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No.K-20013/4/97-DDIB  
Government of India  
Ministry of Urban Affairs & Employment  
Department of Urban Development  
(Delhi Division)  
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New Delhi, dated the 9th May, 1997

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:- LBZ guidelines - Clarifications issued

Reference: Letter No. K-13011/17/86-DDIB dated 8.2.88

Sir,

I am directed to refer to the letter of this Ministry quoted above on the above-mentioned subject and to say that certain clarifications have been sought regarding the LBZ guidelines on the following points:-

- (i) In cases where a plot has 2 or 3 buildings with one main bungalow of single storey and annexes/out-houses of more than one storey which height would be taken as the existing height?
  - (ii) Whether basements may be permitted in proposed additions/alterations in LBZ area?
  - (iii) What would be the set-back norms in the LBZ area for reconstructed bungalows?
2. The matter has been examined in this Ministry in consultation with the TCPO and the following clarifications are now issued:-
- (i) The existing height of the main bungalow on a plot is to be taken as the maximum permissible height for a reconstructed bungalow. If the plot is vacant, the height of the main bungalow which is the lowest of those on the adjoining plots is to be taken as the maximum permissible height.
  - (ii) Pending finalisation of detailed development norms in respect of LBZ areas, construction of basement in residential plots shall not be permitted.



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(iii) The set-back norms as laid down in MPD-2001 for areas outside LBZ may be adopted in LBZ area pending finalisation of separate norms in this behalf.

Yours faithfully,

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

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