

Received on 22-3-12 by hand

Director (Plg)  
D-Zone Unit  
Dy. No. 13  
Date 22/3/12  
D.D.A.

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From:

Owners of property Nos. 1 to 7 located on PanchsheelMarg, Chanakyapuri, New Delhi 110021

To,

Mr Sabyasachi Das

Director (Plg.), Zone D

DDA, VikasMinar

New Delhi

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy. No. 13  
Dated 3/4/12

1967

Date: March 5th, 2012

Dr. P. S. ... MPRR-2012  
DDA, Vikas Minar N. Delhi  
Dy. No. 1546  
Dt. 10-4-12

**Sub: A request for review of the delineation of LBZ boundary w. r. to PanchsheelMarg in Chanakyapuri in response to public notice issued on Feb 18<sup>th</sup> 2012 by Ministry of Urban Development in The Hindustan Times.**

Dear Mr. Das,

1. We are a group of seven residents who reside on PanchsheelMarg, a part of the ChankayaPuri District. We would like to draw your attention to an unjust delineation of the LBZ boundary, which puts 7 out of the total 14 plots on PanchsheelMarg into a complete disadvantage.
2. The facts and related issue is as under:

AS (plg) D  
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- a. Since 1997, there have been considerable deliberations and correspondence between various government agencies and the UD Ministry on the issue of whether the LBZ boundaries, as they exist should include lands which were not originally in the Lutyen's design area.
  - b. In 2004, the matter of whether the boundary line should be at Sardar Patel Marg, or on one inner road was also under consideration – however no decision was taken on the matter and the boundary is now on San Martin Marg, behind the US Embassy School, and then changes to go towards the Sardar Patel Marg.
  - c. Peculiarly, the Sardar Patel Marg Railway colony is outside the LBZ – even though it has one edge on Panchsheel Marg.
3. We would also like to bring to your notice that it is mentioned in LBZ guidelines in paragraph 2 (b) partiv that the LBZ line should not run on prominent roads unless there is a ridge or green area on the other side. This holds true for Sardar Patel Marg but not Panchsheel Marg, the road that we are located on, as Panchsheel Marg does not have a ridge or green belt across it.
4. Please also note that the plots on Panchsheel Marg were originally allotted as residential plots for private plotted development even as mentioned in the perpetual lease document. Hence, Panchsheel Marg is a residential zone versus a bungalow zone typical in areas such as Akbar Road, Ashoka Road and Sunheri Bagh Road that have single storied bungalows with attics located on plots measuring 1-3 acres of land. Plots on Panchsheel Marg measure approximately 2200 square yards. Therefore, LBZ guidelines should not be applicable to Panchsheel Marg as it is part of a private plotted residential colony and not a bungalow zone.

5. When we approach NDMC for reconstruction of our residential plots as per the bylaws of MPD 2021, NDMC views these plots as bungalow plots which is not actually the case. PanchsheelMarg was never a part of the original LBZ of 1988 in any case and was thoughtlessly included in this zone in 2003.
  
6. **The result is that only 7 out of 14 plots on PanchsheelMarg (the road we are located on) are now at a complete disadvantage as these 7 plots are unjustly governed by LBZ guidelines and are lying stagnant and have sixty year old buildings which are deteriorating in value and construction quality while the other plots are redeveloping as per the bylaws of MPD 2021. This clearly reveals lack of any uniformity on this road.**
  
7. We would also like to bring to your notice the report that was prepared by the UD ministry in 2003 titled 'Report of the group looking into issue of Demarcation of the boundary of Lutyen's Bungalow Zone(LBZ) under the chairmanship of joint secretary (Delhi & Land)'. This report was signed by PKPradhan, joint secretary MCUD&PA and Dr. Rajesh Kumar(Land & Development officer) amongst others and further extended the LBZ boundary line without any public notice whatsoever. This report does not hold any legal sanctity as this was processed and approved through internal documents only.

**We, the residents of PanchsheelMarg plot Nos. 1-7 therefore request you to kindly delineate the LBZ boundary in a manner that is equitable and just. We would also like to suggest that we be allowed construction as per MP 2021 just like plot numbers 8 to 14 are on Panchsheel Marg.**

Please also find attached an area map of Panchsheel Marg (the road we are located on) for your ready reference.

We would be happy to provide you with any information that can assist you in making this well needed and deserved change of the LBZ boundary.

Yours Sincerely,

*Radil Tuli*

RADIL TULI

3 PanchsheelMarg

*Vikram Lal*

VIKRAM LAL

2 PanchsheelMarg

*Ranjeet Nanda*

RANJEET NANDA

4 PanchsheelMarg

*Sanjay Kapoor*

MR. KAPOOR

5 PanchsheelMarg

MR. SINGH

6 PanchsheelMarg

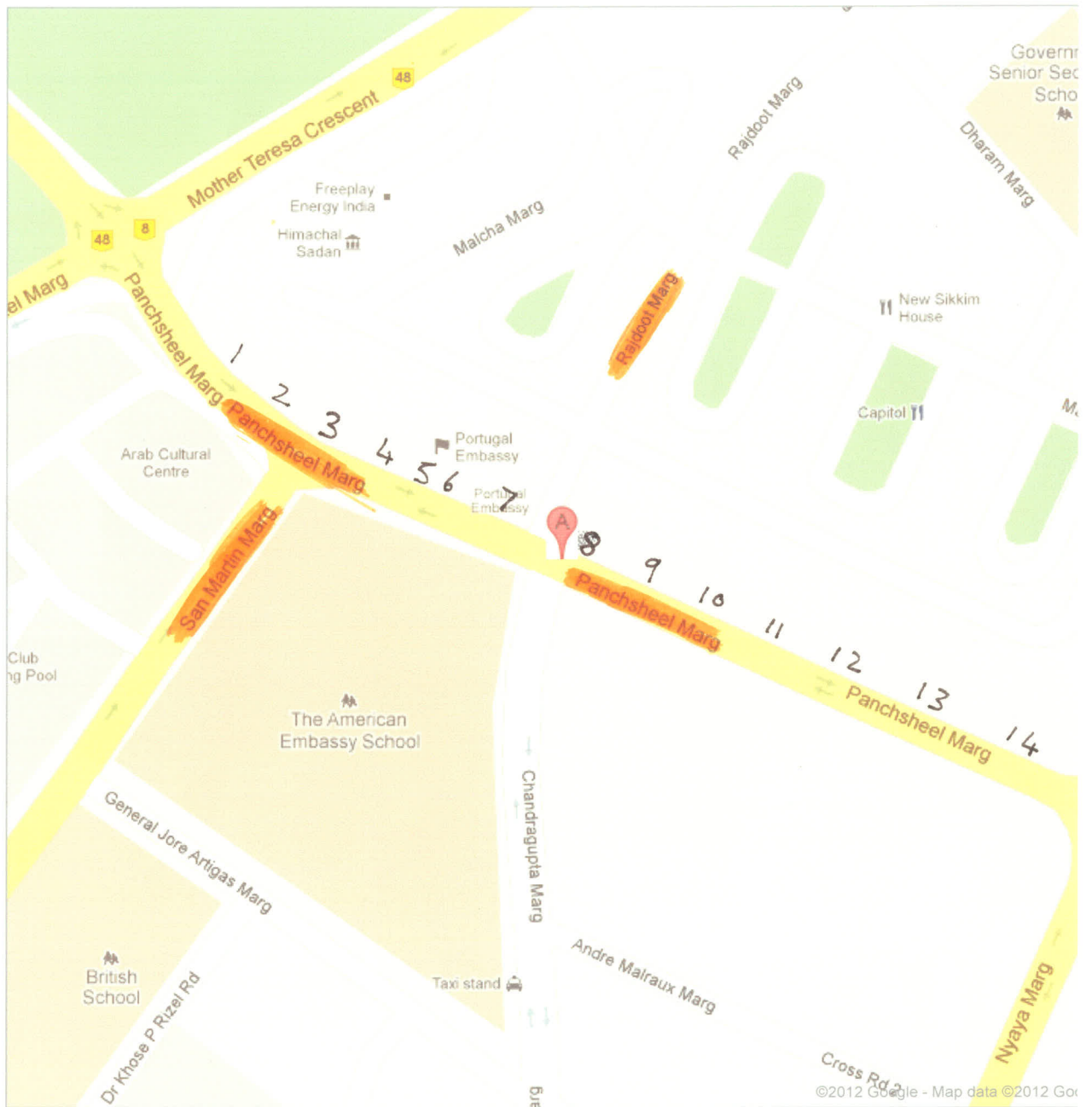
GOVERNMENT OF ZAMBIA

7 PanchsheelMarg





Address **Panchsheel Marg, Chanakyapuri**  
**New Delhi, Delhi**



NOTE: PLOT nos. 1 to 14 run along Panchsheel Marg  
 HOUSE nos. 1 to 7 are governed by LB2 guidelines  
 HOUSE nos. 8 to 14 are not governed by LB2