, Sector-18-A, Dwarka.
11. Kunj Vihar CGHS, 19, Sector-12, Dwarka.
12. Federation of Indian Export Orgn., Institutional Area, Vasant Village, Delhi.
13. Chinar CGHS, 3, Sector-18, Dwarka.
14. Ashoka Enclave CGHS, 8-A, Sector-11, Dwarka.

A DO letter has also been written in this regard to the Vice Chairman, DDA (Copy enclosed) with a request to examine the issue of applicability of clause No. 12.4(b) de novo in respect of buildings identified under clause 6.2.4.1. Accordingly all the plans in respect of buildings mentioned from Sr. No.1 to 14 above are returned in original for further necessary action at your end.

Yours faithfully,

  
( G.S.PATNAIK )  
Divisional Commissioner(Delhi)  
& Secretary (Revenue)  
& Chief Fire Officer

Incl. : As above.



G. S. PATNAIK

I.A.S.

Chief Fire Officer

&  
Divisional Commissioner &  
Secretary (Revenue)

Govt. of N. C. T. of Delhi

Tis Hazari Courts, Delhi - 110054

Phone : 3962825 Fax : 3931269

E-mail : divcom@nic.in

D.O. No. *PS/Div. Com./02/71*

Dated *11/8/02*

Sub: Clearance of Building Plans and provisions of minimum setbacks

Ref: Letter No. PA/JD/Layout (Bldg.)/2000/17/11 dated 28.2.2002 of Director (Building), DDA

Dear Sir,

I would like to draw your kind attention to the letter dated 28.2.2002 on the above cited subject. The issue is application of the provisions of minimum set-backs for all types of buildings including buildings identified under Clause 6.2.4.1 of the Unified Building Bye-Laws. In the letter dated 28.2.2002, a contention has been made by the Director (Building) that the examination of the building plans under Bye-Laws 6.2.4.1 and Clause 12.4 (b) of Building Bye-Laws 1983 may not be undertaken by the Chief Fire Officer and be left to the discretion of the Building Section, DDA.

My only contention is that under Clause 6.7.2 of the Building Bye-Laws 1983, the building plans for buildings identified under Clause 6.2.4.1 are subject to scrutiny by the Chief Fire Officer as per the provisions of Clause 2.03. Therefore, I am not in agreement with the conclusion drawn by the Director (Building), DDA that the application of the provisions concerning minimum setbacks can be done for all types of buildings with complete disregard to the height of the building. It is my considered view that "these provisions of setbacks are subject to the requirement of height and ventilation as per Bye-laws". Therefore, no deviation can be allowed under the existing provisions of Bye-laws 6.2.4.1 and application of minimum setback criteria for all types of buildings irrespective of the height shall be violatory of the statutory provisions.

Therefore, may I request you that this issue be examined de novo and if necessary amendments may be effected in the Building Bye-Laws, so as to make the approval of building plans more transparent and within the statutory limits prescribed by the Bye-laws.

*With kind regards,*

Yours sincerely,

*G.S. Patnaik*  
1103  
(G.S. PATNAIK)

Shri P.K. Hota  
Vice Chairman  
Delhi Development Authority  
Office Section, INA  
New Delhi



