

**TOWN AND COUNTRY PLANNING DEPARTMENT
HIMACHAL PRADESH**

No. HIM/TP/PJT/DP Gen. /2019/Vol.- I/ 702-1809 Shimla, Dated 13.5.19

To

1. The Deputy Commissioner,
District Kullu and Chamba,
Himachal Pradesh.
2. The Commissioner,
Municipal Corporation,
Shimla and Dharamshala,
Himachal Pradesh.
3. The Chief Executive Officer,
Baddi-Barotiwala and Nalagarh Development Authority,
Jharmajri, District Solan, Himachal Pradesh.
4. The Chairman,
Special Area Development Authority, Shoghi, Kufri, Hatkoti, Ghanahatti, Sarahan
Kandaghat, Barog, Chail, Jabli, Harat, Paonta Sahib, Trilokpur, Una, Baba Balak
Nath Ji, Chintpurni, Solang, Rohtang, Manikaran, Naggar, Pong Dam, Chamunda,
Garli-Paragpur, Bir-Billing, Khajjiar, Bharmour, Pangi (Killar), Chamera,
Reckong Peo, Kaza, Keylong, Tabo, Udaipur, Gutker and Sangla-Kamru.

Subject: - Clarification regarding mis-interpreting of Basements.

Sir,

It has been observed that there is a practice of mis-interpretation of Basements in many field offices. Due to the undulating hilly terrain, the applicants are not in a position to achieve the maximum permissible floor area / coverage, on each floor in a building constructed on the plots having 30 degree or 45 degree slopes involving hill cutting of more than 3.50 Metres (Maximum hill cut as permissible under TCP Regulations).

In such cases, the applicants used to construct the buildings in steps. Though, such storeys are above the Ground level, yet there is a practice to call such storeys as Basement 1, Basement 2 and so on, till the applicants reach the storey / floor having maximum floor area / coverage. As in such cases the storeys / floors are above the Ground level, therefore, these storeys / floors can not be named as Basements and should be called as an independent storey / floor. You are already aware of that in TCP Regulations the Basements and Attics are counted as storey / floor and are included in the prescribed Floor Area Ratio (FAR).

Your attention is also invited to Para 12.9 of Part 3-Development Control Rules and General Building Requirements of the National Building Code of India-2016, wherein it has been mentioned that Basements can be permitted below the Ground level. Therefore, in no circumstances the storeys / floors constructed above Ground level can be named as Basements.

In plain areas, maximum buildings are designed to have Basements / Cellars which are always constructed below the Ground level, therefore, the term Basement is only justified in plain areas. Even, detailed Regulations have been prescribed for construction of Cellar in Appendix- 2 of the Himachal Pradesh Town and Country Planning Rules, 2014.

In view of above, you are requested to use the right terminology for Basements and also to advise all the private professionals registered with this Department and practicing in your area / jurisdiction, to prepare building maps accordingly, please.

Yours faithfully


(Amit Kashyap) IAS

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla-171009.

Copy to following for information and further necessary action:-

1. The Town and Country Planner, Divisional Town and Country Planning Office, Dharamshala, Nahan, Solan, Shimla, Hamirpur, Kullu and Mandi.
2. The Assistant Town Planner, Sub-Divisional Town Planning Office, Parwanoo, Rampur, Una, Chamba, Bilaspur, Kasauli and Manali.
3. The Planning Officer, Town Planning Office, Palampur, Sundernagar, Nadaun, Rohru, Paonta Sahib and Amb.
4. The Executive Officer, Municipal Council, Chamba, Una, Hamirpur, Rampur, Bilaspur, Nahan, Paonta Sahib, Mandi, Palampur, Solan, Nalagarh, Parwanoo, Theog, Rohru, Ghumarwin, Sundernagar, Baddi, Sujampur, Kullu, Ner-Chowk, Kangra, Nurpur and Nagrota.
5. The Secretary, Nagar Panchayat, Narkanda, Chopal, Mehatpur, Gagret, Nadaun, Bhota, Jogindrnagar, Talai, Bhunter, Baijnath-Paprola, Suni, Jubbal, Kotkhai, Rajgarh, Arki, Sri Naina Devi Ji, Tahliwal, Daulatpur, Santokhgarh, Sarkaghat, Rewalsar, Karsog, Banjar, Dehra, Jawalamukhi, Jawali and Chowari.


(Amit Kashyap) IAS

Director,

Town and Country Planning Department,
Himachal Pradesh, Shimla-171009.