

Date : April 27, 2012

Director (Plg.) MPD, TC,  
D.D.A. Vikas Minar A, DELHI-2  
Dy.No. 2263  
Dated 2/5/12

15/C

To,

Shri Sabyasachi Das,  
Director – Planning,  
DDA Zone – D,  
2<sup>nd</sup> Floor, Vikas Minar,  
New Delhi

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27/4/12  
Director (Plg.)  
D.D.A. Vikas Minar A, N. Delhi  
Dy. No. 1889  
Dated 23-5-12  
D-Zone Unit  
Dy. No. 25  
Date 27/4/12

**Sub :** Suggestions for MPD 2021 .... To make proper use of already constructed BASEMENTS in Commercial Buildings

Respected Sir,

This has reference to your advertisement published in The Times of India. It will be very sensible to permit new plans / constructions in LBZ restriction areas, so as to provide equal justice to ALL DELHITES. Similarly, some consideration may also be given to USE OF ALREADY CONSTRUCTED BASEMENTS IN COMMERCIAL BUILDINGS – which were sealed for CWG and which are so useful for economy. I give below certain reasons, which may appeal to you :-

- 1) Many multistory Buildings in and around Connaught Place came in to existence – **inspite of prevailing LBZ restrictions** - during 1960s. During those times these basements could be used as STORES – as heavy vehicles were permitted into city and many other reasons. As the times and technology changed – RULES did not change. **Currently**, in the times of computers, when we do not use much paper etc. i.e filing is no more required, no heavy traffic permitted in city – we are still using BASEMENTS of these centrally located buildings as STORES – where as in foreign countries people stay in basements.
- 2) **Conditions of these existing buildings can be improved and Basements can be used as offices but of course not for restaurant etc.** A very basic reason is given for not permitting offices in basements – is of fire – fire can brake out from any of ACs of any car parked there, may be due to some carelessness, may be due to short circuiting etc. Such services can be improved.
- 3) **In MCD areas – even use of grinding machines ( atta chakies ) etc. are permitted in basements – Then why not offices, in New Delhi area.**
- 4) **Land is so scarce and expensive in Central Delhi, that too in Commercial Areas – then why to waste these already constructed basements.**
- 5) **By retaining as Stores, it is harmful for buildings because of termites, rats etc. – if offices / proper use permitted, these basements can be maintained by owners.**
- 6) **Basements are cheaper than other portion of buildings – women entrepreneurs can be encouraged to run offices – as it has been done for professionals, as per MPD 2010**

Looking forward to your kind consideration.

Thanking you,

*Anita*

( Anita Bembey )  
16, Central Lane,  
Babar Road, New Delhi – 1  
Contact : [abembey@gmail.com](mailto:abembey@gmail.com)  
9811037863

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