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DDA amends policy, installing lifts now easier

NEW DELHI: Installing lifts at DDA apartment blocks in the capital is set to become easier with the Authority scrapping a clause requiring an affidavit stating that no modifications have been made to the building's terrace.

The affidavit was the biggest impediment in applications for installing lifts. Over the last few months, several residents and RWAs have written to the Urban development ministry seeking scrapping of the clause. Residents had argued that, in some cases, the flats were over two decades old and that to expect no alterations to the terrace was impractical since the authority has turned a blind eye to the issue all this while.

The policy on lifts, which has been revised several times, was last amended on September 1. In March, Delhi Development Authority had also made it mandatory for residents to get an NOC from residents of the building's ground-floor flat while installing lifts. However, due to a poor response from residents, this clause was later scrapped. A 21-day deadline for processing applications for lifts was also put in place.

"We have been tweaking the policy to make it suitable for everyone. While considering the clause, we felt unauthorized construction was a separate issue that should not be mixed with granting permissions. So, we decided to do away with the clause and simplify the process for residents," said Balvinder Kumar, vice-chairperson, DDA.

Another reason why the authority decided to do away with the clause is because DDA doesn't use of lifts till the terrace, so having a restriction based on modifications to the terrace didn't make sense.

DDA officials said they have received 56 applications since the policy was amended. Three of these have already been sanctioned and other applications are being considered. "We have contacted residents in cases where the paperwork is not complete. So far, we have tried to avoid turning down any applications," said an official, adding that most applications are Vasant Kunj and Alaknanda.

Some residents feel the police on installing lifts should be simplified further. "There is a clause that puts the lift application in abeyance if any party takes the issue to the court. This can happen if a resident, in most cases it may be the people living on the ground floor, takes objection to the plan. The process will become simpler if DDA itself identifies the land on which to build the lift," said R K Sareen, president, Nehru Apartment RWA, Kalkaji.

The revised policy will benefit around 4 lakh homeowners. In

the amended form, it has eight requirements that applicants need to fulfil—a recommendation by the lift manufacturer, certificate from a registered structural engineer, four sets of building plans, consent of at least 50% residents who use stairs, certificate mandating proposing members bear installation and operational costs, NOC from the RWA, indemnity bond against claims and NOC from the chief fire officer. DDA amends policy, installing lifts now easier