

GREATWAY ESTATES LTD.

H-65, CONNAUGHT CIRCUS,
NEW DELHI-110001.

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OFFICE OF UDM

Dy. No. 3314

Date 24/7/12

By Hand

GEL/DLI/2012/1

20th July, 2012

The Hon'ble Minister of Urban Development
Ministry of Urban Development
Nirman Bhawan
New Delhi.

Your Excellency,

We have to bring the following to your Honor's kind notice:-

- a) In the Zonal Development Plan for Zone "D" the Land Use for the area bounded by Sikandra Road, Bhagwan Dass Road and Tilak Marg is shown under the category of Public and Semi Public Facilities (Institutional). The College of Arts, The National School of Drama and The Aga Khan Hall are located in this Institutional Area.
- b) The MOUD letter no. D.O. No. K-13011/17/86-DDIIA dated 08.02.88 (copy enclosed as Annexure "A") para 2 b) (ii) states as follows:-

" In commercial areas such as Khan Market, Yashwant Place and in Institutional areas within the Lutyens' Bungalow Zone, the norms will be the same as those for these respective areas outside the zone."
- c) The DDA vide its letter bearing no. F.16(7)2004-MP/59 dated 7-3-2005 (copy enclosed as Annexure "B") written to the Chief Architect, NDMC has confirmed that for the Institutional Areas within the Lutyens' Bungalow Zone the Development Control Norms will be the same for these respective areas outside the zone.
- d) The DDA again vide letter bearing File No. F11(1)/2008/Plg/C&D-RTI/202 dated 31-7-08 (copy enclosed as Annexure "C") has clarified that the FAR for Institutional Premises is 120 according to the Master Plan of Delhi 2021.
- e) As per Master Plan of Delhi 2021 the FAR permitted for Institutional Plots (Educational / Research Institutions) is 150.
- f) A number of Land Owners have approached the NDMC to get their Building Plans approved for Institutional Use. They have pointed out that in view of the Ministry of Urban Development letter dated 8-2-1988 they are allowed an FAR of 150 as per MPD 2021.

Contd. 2/-

Secretary UD

As (UD)

25/7
D NDMC (encl)
DDP IB
MY 25/7

GREATWAY ESTATES LTD.

**H-65, CONNAUGHT CIRCUS,
NEW DELHI-110001.**

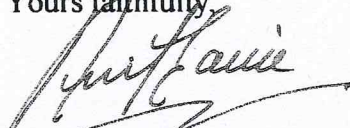
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We seek your Honor's indulgence in the matter and humbly request that suitable directions be issued to the NDMC that for the Institutional Areas within the Lutyens' Bungalow Zone, the norms will be the same as those for these respective areas outside the zone as stated in MOUD Letter No. D.O. No. K-13011/17/86-DDIIA dated 08.02.88.

Thanking you,

Yours faithfully,



For GREATWAY ESTATES LTD.

Annexure "A" Copy of MOUD letter no. D.O. No. K-13011/17/86-DDIIA dated 08.02.88

Annexure "B" Copy of DDA letter bearing no. F.16(7)2004-MP/59 dated 7-3-2005

Annexure "C" Copy of DDA letter bearing File No. F11(1)/2008/Plg/C&D-RTI/202
dated 31-7-08

14/10/2014

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Dated New Delhi-110011, the

As you are aware, this Ministry had imposed temporary ban on construction of multi-storied buildings in New Delhi, including areas under the DDA and the MCD falling in South Delhi, with effect from 17.10.92 till the Master Plan for Delhi-2001 is finalised. This ban was partially lifted in respect of Connaught Place area, subject to certain conditions, vide this Ministry's O.M.No.R-13011/19/95-PMHA dated the 15th July, 1995. Pending finalisation of the Master Plan for Delhi for 2001, it was decided that revised comprehensive guide-lines in regard to multi-storied buildings in Delhi should be prepared. A Committee under my chairmanship with representatives of other concerned agencies, was accordingly set up in this Ministry. This Committee made certain recommendations to the Government in its report submitted in October, 1996. Thereafter, the report was also consulted and their recommendations made in December, 1997 were also placed before the Government.

2. After consideration of these recommendations, the Government have now decided that high rise constructions in Delhi may continue to be regulated subject to compliance with conditions of detailed urban design clearance, fire fighting requirement and requirements under other provisions like the Master Plan, zoning regulations, Building bye-laws etc, but further subject to the following modifications:-

- (a) The space to be constructed should be quick only in per floor coverage and floor area ratio (FAR) norms. These would, in general, influence the height of buildings, leaving at the same time some independence to the builders with regard to height. There is, therefore, no need to impose any specific height restrictions. The area per floor coverage should be 25% of the net plot for all zones. This will include the area required for all services except passage to the building. The remaining 75% must include only the passage to the building and the green area around.
- (b) Lutyen's Bungalow Zone: In order to maintain the present character of Lutyen's Delhi, which is still dominated by green areas and bungalows, there should be a separate set of norms for this Zone area. This area has been clearly demarcated. It will consist of the entire Lutyen's Delhi excluding (i) the area lying between Baba Khari Singh Marg on the South, Panchsheel Road on the North and the ridge on the West, (ii) the area between Panchsheel Marg, Anand Road, Barakhamba Road, and Khambha Road and the Connaught Place, and (iii) and (iv) the Institutional area where the Supreme Court is situated. It will, however, include the area of a small

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CONFIDENTIAL

Ministry of Urban Development

out of Lutyen's Delhi which consist of (i) Mehru Park, (ii) Yashwant Place, (iii) the area lying between Yashwant Place and the railway line on the south, and (iv) the area lying between Mehru Park-Yashwant Place on the west and the boundary of Lutyen's Delhi on the western edge of Safdarjung aerodrome and the Race Course. The demarcation has been high-lighted in blue colour on the map enclosed. There will be following norms for construction in the Lutyen's Bungalow Zone.

- (i) The new construction of dwellings, on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
 - (ii) In the commercial areas, such as Khan Market, Yashwant Place etc. and in institutional areas within the Lutyen's Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
 - (iii) The existing regulations for the Central Vista will continue to be applicable.
 - (iv) The demarcation line of the Lutyen's Bungalow Zone should not run along prominent roads because, if it does so, there will be bungalows on the side of the road and high-rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyen's Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is park, ridge or green area on the other side of the road.
- (c) As already stated, the maximum per floor coverage of 25% should include the area required for all services except passage to the building. Thus the parking facility must be included in the 25% and it must be underground in case of new buildings that come up in the Central Business District (Connaught Place) and Business Districts. The remaining 75% must include only the passage to the buildings and the green area around.

(d) The FAR for the six areas listed below will be as indicated against each:

S.No.	Zone	Maximum permissible FAR
1.	CBD (Central Business District) or Connaught Place area,	250
2.	District Centre	250
3.	Sub-District Centre	100
4.	Community Centre/Local Centre	100
5.	Group Housing (Residential Areas)	250
6.	Institutional	250

contd.....

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[Signature]
27/9/88
SECRETARY, MINISTRY OF URBAN DEVELOPMENT
GOVT. OF INDIA
New Delhi

[Signature]
27/9/88

There will not be a separate governmental category for FAR specifications. The norms for Government construction will be governed by the norms specified for the zone where the Government building is to be constructed.

3. While the maximum per floor coverage norms cannot exceed 95%, a relaxation in FAR norms could be granted to allow taller constructions in all zones except in Lutyen's Bungalow Zone as re-defined, provided that the builder pays in appropriate mode the additional cost incurred on the infrastructure, such as water and fire fighting services by the urban body on account of additional FAR (height). The detailed guidelines to determine the (a) the additional cost and (b) the mode of payment will be issued by this Ministry.

4. You may kindly ensure that the above guidelines are now adhered to while approving plans for multi-storeyed constructions. In view of these revised guidelines, the temporary ban on multi storeyed constructions imposed by this Ministry's O.M. No.KC-13011/19/75-1981A dated 17th October, 75 may be treated as withdrawn.

With regards,

Yours sincerely,

(S.L. CHAUDHARY)

SHRI BHARAM DUTT,
Administrator,
NDMC,
New Delhi.

SHRI OM KUMAR,
Vice-Chairman,
Delhi Development Authority,
NEW DELHI.

SHRI P.P. CHAUHAN,
Commissioner,
Municipal Corporation of Delhi,
Town Hall,
Delhi.

Shri J.J.S. MAJITHIA,
Secretary,
Delhi Urban Art Commission,
Lok Nayak Bhavan,
NEW DELHI.

Copy forwarded to:-

1. Shri Desh Raj Singh, JS(VL), Ministry of Urban Development.
2. Shri Harish Chandra, Director General of Works, CPWD, New Delhi.

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Handwritten signature:
Capted
27/9/08

Handwritten text:
Secretary...

3. Shri M.P.H. Elbeiro, Chief Planner, P.D.A., New Delhi.
4. Shri P.M. Manchanda, Chief Architect, Design Group, P.D.A., New Delhi.
5. Shri Ganga Dass, Secretary(L.D.), Vikas Bhavan, New Delhi.
6. Shri B.P.S. Pawar, Land Development Officer, Vikas Bhavan, New Delhi.
7. Shri S.C. Gupta, Director (DCPD), Delhi Development Authority, New Delhi.
8. Lands Division, Ministry of Urban Development.

(Signature)
Director

carped
P.M. JAIN
Ministry of Urban Development



NO. F.16(7)2004-MP

FROM: A K MANNA
JT. DIR. (MP)

TO:

✓ Chief Architect,
New Delhi Municipal Council
Deptt. of Architecture & Environs
Palika Kendra, New Delhi.

Sub: Land use of the area bounded by Sikandara Road, Bhagwan Dass Road
and Tilak Marg.

Ref: NO. D/621/CA/HA dated 16.11.2004.

Sir,

With reference to above mentioned letter I am directed to inform that as per MPD-1962 and 2001, the area under reference falls under the landuse of 'Public - Semi Public Facilities and as per Sub Zonal Plan of Zone 'D-2' the area under reference is indicated under Educational / Research Institutions'. This Sub Zonal Plan was notified in February 1966 and further modifications were approved by the DDA on 2.6.84.

The area also falls within the LBZ area. The development control norms at premise level shall be as per the approved layout plan of the area with the following stipulations given in the 1988 guidelines of MOUD:

- i) The new construction of dwelling on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
- ii) In the commercial areas, such as Khan Market, Yaswant Place etc. and in institutional areas within the Lutyens Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.

Thanking you,

Yours faithfully,

46/12
(A K MANNA)

12/PA
12/PA

DELHI DEVELOPMENT AUTHORITY

Dated 7-3-2005

6th floor, Vikas Minar.



Speed post

DELHI DEVELOPMENT AUTHORITY
PLANNING WING, BUILDING & D ZONE
BLOCK C-1, 1ST FLOOR, VIKAS SADAN, NEW DELHI
Ph. 24699279

File No. F11(1)/2008/Plg/C&D-RTI/202

Date: 31-07-08

From:
Director (Building & D Zone)
Block C-1, 1st floor,
Vikas Sadan, INA,
New Delhi

To,
✓ Sh. Arvind Lamba,
H-65, Connaught Circus
New Delhi-110001

Sub: RTI application ID No. 3660 dated 03.07.08.

Information desired	Reply
Particulars of Information required may be attached with this application.	Information provided are as available in this office
As per the Zonal Development Plan of Zone 'D', the landuse of area bounded by Sikandra road, Bhagwan Das Road and Tilak Marg is shown / hatched as category under Public / Semi Public. What is the landuse of the area stated, in case of Redevelopment in respect of the existing Residential Bungalows, which development control norms would be applicable (a) Public / Semi Public (b) Residential	As per approved Zonal Development Plan of Zone 'D' (as per MPD 2001) and MPD 2021 the area under reference is 'Public & Semi-Public.'
The maximum FAR for Institutional Premises (Public and Semipublic) is 120 according to MPD 2001. The area falls in LBZ. What is the FAR allowed for (a) Public and Semi Public Redevelopment (b) for Residential redevelopment	As per the MOUD letter no. D.O. No. K-13011/17/86-DDIIA dated 08.02.88, para 2b) (ii) states as follows: 'In commercial areas, such as Khan Market, Yashwant Place and in institutional areas within the Lutyens' Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.' The copy of the letter sent by DDA vide letter no. F16(7)2004/MP/59 dated 06.03.05 to Chief Architect NDMC is enclosed for reference which is self explanatory.

The approved Zonal development Plan of Zone 'D' and MPD -2021 is available on DDA website i.e. 'dda.org.in'

Encl: AA

(Signature)
30/7/2008
(VINOD SAKLEY)

Director (Building & D Zone)
PIO (Zone 'D')

Copy to:

1. Joint director (Master Plan), 6th Floor, Vikas Minar, New Delhi w.r.t letter no. F20(118)2008-RTI/MP/Plg/153 dated 16.07.08.