

Nisha Singh
 Director (DD)
 Tel. No. 23019280

D.O. No. K-13011/31/90-DDIB (Vol.IX)
 December 22, 2003
 नई दिल्ली-110011, तारीख
 New Delhi-110011, Dated the

2346/JD (M)
 24/12/03

CSD (Planning) 1/22-8
 D.O. No. 9/18/07
 Date 24/12/07

1574/JD (CSD)
 9-1072
 9/18/07
 23/12/03

Dear Sir,

In a meeting held in Prime Minister's Office on Lutyen's Bungalow Zone area it was decided that the Ministry should clearly demarcate the boundary of Lutyen's Bungalow Zone on an authentic map. Such demarcation of boundary should conform to the Lutyen's Bungalow Zone guidelines of 1988. Accordingly, a group of officers from the Ministry with all concerned organizations delineated the boundary of LBZ area in accordance with para 2(b)(iv) of 1988 guidelines of LBZ area.

2. A copy of the map duly authenticated is enclosed (sealed cover) for further action.

Yours regards,

Yours sincerely,
 Nisha Singh

Encl: As above

Shri Anil Bajaj,
 Vice-Chairman,
 DDA,
 Vikas Sadan,
 New Delhi

[Signature]
 22/12

C/Pg may send a copy to

C.A. who
 Ravi Dada
 22/12/03

C/Pg-

CA-
 D. C. D. (M)

Sh. Verma, Ubc
 22-12-03
 P.I. Speake
 10

We may file it in
 LBZ file and record
 in notice and

[Signature]
 24/12

1574/JD (CSD)
 9-1072
 9/18/07
 23/12/03

May pl. see before it is
 kept in LBZ zone file
 C.D. (M)

above was given
 the undersigned
 hand by the...
 for safe keeping
 agreed we may
 D. Zone file
 5/12/07 UD (M) C/Pg

245 (1)

REPORT OF THE GROUP LOOKING INTO THE ISSUE OF DEMARCATION OF THE BOUNDARY OF LUTYEN'S BUNGALOW ZONE (LBZ) UNDER THE CHAIRMANSHIP OF JOINT SECRETARY (DELHI & LANDS).

The LBZ area comprises of 2800 ha of Delhi land. It has tree studded character with larger plots and radial circulation system. It has historical, political and architectural importance and has well designed urban spaces in it. The low intensity development and low density population in LBZ has been retained through the years despite higher intensive development in other parts of Delhi.

2. In 1970s and 80s, it was observed that several high rise buildings/development had taken place in this central area and development control norms/Building Bye-laws applicable to other parts of Delhi are being also applied here. It was in this background that restrictions were imposed through the guidelines of February 8, 1988 for residential redevelopment/development in the LBZ area to the existing plinth area and height. The 1988 guidelines, which were issued with the direct intervention and direction of the PMO, laid down that new construction on a plot must have same plinth area as existing bungalow and must have height not exceeding the height of the bungalow in place or, if it is vacant, the height of the bungalow, which is lowest of those on the adjoining plots. This inter alia means freezing of multi-storey complexes and larger density. In this area, sub division of plots and conversion of plotted housing, group housing has also been disallowed.

3. Boundary of this area was laid down in the 1988 guidelines itself. This consist of the entire Lutyen's Delhi excluding (i) the area lying between Baba Kharag Singh Marg on the south, PUNCHKUI Road on the north and the ridge on the west, (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the institutional area where the Supreme Court is situated. It will include the areas presently out of Lutyen's Delhi, which consists of (i) Nehru Park, (ii) Yashwant Place, (iii) the area lying between Nehru Park-Yashwant Place on the west and boundary of Lutyen's Delhi on the western edge of Safdarjung aerodrome and Race Course.

4. While laying down the boundary and development control norms of the LBZ, it was also provided for in para 2(b)(iv) of the 1988 guidelines that "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 one side of the road and high-rise buildings on the other side. It was, therefore, decided that 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 a park, ridge or green area on the other side of the road." This has through the years led to a position wherever land are situated adjoining to prominent roads,

cases are being dealt case to case basis which also leads to lot of administrative discretion and confusion.

5. To discuss various proposals of the Central Public Works Department (CPWD) for development/additional constructions in the LBZ, a meeting was convened in the PMO on December 3, 2001. Along with various other decisions for preparation of a perspective plan with regard to addition in LBZ, it was also decided that the Ministry would clearly demarcate the boundary of LBZ on an authentic map. This demarcation of boundary would form part of the guidelines of 1988 and would be duly signed by Town and Country Planning Organisation (TCPO) and Delhi Urban Art Commission (DUAC) and sent to PMO along with 5-year perspective plan (development). Thereafter, a group of officers met under the Chairmanship of Joint Secretary (Delhi & Lands) to decide the modalities regarding demarcation of LBZ boundary and to clearly lay down the boundary on a map so that the confusion arising out of para 2(b)(iv) of the 1988 guidelines is no longer there. This group of officers consisted of officers of Land & Development Office (L&DO), CPWD, New Delhi Municipal Council (NDMC), DUAC and TCPO. First meeting of this Group was held on December 20, 2001. Therein it was decided that the boundary of LBZ should run along the natural and perceptible geographic or man made features like ridge, railway line, etc. wherever it was available; wherever this geographic feature was not available on the old map, the first inner/outer service lane/road would be taken. It would then form part of LBZ boundary and subject to 1988 guidelines. Government would also keep in mind the instructions issued by it on February 8, 1988 of

demarcating the LBZ boundary as well as the instructions/clarifications of December 7, 1992 of deleting two areas i.e. Yashwant Place and Baba Kharag Singh Marg (from Gole Dak Khana upto Park Street) from the LBZ area.

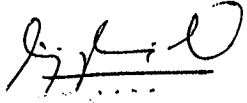
6. Subsequently meetings were held on January 7, 2002, February 26, 2002, May 1, 2002, May 10, 2002 and June 24, 2002 to discuss in detail the issue of demarcation of LBZ boundary. It was also decided that Chief Planner, TCPO would obtain detailed map from the L&DO and CPWD and demarcate the boundary along the inner/outer service lane/road, which would then be discussed and seen in site inspection accordingly. A site visit was also undertaken by Group of Officers on June 10 and 24 2002. Based on discussions held in these meetings and site visits to LBZ area, the LBZ boundary has been demarcated taking into consideration clause 2(b)(iv) of the guidelines. This boundary is indicated in the map in green colour for the purpose of operating of building plans by the concerned agencies. The boundary mentioned in 1988 guidelines is also indicated on the map in red colour. A study of two boundaries of LBZ indicate that at a number of places, the boundaries are co-terminus in the case of features like ridge/nallah/railway line.

7. The boundaries demarcated on the map has been agreed to by all concerned officers keeping in view the basic principles:

- The main boundary would run along natural geographic or perceptible man made features like ridge, railway lines, drains wherever they are available.

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- First inner/outer service lane/road along the main roads would be taken to be the boundary of the LBZ.
- Base map would be the base map as adopted in the 1988 guidelines for clarification of clause 2(b)(iv).
- The areas mentioned to be deleted in letter dated 7.12.1992 from LBZ would be deleted as the same had been done after taking requisite approval for which also proposals for construction of MPs flats in B D Marg has been initiated.
- Addition to 2(b)(iv) would be made. The boundary of LBZ thus clarified to be as per map/this provision, which includes inner/outer road for the purpose of operation of building plans.



(Vijay Risbud)
Commissioner (Planning), DDA



(I D Rustogi)
Chief Architect, CPWD



(R L Aggarwal)
Chief Architect, NDMC



(Nisha Singh) 6/8/92
Director (DD), MOUD&PA

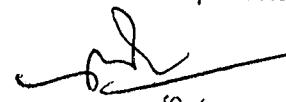


(Rajesh Kumar)
Secretary, DUAC



(K T Gurumukhi) 8.8.92
Chief Planner, TCPO

(Dr. Rajesh Kumar)
Land & Development Officer



(P K Pradhan)
Joint Secretary, MOUD&PA