

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:2403
ANSWERED ON:19.03.2002
CONSTRUCTION OF SECOND FLOOR IN NCR OF DELHI
SAMUDRALA VENUGOPAL CHARY

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government are aware that the areas falling in NCR of Delhi such as Gurgaon, Faridabad have allowed construction of second floor;
- (b) if so, whether Noida has not allowed construction of second floor;
- (c) if so, the reasons therefor;
- (d) whether the Government are aware that like DDA, Noidahas also approved in principle to grant free-hold rights to the allottees of Houses/plots/flats;
- (e) if so, the details thereof;
- (f) whether the Union Government propose to issue guidelines to maintain uniformity in construction of second floor in the country; and
- (g) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BAN DATTATREYA)

(a): The NCR Planning Board has reported that in concerned towns/development agencies in Haryana there is a provision of construction of 2nd floor in the Houses with maximum height of buildings upto 11 Mtrs. Flats in Group Housing Colonies are Multi-storeyed in the entire State of Haryana including areas falling in NCR such as Gurgaon and Faridabad Urban Estates.

(b)&(c): It has been stated by NOIDA that as per their building-by-laws 1986 construction of 2nd Floor is not permitted in the Houses/Flats. Clause 40 of above building-by-laws reads as under:-

‘Height limitations - (1) Residential building other than group housing - In such cases the maximum number of storeys that can be constructed on any plot shall be 2 plus barsati’

However, in group housing, 150 FAR is allowed and controlled by density.

(d)&(e): It is reported that NOIDA has not approved grant of free hold rights to the allottees of houses/plots/flats.

(f)&(g): Government issues guidelines/model building bye-laws from time to time. However, building bye-laws being a State subject (except in Delhi) it is upto the State Governments to take further necessary action in this regard.