

No. K13011/31/90-DDIB
Government of India
Ministry of Urban Affairs & Employment
Department of Urban Development
(Delhi Division)

Dated: 19.2.97

- Copy to:-
- To
1. The Chairperson, NDMC, Palika Kendra, New Delhi.
 2. The Vice Chairman, DDA, Vikas Sadan, New Delhi
 3. The Commissioner, MCD, Town Hall, Delhi.

Subject:-Lutyen's Bungalow Zone Guidelines: Clarification

Sir,

It has been reported to this Ministry that some of the building plans for reconstruction on the plots situated in the Lutyen's Bungalow Zone are not being approved on the ground that they do not conform to the building envelop of the existing structure of the bungalow.

2. In this connection, attention is invited to the guidelines issued by this Ministry on 8.2.1988 for allowing additions/alterations and re-construction of dwellings on plots in the LBZ. These guidelines provide that "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 bungalow which is the lowest of those on the adjoining plots".

The guidelines are clear that plots must have the same plinth area and height, whereas there is no stipulation that it should have the same plinth also. The plans, therefore, ^{shall} be approved provided all other conditions stipulated in the aforesaid guidelines, Master Plan and building bye-laws are met with. Cutting of fully grown and mature trees should, however, be avoided, unless necessary permission from the competent authority in this behalf is obtained.

Yours faithfully,

Nivedita P. Haran
(Dr. Nivedita P. Haran)
Director (DD)

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