

# Revised lift policy to improve DDA flats' worth

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Article

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After the approval from Delhi Development Authority (DDA), on the much awaited norm of installation of lifts has not only brought relief for the elderly citizens on climbing stairs but may also lead to appreciation in prices.

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“Adding lift to a building adds to the value of the property and after the DDA changed its norms on the installation of lifts, the existing owners can expect a price rise and at the same time also enjoy comfortable living,” says Partho Kumar, director, Suhaskrit, a Delhi-based consultant firm.

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The Higher Income Group (HIG) flats across Delhi are the only category having lifts installed at the time of construction. Lift installation norms once in place, even the Lower Income Group (LIG) Group (MIG) flats will also have lifts.

“With the installation of lifts, prices for the flats are 5-10 per cent,” says Vinay Gupta, property consultant at Estates. As per the Magicbricks data, the existing price of a flat in Sector 28 Rohini ranges between Rs 27-40 lakh. Once the lifts are in place, it will add to the existing value,” adds Gupta.

Where the new upcoming (under construction) DDA buildings will now have lifts, the residents of the older ones still need to fulfill some requirements in order to install lifts and avail the benefit of the price appreciation. According to DDA, consent from the ground floor owners is not mandatory in order to attain an NOC (No Objection Certificate) on the lifts, however:

- The NOC for lift installation will be submitted only after attaining consent from at least 50% residents who use stairs and will be the beneficiaries
- The allottees need to apply to the Municipal Corporation Department of their area for the NOC
- A recommendation from the lift manufacturing agency is required regarding technical feasibility followed by location of the lift, connecting bridge and safety aspects associated with installation
- The proposing members also need to bring necessary architecture and structural drawings of the lift which must be prepared by a registered architect and qualified structural engineer
- Another certificate is required from a registered structural engineer/architect, ensuring that the structural design of the lift and bridge is as per the provisions which are in the prevailing National Building Code
- The building plan of the lift must be duly signed by the registered architect along with the signature of applications proposing the need for lifts

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