

Spred Post- 2/1

Director (Plg)  
D-Zone Unig  
Dy. No... 20  
Date... 25/4/12  
L.D.D.A.

20.04.2012

The Director (Planning)  
DDA Zone (A & B)  
4<sup>th</sup> floor, Vikas Minar  
New Delhi

Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar N. DELHI-2  
Dy.No... 2258  
Dated... 21/5/12

कार्यालय निदेशक (प्ल. यु.-2)  
कायरी बंगला 38  
दिनांक 20/4/12

ATTN: MR. PARTHO DHAR

Dr. Dir. I (Plg.) MPR  
DDA Vikas Minar  
Dy. No. 1884  
23-5-12

Dear Sir,

This is in reference to your advertisement dated 18.2.2012 in Times of India regarding suggestions for Master Plan 2012, New Delhi.

There is a serious concern amongst the residents of Babar Road, for being placed under the Lutyens Bunglow Zone.

- ❖ There are No Bungalows on Babar Road. A Bungalow in simple terms should be on a large piece of land with the constructed area in the centre, surrounded by sizable open spaces, and enclosed by a boundary wall. There are no boundary walls in these houses. Here the houses are all small (212-330 sq.yds) joined together by a common wall. It is more appropriate to call them small "Row Houses".
- ❖ No two houses are alike, in design/construction/architecture, so what heritage value (pre-requisite of LBZ) are we trying to preserve?
- ❖ LBZ restrictions were imposed in 2003 in this area, by when almost 75% of the houses had already been built upto three storey height. 30% remained as they were, as in 1940s – single storeyed and having a covered area of only (45%).  
The result is an erratic skyline.

MP.  
Review the the  
concern zone's  
Dir (plg) Zone  
25/4/12

25/4/12

AD (plg)

MPR Review  
MSR  
25/4/12

- ❖ Injustice is being meted out to the owners of these 30% owners, whose houses reflect total under utilization of their properties. They can't build them, some of them are crumbling.
- ❖ Denial of Equal opportunity: Every citizen of India has Equal Rights, therefore, why discriminate of against these few. A lot of people can't do and enjoy the benefits of what their immediate neighbours have already done.
- ❖ Dual Financial Loss: As a result of the LBZ restrictions, the growing size of the families can no longer be accommodated in these small constructed areas, and therefore are forced to go and buy or rent housing accommodation, despite owning land (212 sq.yds -330sq.yds) in the heart of New Delhi. Secondly, owing to the LBZ restrictions, these plots carry a very very low capital value, as compared to other properties in the immediate neighbouring areas. This is not Justice.

In support of these views, at different times, even the NDMC and DUAC have recommended removal of these LBZ restrictions, but to no avail. No action.

Summing up it will be justice done for all the residents of this colony to remove the LBZ restrictions, and allow –

1. Residents to build three storeys upto a max height of 15 mtrs.
2. Allow a max covered area of 75% which will be on par with all neighbouring areas.

Looking forward to a favourable decision vis-à-vis request.

Thanking you,

Sincerely,  


**Jitender Pandit**  
**56, Babar Road**  
**New Delhi 110001**