

DELHI DEVELOPMENT AUTHORITY.
(Master Plan Section).

Draft Minutes for the meeting of Technical Committee held on 20.4.92 at 9.30 A.M in the Conference Room of Vikas Minar, 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY: -

1. Sh. Vicil Nornoha, Vice-Chairman (In the chair).
2. Sh. H.D. Sharma, E.M.
3. ~~Sh. J.G. Gambhir, Commr. (Plg).~~
4. Sh. Santosh Auluck, C.A.
5. Sh. B.L. Khurana, C.E.(Elect).
6. Sh. S.C. Gupta, Dir.(DC&P)
7. Sh. P.C. Jain, Dir.(AP&B)
8. Sh. Chander Ballab, J.D.(A.P).
9. Sh. P.N. Dongre, J.D.(TYA)
10. Sh. N.K. Aggarwal, J.D(WC&SA)
11. Sh. Prakash Narain, J.D(T).
12. Sh. A.K. Jain, J.D.(ZP)
13. Sh. C.P. Rastogi, J.D.(C.C.G)
14. Sh. Vijay Risbud, Project Planner(Narela)
15. Sh. Ashok Kumar, Project planner(Dwarka)
16. Sh. Pradeep Behari, Sr.Arch.(EZ)
17. Sh. A.K. Gupta, J.D.(B)
18. Sh. J.R.Rajan, J.D.(LPB)
19. Sh. V.N. Sharma, J.D. (Plg. D&J)
20. Sh. J.S. Sodhi, D.D(AP)
21. Sh. Amit Dass, D.D.(AP)
22. Sh. Surindera Srivastova, .D.D(ZP)
23. Sh. Fernail Singh, T.P(S)-J
24. Sh. Anil Barai, Dy. Dir.(MP) (Convenor).

M.C.D.

25. Sh. V.K. Bugga, Addl. T.P.
26. Sh. T.R. gupta, E.E.(P)-II
27. Sh. O.P. Gupta, S.E.(Plg)I.

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Item No. 62/92

Sub: Provision of basement for parking and services in group housing projects.

1) After detailed discussion of various aspects of the matter, ^{and} in the light of the relevant provisions of the Master Plan, the following decisions were taken, viz. i) the basement in the group housing projects can be permitted to extend horizontally right up to the envelope line, provided that it does not exceed the maximum permissible ground coverage for the plot; ii) more than one basement can be allowed in vertical formation, subject to the condition that the ~~net~~^{total} basement area does not exceed the maximum permissible ground coverage for the plot, iii) that the basement area which falls outside the building line, if any, should be flush with the ground; iv) that the slab in cases covered under (iii) above ^{has} is designed to take the full load of fire tender and water tank and the surface area is properly landscaped.

2) The basement area is to be used for parking and for services only if it is to be excluded from FAR. In case, it is to be used for any other purpose including common storage use, the same is to be counted in the permissible FAR.

3. The basement may be utilised for location of electric sub-station with proper specifications, installation of equipment for fire fighting (with the approval of Delhi Fire Services) and for any other of the services required for the building.

Item No. 60/92.

Sub: Allotment of land to Delhi Admn. for the const. of staff quarters in Shalimar Bagh Block C&D.

~~F.6(7)/79/OSB/Instt.~~ F.22(2)/80-11/Pt.

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92. The representatives of Delhi Admn. should also be invited for the discussion.

Item No. 61/92

Sub: Allotment of land to Shri Ahobila Lakshmi Naisimha Sabha.
F.6(7)/79/OSB/Instt.

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92.

Item No. 63/92

Sub: Site for Elect. sub-station in Bharati CHBS, Trans-Yamuna.
To be taken up in the next meeting of T.C. to be held on 27.4.92.

Approved
for issue
1/5

Item No.69/92

SuB: 220 KV Route Line at Vasant Kunj.

F.6(25)/85-MP

To be taken up in the next meeting of the Technical Committee
on 27.4.92.

Item NO.211/91

Deferred.

Item No. 46/92

Deferred

Item No.59/92

Deferred.

Item No. 60/92

~~Deferred~~

Item NO.61/92

~~Deferred.~~

Item No. 62/92

~~Deferred.~~

Item No.63/92

~~Deferred.~~

Item No.46/92

~~Deferred.~~

Item No. 59/92

~~Deferred.~~

ITEM NO. 211/91: *6*

Sub: Grant of NOC for storage of Petroleum Class 'A' & 'B' products in Union Territory of Delhi. F7(7)91-MP

~~Postponed.~~ *Deferred*

ITEM NO. 46/92: *7*

Sub: Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area, Ph. II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction. PA/JD(B) Bldg.88/289

~~Postponed.~~ *Deferred*

ITEM NO. 59/92: *8*

Sub: Regarding location of chowkidar hut/guard room in Co-op Group Housing Societies. PA/DD(L)91/Policy/68

~~Postponed.~~ *Deferred*

ITEM NO. 60/92: *9*

Sub: Allotment of land to Delhi Admn. for the curt of Staff quarters in Shalimar Bagh block C&D. F22(2)80-IL/Pt.

~~Postponed.~~ *Deferred*

ITEM NO. 61/92: *10*

Sub: Allotment of land to Shri Ahobila Lakshmi Naisimha Sabha S-6(7)79/OSB/Instt.

~~Postponed.~~ *Deferred*

ITEM NO. 62/92: *11*

Sub: Provision of basement for parking and services in Group Housing Projects.

The provision of basement for parking and services in ~~Group Housing~~ in Group Housing Projects was discussed in detail and it was decided that basement in group housing schemes can be permitted right upto ~~horizontal~~ ^{the} ~~enevelop line~~ and vertically ^{in more than one} basement can be provided in more than one level to the extent of permissible ground coverage ~~subject to one fulfillment~~ ^{only} for the parking requirement and the services and no storage and no other use is permitted without counting into the FAR.

For commercial and buildings the basement is permitted upto the ~~enevelop~~ line and equivalent to the ~~enevelop~~ and to be used for parking and services.

ITEM NO. 63/924

Sub: Site for Elect. sub station in Bharat CHBS, Trans
Yamuna.

✓
Postponed.

Minutes of the meeting of the Technical Committee held on 20.4.92 at 9.30A.M. in the Conference Room of DDA at Vikas Minar.

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Item No. 211/91

Sub : Grant of NOC for storage of Petroleum Class 'A' & 'B' products in Union Territory of Delhi.

F.7(7)91-MP

~~Postponed.~~

Deferred

Item No. 46/92

Sub : Problems of New Zakhira Traders Association shifted to Mangalpuri Industrial area, Ph. II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction.

PA/DD(B)Bldg. 88/289

~~Postponed.~~

Deferred

Item No. 59/92

Sub : Regarding location of chowkidar hut/guard room in co-op. group housing societies.

PA/DD(L)91/Policy/68

~~Postponed.~~

Deferred

Item No. 60/92 (2)

Sub : Allotment of land to Delhi Admn. for the curt of Staff quarters in Shalimar Bagh Block C&D.

F.22(2)80-IL/Bt.

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92. ~~In the meeting~~ *The representatives of Delhi Admn. should also be invited for the discussion*

Item No. 61/92 (3)

Sub : Allotment of land to Shri Ahobila Lakshmi Naisimha Sabha.

F.6(7)79/DSB/Instt.

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92

Item No. 63/92 (4)

Sub : ~~xxxxxxx~~ Site for Elect. sub station in Bharati CHBS, Trans Yamuna.

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92.

Item No.69/92 (5)

Sub : 220 KV Route Line at Vasant Kunj.
F.6(25)85-MP

To be taken up in the next meeting of the Technical Committee to be held on 27.4.92

Item No.62/92 (1)

Sub : Provision of basement for parking and services in Group Housing Projects.

After detailed discussion of various aspects of the matter, the above proposal was discussed in the detail and the Technical Committee decided that the basement in the group housing projects can be permitted to extend horizontally of the envelope up to the envelope line, provided that it does not exceed the maximum permissible ground coverage for the plot.

(ii) Even more than one basement could be allowed in the condition, subject to that the quantum of the basement should not be more than maximum permissible ground coverage for the plot.

(iii) That the area of the basement, which is outside the building line should be flush with the ground.

(iv) That the slab is designed to take the full load of fire tender and water tank, and the surface area is properly land scaped.

2. The basement area is to be used for parking and for services only, being counted without counting into FAR. In case it is to be used for any other purpose including common storage, the same is to be counted in the permissible FAR.

3. The area to be used for services in the basement may be for location of electric sub-station with proper specifications, installation of equipment for fire fighting (with the approval of Delhi Fire Services) and for any other services required for the building.

Signature

① matter in the light of the relevant provisions of the Master Plan, the all decisions were taken viz.

① If it is to be excluded from FAR.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 20.4.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

S.NO.	ITEM NO.	SuBJECT	PAGE NO.
1.	211/91	Grant of NOC for storage of Petroleum Class 'A' & 'B' products in Union Territory of Delhi. F7(7)91-MP To be presented by JD (WC&SA)	
2.	46/92	Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area, Ph. II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction. PA/JD(B)Bldg./88/289 To be presented by JD (B)	
3.	59/92	Regarding location of chowkidar hut/guard room in Co-op Group Housing Societies. PA/DD(L)91/Policy/68 To be presented by JD (B)	1
4.	60/92	Allotment of land to Delhi Admn. for the court of Staff quarters in Shalimar Bagh block C & D. F22(2)80-IL/Pt. To be presented by JD (AP)	2-3-
<u>LAID ON TABLE</u>			
5.	61/92	Allotment of land to Shri Ahobila Lakshmi Naisimha Subha (Regd.) S-6(7)79/OSB/Instt. To be presented by JD (WC&SA)	
6.	62/92	Provision of basement for parking and services in Group Housing Projects To be presented by Dir.(AP&B)	
7.	63/92	Site for Elect. sub station in Bharati CHBS, Trans Yamuna To be presented by JD (BLdg.)	

Item No. 211/91

SUBJECT:- Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F-7(7)/91-HF

1. DDA has been receiving request for issue of NOC for storage of A, B, & C class petroleum products from DCP (Licensing) from the land use point of view in Urban area as well as rural areas.
2. Most of the request are for the lands in possession of the applicants located in village abadi area/ unauthorised areas.
3. The case is examined and the comments are as under:-
 - i) Definition of petroleum class a, b & c are annexed.
 - ii) These products are either required for running a particular type of industry or for sale purposes.
4. The subject matter was considered in a meeting held on 15.5.89 wherein following decision was taken:-
 - i) Wherever, the petroleum products are required for the use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance from Fire/Explosive Departments as the case may be.
 - ii) Industrial units located in village abadies and unauthorised areas as permitted in MPD-62/PDP-2001 generally do not require the petroleum products to be used as a raw material or subsidiary material in such units. Therefore, in such cases, NOC could not be issued.
 - iii) For marketing the products, these units could be located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Departments as the case may be.
5. Keeping in view the provisions of MPD-2001 the decision taken in the meeting held on 15.5.89 (refer para 4 above) are in order.
6. The item is placed before the Technical Committee for ratification of the decision already taken in the matter.

Petroleum Act 1934 and Petroleum Rules 1976

Definitions

- i) "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees Centigrade.
- ii) "Petroleum Class 'B' means petroleum having a flashpoint of twenty -three degrees Centigrade and above but below sixty-five degrees Centigrade;
- iii) "Petroleum Class 'C' means petroleum having a flashpoint of sixty -five degrees Centigrade and above but below ninety-three degrees centigrade;

No licence needed for transport or storage of Class- quantities of petroleum class-B or Petroleum Class-C. No licence needed for Import, Transport or storage of small quantities of Petroleum Class-A.

Containers exceeding one litre in capacity for petroleum class-A and 5 litres in capacity for Petroleum Class-B or Petroleum Class-C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

I/LTA No. 46/92

Sub:- Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area Ph.II.

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the building constructed without sanction.

File No: PA/JL(B)/Bldg./88/289.

1. Mangolpuri Industrial area Ph-II located in the east of Outer Ring Road is an approved scheme of DDA wherein the uses of light and service industries except food, cold storages, acids & chemicals, rubber, paints, varnishes, petroleum products and pollutant industries as per the provision of MPD-2001 have been permitted. The scheme has largely been developed and plots have been disposed of as per the policy on the subject. In the approved scheme plots of various sizes varying from 10 sq.mtr. to 600 sq.mtr. have been provided and were conceived largely on the basis of 50% Ground Coverage and 60 FAR with the condition that the basement was not be counted in calculating the FAR.
2. Two of the plot owners in Block 'A' Mangolpuri Ph-II vide their letter dt: 25.10.90 have drawn the attention to the variance in terms of Ground Coverage, FAR set backs to be followed in the scheme in view of the approval of MPD-2001 on 1.8.90.
3. The case is examined by the Area Planning Wing and a comprehensive comparative statement with reference to set back and coverage as per approved plan and as per MPD-2001 has been prepared and annexed (Annexure-I). The subject matter was discussed in the Technical Committee meeting held on 11.8.87 wherein the following decision was taken: (Agenda/decision enclosed. Annexure-II).

"The proposal was explained by Director (CP) with the help of the layout plan of the area Director (DC&B) pointed out that as per the draft MPD-2001 the maximum FAR is 125 subject to counting of basement and mezzanine floor in the FAR calculations. Therefore, maximum FAR for plot sizes falling between 120 sq.mts. to 600 sq.mts. will be 125 instead of 60. The Technical Committee approved the proposal of 125 FAR counting basement and mezzanine floor as part of this and the other regulations as specified in the agenda item subject to the provision contained in para 4 of the agenda."

4. The case is examined again with reference to the approved scheme, decision taken from time to time and the following norms are proposed by Area Planning Wing.

i)	Group A&B (10 sq.m to 50 sq.m)	<u>Proposal</u>				<u>Remarks</u>	
		Set back	Ground coverage	FAR	Ht.	Remarks	
		FRSS 3000	60	125	9M	Max.floor allowed shall be basement, gr. first floor & basement shall be equivalent to ground coverage will be counted in FAR.	
ii)	Group C (51 to 99 sq.m)						
iii)	Group D&E (100 Sqm.to 600 sqm).	Recommendations of MPD-2001. be followed.					

5. During the site inspection made on 21.6-91 it was observed that almost 50% of the plots have already been constructed. Most of these plots have basement, mezzanine and first floor and some of the buildings also have second floor as well. It was also observed that the construction has been made without obtaining sanction from the building section and the norms regarding width of the staircase, height, ventilation to the basement, ect. are not strictly observed in accordance to the Building Bye-laws 1983. Under the category of the shifting of the plots from Zakhira flyover area of the plots varied from 10 mtrs. to 80 sq.mtrs. in size.
6. The pending cases for approval of building plans could be considered for regularisation after completing the following requirements:
- i) As per the Building Bye-laws 1983 prior to sanction charges @ Rs.100/- per sq.mtr. of the covered area constructed unauthorisedly and required to be charged before sanction of the building plan.
 - ii) The owners of plot have submitted only possession slips at the time of submission of building plans. As per the

~~As per the BBL - Building Bye Laws~~ need is required before ~~submitting the building plans~~. However, in view of the factual position of the site and the construction carried over by the allottees and pending building plans cannot be regularised even if the above requirements are fulfilled. Since the buildings do not conform to the BBL w.r.t. width of staircase, height of basement etc.

7. In view of the above facts and difficulties arised while sanctioning/regularisation of the building plans the following points are submitted for consideration of the Technical Committee:

- i) The proposal contained in para 4 above about the applicability of norms for various sizes of plots.
- ii) Relaxation with respect to width of stair case and the height of basement above ground level for light and ventilation.
- iii) The charges for the construction prior to sanction at the ~~time~~ of approval of the building plans submitted by the allottees affected due to shifting from Zakhira flyover.

Tel. No. 59/92

Sub. Regarding location of Chowkidar hut/guard room in
Co-op. Group Housing Societies

No. PA/DD(L)/91/Policy/68.

It has been observed that the Chowkidar hut/guard room is generally not indicated on the layout plan of the Co-operative Societies. Chowkidar hut/guard room is constructed by the Societies without getting it approved and in some cases the location/size/shape of the Chowkidar hut/guard room is not desirable. There is no mention of Chowkidar hut/Guard room in BBL-83 as well as in compounding policy note. Therefore, there is need to have a policy with respect to location, size & shape of Chowkidar hut/guard room. Following norms are formulated for Chowkidar hut/guard room.

2. The Chowkidar hut/Guard room may be permitted with in the plot of the society provided :

- i) The total area of the Chowkidar hut/guard room shall not exceed 10 sq.mts.
- ii) The Chowkidar hut/room may have the facility like one W.C.
- iii) The clear height of such Chowkidar hut/guard room shall not exceed 2.4 mt. from floor to ceiling level.
- iv) The Chowkidar hut/guard room shall be provided near the entry gate and shall not affect/abstract vehicular access.
- v) The Chowkidar hut/Guard room being a facility shall not be counted in ground coverage and FAR calculations.

3. Above norms were referred to Dir.(DC&P), ^{who has} opined that Chowkidar hut/room in CGHS will not be objectionable. However, construction should be within ground coverage, FAR and other building regulations/parameters.

4. Commission-er(Planning) desired that Bye-laws may be amended on the basis of para 2 above.

5. Matter is placed before Technical Committee for consideration.

SUB : Allotment of land to Delhi Admn. for the construction of staff quarters in Shalimar Bagh Block C & D.
File No. F.22(2)/80-IL/Pt.

1. Land measuring 16.25 Acs. was allotted to Delhi Admn. in the year - 1985 for the construction of staff quarter in Block C & D Shalimar Bagh near village Haider Puri. Delhi Admn. deposited a sum of Rs. 1 crore against the cost of land. Though a small part of this land stood encroached by jhuggies, Delhi Admn. decided to take over the land. Due to a court case 3 Acs. land could not be handed over and the remaining 13.36 Acs. was handed over to Delhi Admn. on 5.9.85.

2. During the passage of time, the Delhi Admn. did not protect the land handed over to them nor any construction was taken up. The number of jhuggies since then have been increasing and S&JJ Deptt. without taking into consideration the ownership of land, construction public toilets and community hall/dispensary. Recently on a reference from Delhi Admn. and also issue raised in the Standing Committee. A fresh physical survey of this was got conducted and superimposed on the possession plan. The existing position is given below :

- | | | | |
|-------|---|--------|------|
| (i) | Area occupied by jhuggies | - 5.7 | Acs. |
| (ii) | Area utilised for the construction to toilet and C.H. by slum Deptt., DDA | - 14.0 | Acs. |
| (iii) | Water logged area along the main road. | - 2.3 | Acs. |
| (iv) | Area under cultivation/ Orchard. | - 4.26 | Acs. |

3. Looking at the above given existing position though about 6.56 Acs. of land, out of the 13.26 Acs. is still available for development. But considering the site conditions it may not be possible to utilise these area effectively. 3 Acs. of land to the west of the handed over pocket is vacant, subject to the condition that the court case has been decided. The areas referred to above have been shown on the copy of the physical survey plan.

4. The land under reference forms a part of residential use as per MPD-1962/approved layout plan. In the MPD-2001 this area has been shown as "District Park and Open Spaces". The area was shown as Park in the zonal development plans and the vacant land/jhuggies. In case it is decided to put back the allotment to Delhi Admn., the case will have to be processed for change of land use.

5. The matter is placed for the consideration of the Technical Committee for a decision on the following two alternatives :

- (i) The land handed over to Delhi Admn. be got cleared by shifting jhuggies and processed for change of land use.
- (ii) Alternatively equal land is allotted to Delhi Admn. in our projects elsewhere.

Item No. 61/92.

SUBJECT:- Allotment of additional land to
Sri Ahobila Lakshmi Nrisimha
Sabha for religious purposes.

(File No. S-6(7)79/OSB/Instl.)

1. The Sabha is allotted/handed over land measuring 418.0 Sq.mts. for the construction of a Temple on 3.4.84. in the Institutional Area east of East Patel Nagar. (Plan laid on the table).
2. Earlier a request of the Sabha for allotment of additional land measuring about 250 sq.yds. was not agreed to and the Society was informed of the decision vide letter dt. 6.4.88.
3. Now again the Society has requested for allotment of the balance land which was shown as a park in the sub division plan of the plot initially meant for a dispensary in the lay-out plan of East of East Patel Nagar Institutional Area (Plan laid on the table) to them with a break up of about 250 sq.yds. for the construction purposes (on long term lease basis and usual term) and balance 250 sq. yds. on normal lease to be kept as open by them. It has been further stated that open land will be available for the use to the general public as well.
4. The request of the Sabha has been forwarded by President, H.UD/Addl.Secretary, Ministry of Urban Development/L.G. wherein Honourable Lt. Governor, Delhi has observed as under:-
" May kindly have it expeditiously examined and advise."
5. Comments are as under:-
 - i) The Sub-division plan was further modified to accommodate the request of allotment of land of P.N.T. Department for the construction of a Post Office. (Plan laid on the table).
 - ii) Subsequently, this plot has recently been offered to Delhi Administration for the construction of veterinary dispensary. file No.
 - iii) The area is encroached upon by jhuggies and during the period of time DDA could not develop it for the uses identified in the sub-division plan.

Contd..2/-

- iv) As per M.P.D.2001 land measuring 400 sq.mts. are to be considered for allotment for religious purposes.

6. PROPOSAL:-

The Sabha could be considered allotment of additional land offered to Delhi Administration for the construction of a veterinary dispensary so as to make a total ^{additional} area of 250 sq.yds. to meet their built up requirement and the balance land could be considered for allotment to Delhi Administration for the construction of veterinary dispensary.

7. The matter is placed before the Technical Committee for its consideration.

Item No.62/92

Subject : Provision of basement for parking
and services in Group Housing
Projects. File No. F.3(16)/92-MP

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MPD-2001 provides that in case of group housing development basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and shall be excluded from FAR. The basement shall be flush with the ground in case of stilts and upto plinth level when without stilts.

2. Similar provision is given in case of commercial plots which reads ^{that} basement shall be below the ground floor to the maximum extent of ground coverage and if used for parking and services shall not be counted in FAR.

3. Representations have been received with regard to :

i) a) quantum of basement for group housing scheme so as to fulfil the parking and service requirements by increasing the basement upto the envelope line/within the envelope area prescribed for the group housing plot. b) and instead of one basement permitting not more than one basement.

ii) use of basement - it has been represented that the basement could be allowed not only for parking but also for services which may include location of electric sub-station, installation of fire fighting equipment and installation of other services like Air-conditioning etc.

contd.....2/-

iii) Parking in open area - it is also represented that promoters who are interested to provide parking in basement should be allowed to enlarge the basement area as mentioned above so as space on ground which is to be used for parking could be developed into proper land scapping scheme.

iv) Stilts - It is also represented that the ground floor if constructed as stilt for parking should not be counted into FAR and only that portion of the ground floor which is used as a habitable area should form part of the FAR calculation.

The above points have been examined and it is observed that earlier the Technical Committee has decided that the basement can be within the envelope line equivalent to ground coverage for providing parking and services for group housing schemes. However, subject to that the portion outside the building should be flushed with the ground so as ~~floor~~ tender etc. could move over the slab and the area over the slab is used for proper land scapping.

ii) The services also include the installation of equipment like sub-station, fire fighting equipments etc. subject to the requirements of the concerned deptt. and to their specifications and satisfaction.

iii) In case of commercial plots to meet the requirement of parking the basement area has been considered right upto the envelope line in one basement, as FAR and parking norms are higher in the commercial area as compared to residential group housing.

contd....3/-

iv) In case of stilt floor also it has been decided that the stilt floor having non-habitable height could be allowed to meet the requirement of the parking without counting FAR in group housing scheme or commercial schemes. However, there is no decision taken so far to allow the area of the basement upto the envelope line in group housing scheme or allow more than one basement either for group housing or for commercial schemes to be used for parking and for services. Earlier experience^{is} that in commercial areas wherever basement upto envelope line or even more than one, sanctioned without counting into FAR to meet the requirement of parking and services etc, are invariably misused.

5. The matter is placed before the Technical Committee for its consideration.