

OFFICE OF THE DIR (Pig.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy. No. 536
 Dated 28/12/11
 President : Jai Prakash Agarwal, MP (Rajya Sabha)
 Secretary : Naveen Jindal, MP (Lok Sabha)

O.S.D. (PLG)
 Diary No. 565
 Date 26.12.2011

HAJ NIWAS, DELHI
 Director (Pig.) MPR/TC,
 D.D.A. Vikas Minar N. DELHI-2
 Dy. No. 1372
 Dated 28/12/11

7th December 2011

Subject: Request for increase in FAR in Lutyen's Bungalow Zone (LBZ)

Commr. (Pig.) - II
 Despatch No. 788
 Date 23.12.11

Your Excellency,

Director (Pig.) MPR-2021
 Vikas Minar N. Delhi
 Dy. No. 1324
 Dt. 28/12/11

Commr. (Pig.)-I's Office
 Diary No. G-2138
 Date 22/12/11

The Lutyen's Bungalow Zone Residents Welfare Association would like to bring to your kind notice that as per Development Control Regulations for Lutyen's Conservation Precincts in NDBP in sub-zones D-11, B-12 & D-8, the Delhi Urban Art Commission has, in its draft Zonal Development Plan for NDMC area of zone D of Master Plan for Delhi - 2021, recommended that for each of the precincts as defined in the Zonal Development Plan, special development plan regulations are required at Local Area Plan (LAP) level. In LAP level, the following regulations are to be followed :

As recommended by DUAC

S.N.	Area	Max. FAR	Max. Coverage % of net plot	Max. Height in mtr.
1.	Bungalow Plots	20	12.5	8

Believed to be recommended by NDMC in draft Zonal Development Plan - 2021 for LBZ area

S.N.	Area	Max. FAR	Max. Coverage % of net plot	Max. Height in mtr.
1.	Bungalow Plots	20*	12.5	8
2.	Non Bungalow Plots	100	25	15

* Basement would be allowed free of FAR, but only under the footprint of the building for the purpose of Services, House Hold storage, parking, Air-conditioning, Library/Book Store. The approach to the basement shall be through a ramp of slope not more than 1:12.

As recommended in the Master Plan 2021 for the rest of Delhi

S.N.	Area	Max. FAR	Max. Coverage % of net plot	Max. Height in mtr.
1.	Residential Plots measuring 3750 sq.mtr. and above	120	40	15

In this connection, we want to bring the following facts to your kind notice:

That the present houses in Lutyen's Bungalow Zone were built in the pre-independence era and vary greatly in size and facilities.

The LBZ area of New Delhi contains about 90% of land vested with govt., and about 10% vested with private owners. The LBZ guidelines of 1988 were probably relevant at that point of time in 1988 when the rampant unplanned development of plots into large group housing needed to be stopped. That objective of the LBZ guidelines has been achieved over the last 23 years, and the large scale conversion into housing has been arrested.

9, Prithvi Raj Road, New Delhi - 110 011, Tel : 91-11-23012253/23795299, Fax : 91-11-23012213

Plp. Secy to LG

13/12/11

L.A.
 R.V.

MPD-1024

Review Group
 70

157/12

22/12/11
 1) AC (TPC)
 2) Commr. (Pig.) - I
 A. Link for me
 26/12/11

Asst (Pig.)
 P.T.O



President :

Jai Prakash Agarwal, MP (Rajya Sabha)

Secretary :

Naveen Jindal, MP (Lok Sabha)

- The plots in LBZ area are quite large and the construction is very small in privately owned buildings as at the time of construction of these houses, families were very small. Today families have grown and require more accommodation.
- Now, both the private and govt. owners feel that redevelopment of some of the old buildings is a must. The Govt. has begun the Sunehri Bagh Redevelopment Scheme, and also keeps increasing the built-up area of Govt. bungalows from time to time by changing the norms and the guidelines through MOUD notifications and orders.
- While the guidelines for Govt. Bungalows have been changed from time to time, no such changes have been allowed in the 10% privately owned area of LBZ. This seems to be unfair, and against the principles of natural justice.
- Delhi being in seismic zone, most of the houses are not earthquake proof and are in dilapidated conditions. Also they have outlived their lives. Even CPWD has identified about 800 buildings as most hazardous and they have proposed to Prime Minister's Office (PMO) seeking reconstruction of more than 1,000 bungalows in the Lutyen's Zone that have "outlived" their lifespan.
- The present LBZ guidelines provide construction to be allowed only on the areas which have been built till now – some private properties have large built up areas and others have only servants quarters and outhouses. Hence, there is a disparity in this matter as well.

In the draft recommendations of Delhi Urban Art Commission and NDMC, the residential bungalows in LBZ area (D-11 and D-12) have been allowed to have FAR (20), height (8Mtr.) and coverage (12.5%) whereas the other areas in Delhi have been allowed much more FAR height and coverage. Keeping in view these facts, the Lutyen's Bungalow Zone Residents Welfare Association request for the FAR, height and coverage much less than as provided in other areas of Delhi but certainly would request that they may be allowed to construct what is reasonable subject to the following conditions:

- (i) That the height of a building remains within the height of two floors (Ground Plus First) with a basement below for services etc.
- (ii) That we be allowed ground coverage – atleast 20% of the individual plot area, so that we can get better buildings in place – the present average coverage is about 10%. Even with 20% coverage, the land area around available for greenery would be 80% - such a coverage would not affect the green cover advantage and asset which the LBZ has in New Delhi.



President :

Jai Prakash Agarwal, MP (Rajya Sabha)

Secretary :

Naveen Jindal, MP (Lok Sabha)

- (iii) That the FAR may also be increased to 33% to allow the first floors to be constructed, many of the old private buildings have two floors. Hence permitting two floors would not adversely affect the skyline, or the tree line.
- (iv) That exact zoning plans be made for the LBZ area so that the urban form of the LBZ is not disturbed – we want to follow the urban form which was planned originally by Sir Edwin Lutyens.

Simultaneously, Development Control Regulations for these precincts may be framed to have basements as they are generally required by the family as GARAGE, GAMES ROOM, utility room and for storage and fitness centre etc., because FAR in the LBZ is very limited compared to rest of the city. In case of any eventuality, if required, the basement can also be used as safe room/Bomb shelter. Some countries like SINGAPORE make it mandatory for every building to have bomb shelter.

As the Zonal Development Plan for NDMC area of Zone D of Master Plan for Delhi – 2021 is still at draft stage, I shall be grateful if you may instruct the officials concerned to keep our above suggestions in mind while finalizing the Plan for Zone D area.

With kind regards,

Yours sincerely,

(NAVEEN JINDAL)
Secretary

H.E. Mr. Tejendra Khanna
Lt. Governor of Delhi
Raj Niwas
Delhi – 110 054