

No.K-13011/31/90-DDIB(Vol.VI)
Government of India
Ministry of Urban Affairs & Employment
(Department of Urban Development)

Nirman Bhavan, New Delhi.
Dated: 8.12.1997

To

The Chairperson,
New Delhi Municipal Council,
Palika Kendra,
New Delhi.

Subject:- Clarification regarding plotted residential development
within LBZ.

Sir,

I am directed to refer letter No. B-7512-14/CA/BP dated 11.04.1997 from the Chief Architect, NDMC and subsequent correspondence on the above noted subject. The matter has been examined in the Ministry carefully. It is clarified that development of non-Government plots in Golf Links and Bengali Market, which fall within the LBZ area and where (i) land was allotted for plotted development and (ii) no bungalows exist or existed before/in the immediate past, are to be regulated under the Building Control Norms applicable to such plots outside the LBZ in accordance with MPD-2001, since this Ministry's D.O. letter No. K-13011/17/86-DDIIA dated 8.2.88 does not impose any new restrictions on the constructions to be taken up on non-bungalow plots. However, no such plots in the Lutyen's Bungalow Zone should be sub-divided or converted into group housing or multi-storeyed construction, as this is likely to disturb the original character of this area.

Yours faithfully,

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

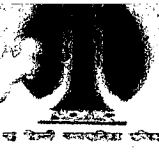
Copy to:-

1. The Chief Planner, TCPO, Vikas Bhawan, I P Estate, New Delhi.
2. The Secretary, DUAC, India Habitat Centre, Lodhi Road, New Delhi.
3. The Vice Chairman, DDA, Vikas Sadan, New Delhi.
4. PPS to Secretary (UD)/JS(WA)/JS(UD)/L&DO in the MOUAE

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

9/12/97

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Er. H.S. DOGRA
Engineer-in-Chief

NEW DELHI MUNICIPAL COUNCIL
Palka Kendra, Sansad Marg, New Delhi-110001

D.O.No. 13/17/04
Dated 28/7/04

मुद्रित पत्रिका (जी० ए०)
आवृत्ति सं०... 1491
दिनांक..... 12/7

Dear Shri Pradhan,

Your kind attention is drawn to letter No.K-13011/31/90/DDIB(Vol.IX) DATED 22.12.2003 FROM director (DD) wherein a copy of the map of LBZ boundary as finalized in accordance with Para-2(b)(iv) of 1988 guidelines of LBZ area was sent to this office. On going through the map and guidelines, it seems that some vital issues have not been considered while delineating this boundary.

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The last sentence in Para 2(b)(iv) of 1988 guidelines of LBZ area reads as under:-

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"However the demarcation can run through prominent road where there is park ridge or green area on the other side of the road."

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Thus, the LBZ boundary should run through the major road i.e. S.P. Marg and Niti Marg (shown by red line in the map) instead of first outer road (as shown by green line in the map) because S.P. Marg and Niti Marg have green area opposite. The Ministry had issued a clarification regarding Plotted Residential Development within LBZ areas vide No.K-13011/31/90/DDIB(Vol.VI) dated 8.12.1997 (copy enclosed).

Dir (DD)
12/12/04

It was clarified that in Golf Links and Bengali Market which fall in LBZ area and where (i) land allotted for plotted development and (ii) no bungalow exist or existed before in the immediate past are to be regulated under Building Control norms applicable to such plots outside LBZ in accordance with MPD-2001. However, these areas have been got included in LBZ despite clarification made by Ministry vide letter dated 8.12.97.

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In view of above, I would request that the delineated LBZ boundary through Shanti Path, San Martin Marg/Rajdoot Marg upto Willingdon Crescent Road, Golf Links, Bengali Market may be reviewed and clarification regarding applicability of Ministry's letter dated 8.12.97 in present context may please be communicated so as to enable us to process the building application of these areas.

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13/7/04
With regards + best wishes,

Yours sincerely,

(Er. H.S. Dogra)

Shri P.K. Pradhan,
Joint Secretary,
Ministry of Urban Development & Poverty Alleviation,
NEW DELHI.

24
No.K-13011/31/90(Vol.X) -DDIBDDIB
Government of India
Ministry of Urban Development
Delhi Division IB

New Delhi, dated the 1st September, 2004

To,

The Secretary,
NDMC,
Palika Kendra,
Sansad Marg,
New Delhi

Subject: Demarcation of boundary of LBZ

Sir,

I am directed to refer to NDMC's letter No. 481/CA/HA dated 8.7.2004 on the subject cited above and to say that the areas mentioned in the letter fall within LBZ area and shall, therefore, be governed by the LBZ guidelines.

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Yours faithfully,

S. Mukherjee
(S. Mukherjee)
Under Secretary to the Government of India
Tel.No. 23016681

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