

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:17
ANSWERED ON:22.11.2011
UTILISATION OF BASEMENTS
Ray Shri Rudramadhab

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) the norms laid down for use of basements in South Delhi applicable as on date
- (b) the names of agencies set up to monitor the violation/illegal usage of basements; and
- (c) the action proposed in this regard including sealing of basements being used for residential or hazardous industries?

Answer

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

(a): The basement norms for National Capital Territory of Delhi (NCTD) are laid down in the Chapter 17.0 Development Code Clause 8(5)(d) of Master Plan for Delhi (MPD), 2021, which stipulates that "In case the basement is used for activity in conformity with the use premises, wherever permitted, the same shall be counted in FAR subject to clearance from the Fire Authorities and other statutory bodies."

The above norms are applicable for all uses except Residential Plots in plotted Housing for which para 4.4.3A(vi) of the MPD-2021 stipulates that "Basement shall not be counted towards FAR if used for purposes permissible under Building Bye-laws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area, but may extend to the area below the internal courtyard and shaft. Basement if used in terms of Chapter 15.0 Mixed Use Regulation shall count towards FAR and shall be liable to payment of appropriate charges, if it exceeds the permissible FAR."

(b): The Municipal Corporation of Delhi (MCD), the New Delhi Municipal Council (NDMC), the Delhi Development Authority (DDA) and the Monitoring Committee appointed by the Hon`ble Supreme Court are monitoring the violation/ illegal uses of premises which also include basements.

(c): As and when any misuse of basement is noticed, the action as per the provisions of the Delhi Municipal Corporation (DMC) Act, 1957, New Delhi Municipal Council Act and the Delhi Development Act, respectively, is taken, which includes sealing of the premises.