

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:972
ANSWERED ON:11.12.2013
USE OF BASEMENTS
Ray Shri Rudramadhab

Will the Minister of URBAN DEVELOPMENT be pleased to state:

- (a) whether the Delhi Development Authority (DDA) proposes to make certain amendments in building bye laws on the use of basements in residential areas;
- (b) if so, the details thereof and the reasons therefor;
- (c) whether the DDA plans to permit the use of basements only for parking purposes in view of the parking problems in Delhi; and
- (d) if so, the details thereof and if not, the reasons therefor?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRIMATI DEEPA DASMUNSHI)

- (a) & (b) : No, Madam. There is no proposal by the Delhi Development Authority (DDA) to amend the building bye-laws on the use of basements in residential areas.
- (c) & (d): As per Development Code given in MPD-2021 and subsequent modifications, following is mentioned regarding 'Basement':
 - (i) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station High Transmission (HT) and Low Transmission (LT) Panel rooms, Transformer Compartment, Control room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, could be permitted and not to be counted in Floor Area Ratio (FAR). However, the area provided for services should not exceed 30% of the basement area.
 - (ii) The basement(s) beyond building line shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation; and
 - (iii) Basement(s) shall be designed to take full load of the fire tender, wherever required and subject to adequate safety measures.
 - (iv) 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.
 - (v) Parking area, if misused, is liable to be municipalized/taken over by the Local Body/ Authority.
 - (vi) The Electric Sub-Station (ESS), fire fighting installations and underground water tank shall neither be counted in ground coverage nor in FAR.