

**GOVERNMENT OF INDIA  
URBAN DEVELOPMENT  
LOK SABHA**

UNSTARRED QUESTION NO:3482  
ANSWERED ON:25.08.2006  
CONSTRUCTION OF MOTELS  
Khairi Shri Chandrakant Bhaurao

**Will the Minister of URBAN DEVELOPMENT be pleased to state:**

- (a) whether the construction of Motels is allowed in Delhi;
- (b) if so, the stipulations/requirements that have to be fulfilled with respect to Floor Area Ratio (FAR) and height;
- (c) whether the Government has relaxed or proposes to relax the norms in any case; and
- (d) if so, the details thereof?

**Answer**

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT ( SHRI AJAY MAKEN )

(a)&(b): According to Master Plan for Delhi-2001, Motels are permitted in the rural zone/green belt and in commercial zones on National Highways and inter-State roads with a minimum width (right of way) of 20 metres. The minimum plot size for Motels is one hectare. The Floor Area Ratio (FAR) permitted is 15 for the first two hectares and 5 for the remaining land subject to an overall floor area of 4500 sq. M. The height of the built up structure is restricted to nine metres and basement equivalent to ground coverage is permitted free from FAR for air conditioning plant, filtration plant, electric sub-station, parking and other essential services.

(c)&(d): Delhi Development Authority has reported that there is no such proposal under consideration.