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From: Babar Road Colony Lease Holders Ass.(RWA) [brclha@gmail.com]
Sent: 24 April 2012 17:45
To: dirplgmpr_tc@dda.org.in
Subject: Lutyens Bungalow Zone restrictions on BABAR ROAD COLONY



Babar Road Colony Lease Holders Association

(REGISTERED UNDER THE SOCIETIES REGISTRATION ACT) REG. NO. 2057 OF 1962-63
PRESIDENTIAL BODY ASSOCIATION BABAR ROAD COLONY (BENGALI MARKET)
ALSO KNOWN AS LEASE HOLDERS ASSOCIATION BABAR ROAD
Correspondence Address: 58, Babar Road, New Delhi-110 001
President : Y. K. Anand, Ph. : 23722355

OFFICE OF THE DIR (Plg.)
2246
Date: 4/5/12

Date: 24.04.2012

To,
The Director (Plg) MPR
6th Floor, Vikas Minar,
I. P. Estate,
New Delhi - 110002

By Dir. I (Plg.) MPPR-2021
DDA, Vikas Minar N. Delhi
Dy. No. 1872
D. 23-5-12

Reg : Lutyens Bungalow zone restrictions on BABAR ROAD COLONY -

Dear Sir,

This refers to the notification in the Times of India dt. 18.Feb'2012, regarding suggestions for the Master Plan Delhi 2021. We are deeply concerned about the category in which Babar Road Colony has been placed.

While the review of Master Plan Delhi 2021 is under consideration, the RWA of Babar Road Colony Lease Holders Association has deep concerns about the placement of this colony under restrictions of LBZ.

- LBZ has a concept of "BUNGLOWS", should NOT be applicable to Babar Road Colony.
- The concept of Bungalows as it is commonly understood is that of a large size house with open surroundings and boundary wall around it.
- The pattern of Babar Road house does not confirm to such a concept. Here the houses are small (212 sq yd to 330 sq yd) with adjoining common walls. This kind of pattern can be better understood as "Row Houses".
- There is no heritage value attached to them. Virtually each house has independent and different style of architecture and construction, No two house are alike.

Yet in spite of all these evident ground realities, again, with dominant idea of preserving heritage that didn't exist LBZ restrictions have been imposed on this colony in 2003.

Fact sheet : So what we here is out of 280 houses, appx 200 houses are three storey high and rest 80 about houses are still in their original format of 1930's, being single storeyed, and having a coverage of 45% . In the present context of these restrictions the Resident of Babar Road Colony strongly feels discriminated against –

1. Several of these original old 80 houses have developed cracks are unsafe to live in.
2. The families sizes have increased vastly in last 80years, in spite of owning the land, members have to look elsewhere to meet their housing needs.

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3. There is a gross under utilization of already limited land resources. What justification is there, in today's world, that in the heart of New Delhi, on a plot of 212 sq yards you can only have a single storey coverage of about 100 sq yards, which is exactly some of the houses are.
4. House owners are being denied the just rewards of their investments, in such properties; courtesy the LBZ restrictions the properties here carry a drastically lower capital/rental value as compared to similar neighboring areas. It is INJUSTICE.
5. Not just 80 odd houses, but the other 200 should be allowed to build upto 15 mtr heights, plus a covered area of 75%. Granting permission to build stilts, would additionally address parking woes.

In present scenario it appears that NO thoughtful consideration has been given to these residents. Removal of these unjustified LBZ restrictions will endorse the feeling in the minds of these residents that Equality is not just a constitutional right, but practiced too. Only then we will feel that in the changing times, they too are a part of the mainstream of New Delhi, that is growing.

Yours truly,

(Y. K. Anand)
President, Babar Road Coloy RWA
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