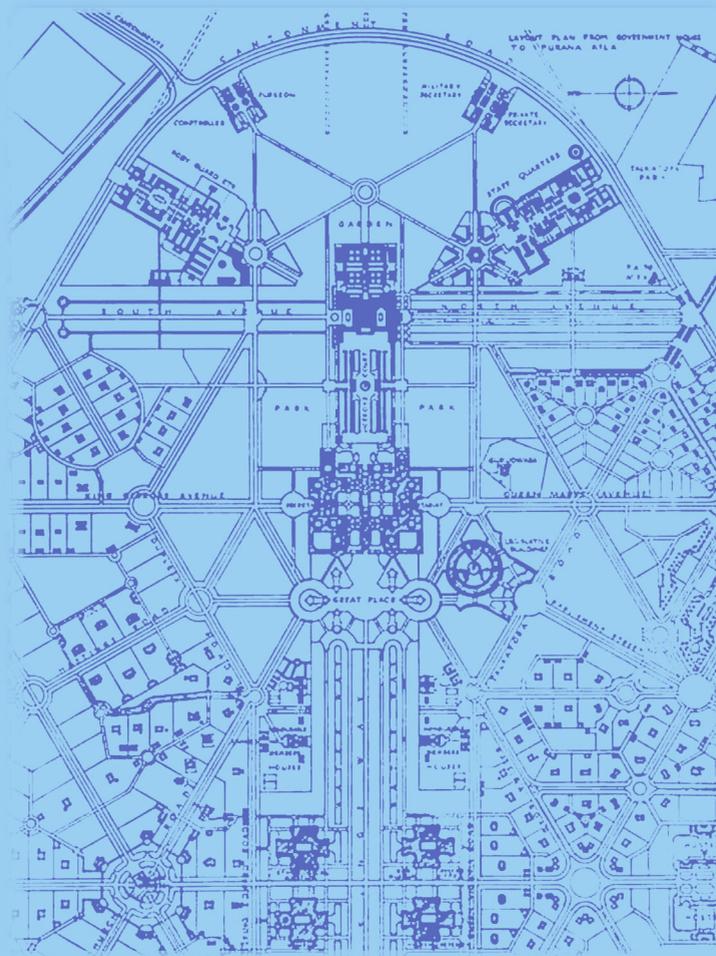


Report on

# Lutyens Bungalow Zone ( LBZ )

## Boundary and Development Guidelines



**DUAC**

**Delhi Urban Art Commission**

Established under an Act of Parliament of India

**Government of India**

**July, 2015**



An ISO 9001:2008 Certified Organisation

## Delhi Urban Art Commission

( A Statutory body under an Act of Parliament of India )

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## **Preface and Acknowledgements**

Lutyens capital city is one of its kind in the world and India is fortunate to have this masterly architectural urban design composition in Delhi, its national capital. The many layered history of Delhi witnessed many cities, popularly referred to as the 'seven cities of Delhi'. The contemporary eighth city is Lutyens New Delhi. The grand tree lined avenues and buildings of New Delhi, bearing a unique character, have created an ambience of great charm and a unique aesthetic in urban art, with no parallel and admired even today by one and all.

Over the years, with the advent of time, many socio-political and economic changes have come about and New Delhi has transformed. Today, it stands to represent the country as a symbol of an independent democracy. The physical spatial envelope has undergone many changes from time to time, to suit evolving situations. After 100 years, however, much of the grandeur of Lutyens creation still remains. It reminds us of the bygone days of colonial rule and our struggle to shake off the yoke of foreign power. Lutyens New Delhi today stands as a reminder of India's freedom struggle. Therefore, Lutyens Delhi needs to be conserved as much as it needs to be adapted to the changing modern times, for change is the law of life.

Lutyens Bungalow Zone ( LBZ ), thus named after the large number of 'bungalows' surrounding the 'central vista', was nurtured and maintained as an exclusive conclave, with its own development guidelines. These have been changed from time to time and have led to more or less a 'freeze' in development. Both the government as well as non-government stakeholders have been voicing the need for change. Taking cognizance of the developmental needs of the day, the Government of India has taken a positive step to have these guidelines examined by the Delhi Urban Art Commission ( DUAC ) and make them progressive and development oriented.

The recommendations given in this report are based on the concern for modern day progressive development, without compromising on the heritage and aesthetic character of Lutyens capital which is an integral part of our national history. This report proposes a synergy between development and environment so as to achieve sustainability.

I am grateful to Shri. Madhusudan Prasad, Secretary, Ministry of Urban Development, Government of India for reposing confidence in the DUAC and entrusting this onerous responsibility of examining the LBZ guidelines for making suitable recommendations. I am also grateful to Shri. Durga Shanker Mishra, Additional Secretary, Shri. Mrinal Kant Tripathy, Director ( DD ) and Shri. Sunil Kumar, Under Secretary, Ministry of Urban Development, Government of India, for their active support. I thank all the stakeholders who have participated in discussions, as recorded in Annexure 13 of this report.

I am also thankful to all the Members of the DUAC for their active participation and the Secretary and staff of DUAC for their support in making this report.

15<sup>th</sup> July, 2015

**( Prof.Dr.P.S.N.Rao )**  
**Chairman, DUAC**

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## **ACRONYMS**

ASI	Archaeological Survey of India
CPWD	Central Public Works Department
DDA	Delhi Development Authority
DIT	Delhi Improvement Trust
DIZ	Delhi Imperial Zone
DUAC	Delhi Urban Art Commission
DU	Dwelling Unit
GSDL	GeoSpatial Delhi Limited
Ha	Hectare
INTACH	Indian National Trust for Art and Cultural Heritage
LBZ	Lutyens Bungalow Zone
MPD	Master Plan of Delhi
NDMC	New Delhi Municipal Council
NDRAC	New Delhi Redevelopment Advisory Committee
NMA	National Monuments Authority
Sq.km.	Square Kilometres
ZDP	Zonal Development Plan

<b>AREA STATEMENT :</b>		
1)	Original Lutyens Delhi	19.12 sq.km.
2)	LBZ 1988	25.88 sq.km.
3)	LBZ 2003	28.73 sq.km.
4)	LBZ 2015 ( Proposed )	23.60 sq.km.

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## **EXECUTIVE SUMMARY**

The Ministry Of Urban Development (MoUD), Government of India has been receiving representations from various residents of the Lutyens Bungalow Zone ( LBZ ) of New Delhi, seeking certain relaxations. Taking cognizance of the same, the Ministry forwarded the representations to the Delhi Urban Art Commission (DUAC) for examination of the same and giving recommendations to the Ministry.

The *Terms of Reference* given to the DUAC were as follows:

- i) *The Commission shall make a list of issues raised in different representations and examine them*
- ii) *After examination, it will give its recommendations/comments on each of the issues along with justification for change in boundary and development norms, if any, being proposed*
- iii) *The recommendation/comments shall be given keeping in view the need of urbanization, aesthetic character of LBZ, etc.*

In this context, the DUAC carried out a detailed study. The *methodology* adopted was as follows:

- a) identifying and reviewing all earlier documents on Lutyens Delhi / LBZ
- b) visual study by physical field visits to different parts of the LBZ
- c) preparation of various maps based on data provided by the Geo Spatial Delhi Limited ( GSDL ).
- d) survey and study of various aspects viz. zoning, landuse, building heights, building type, plot coverage, architectural styles, open spaces, monuments, etc.
- e) discussions with various stakeholders viz. CPWD, DDA, NDMC, NMA, ASI, INTACH, etc.
- f) study of various representations received.

*The two main issues that emerged were a) configuration of the LBZ Boundary and b) development guidelines for Bungalow plots within LBZ. This report recommends a) Reconfiguration of LBZ boundary and b) A new set of development guidelines.*

By reconfiguring the Boundary of LBZ, the area of LBZ has now been kept close to the original scheme of layout of Sir Edwin Landseer Lutyens and thereby, reduced in size from 28.73 sq.km. ( as in the year 2003 ) to 23.60 sq.km. now. The recommended configuration of the LBZ boundary is therefore rational and justified as it is a close restoration to the original. The Proposed Development Guidelines have been framed in a careful manner so as to maintain the skyline, ensure that buildings do not cross the existing tree height, the overall garden city urban landscape character and ambience.

The issues raised in the representations by various parties in the city of Delhi have been examined. Owners of these properties (both government and private ) can now avail additional space, basements and more property development benefits without compromising on aesthetics and environment.

In so far as the requests of the state Guest Houses/ Bhawans are concerned, they are mostly outside the LBZ and therefore, need to adhere to the Delhi Master Plan 2021. However, in case of those bungalow plots within the LBZ being used as State Guest Houses/Bhawans, the landuse being institutional, the provisions of the Delhi Master Plan 2021 shall apply.

Bearing public interest in mind, the recommendations given in this report are based on the concern for modern day progressive development, without compromising on the heritage and aesthetic character of the Lutyens capital which is an integral part of our national history. In sum, this report proposes a synergy between development and environment so as to achieve sustainability.

# **Part 1**

# **Background**

## **Part 1: Background**

The Ministry of Urban Development, Government of India, has been receiving representations from various parties, including residents of the Lutyens Bungalow Zone ( LBZ ) of New Delhi, seeking relaxations in terms of permissions for creating basements, increasing the number of floors, redevelopment, exemption from the LBZ, etc. from time to time. Taking cognizance of the same, the MOUD forwarded the representations to the DUAC for examination and giving recommendations to the Ministry.

The Commission has spent considerable time in careful examination of the issues raised and the same have been listed in a chart given at **Annexure I: List of Representations and Issues Raised**.

1.1 A brief sequence of events leading to the present LBZ Boundary and Guidelines are as follows :

- i) An Imperial New Delhi Plan was made by Sir Edwin Landseer Lutyens, a British Architect in the year 1912 for the national capital and the same was implemented and inaugurated in the year 1932. ( Please see **Annexure 2** Imperial Delhi Plan ( Original Lutyens Delhi Boundary ) and **Annexure 3** Map Showing New Delhi ( Lutyens Delhi ) in Map Showing Jurisdiction of DIT, 1940 ). The original area was 19.12 sq. km.
- ii) In the year 1947, when India became independent, the settlements in Delhi comprised of a) old Delhi or Shahjahanabad, b) Civil Lines to the north of Shahjahanabad and c) New Delhi designed by Sir Lutyens to the south of Shahjahanabad.
- iii) After Independence, the Delhi Development Authority was formed in the year 1958. The Master Plan for Delhi was prepared and notified in the year 1962. The Master Plan was to be implemented by the Delhi Development Authority ( DDA ). Several new extensions started getting added to the geography. With rapid urbanization, the need for conservation of the central part of Delhi started assuming significance.
- iv) The New Delhi Redevelopment Advisory Committee ( NDRAC ) recommendations in the year 1974 led to the demolition of several old barracks and horse stables ( *chummries* ). The DIZ ( Delhi Imperial Zone ) Redevelopment took place around the Gole Market area. Soon, the Connaught Place area also started witnessing the rise of several multistoreyed buildings.

- v) Subsequently, in October 1985, the Government of India imposed a temporary ban on multi-storeyed buildings in the entire city of Delhi till the Master Plan 2001 is finalised.
- vi) This ban was partially lifted in respect of Connaught Place area in July 1986. Thereafter, in the February 1988, the Government of India decided that high rise constructions in Delhi may continue to be regulated subject to compliance of the Master Plan, Building Byelaws, etc.
- vii) *As per these guidelines of February 1988, the Government of India, introduced the concept of Lutyens Bungalow Zone and guidelines for development within the same. These guidelines are in force till date. Please see **Annexure 4** : LBZ Guidelines 1988.*
- viii) *The boundary of the Lutyens Bungalow Zone has however been changed in the year 2003 and the same is in vogue till date. Please see **Annexure 5** : Map Showing LBZ as of 1988 and **Annexure 6** : Map Showing LBZ as of 2003.*
- ix) As per the latest approved Master Plan for Delhi 2021<sup>1</sup>, the LBZ area ( which falls within the Zone D ) has been declared as a Heritage Zone.
- x) LBZ area in the year 1988 was 25.88 sq.km. and in the year 2003 was 28.73 sq. km.

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<sup>1</sup> Chapter 10 of the Master Plan for Delhi 2021 is titled 'Conservation of Built Heritage. Under section 10.3 in this chapter, 6 Heritage Zones have been identified and LBZ is one of them. According to this, a Heritage Zone is defined as " an area which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development ".

# **Part 2**

# **Description of**

# **Lutyens Bungalow**

# **Zone (LBZ)**

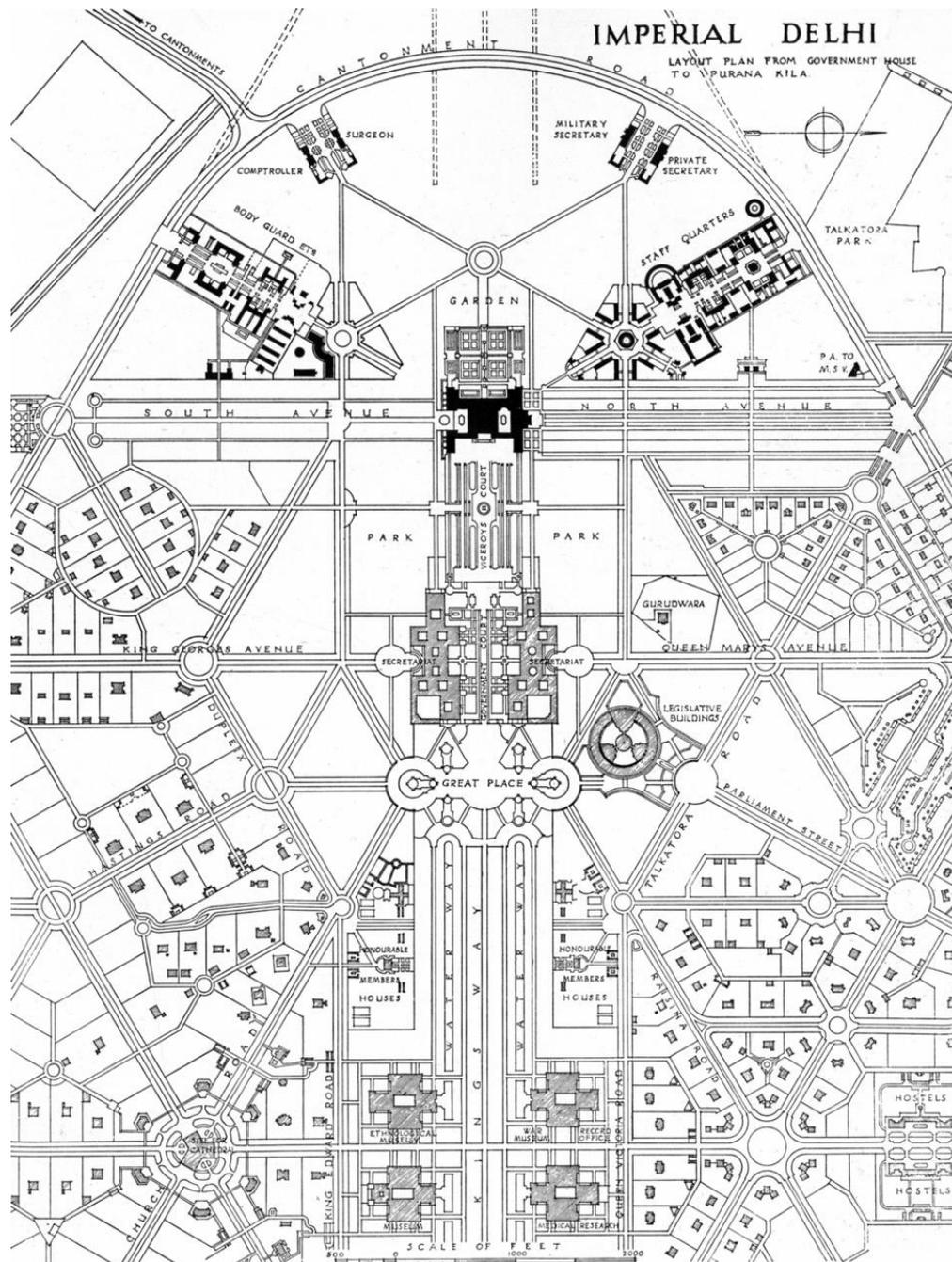
## Part 2: Description of LBZ

- 2.1 The area called the Lutyens Bungalow Zone ( LBZ ) is the 'Imperial City' of New Delhi designed on *Garden City*<sup>2</sup> principles, with a central avenue comprising the President's House and surrounded by government buildings and residential 'bungalows'<sup>3</sup>.
- 2.2 This plan was fashioned on the *Garden City* principles of Ebenezer Howard, with wide tree lined avenues, large plots and bungalows set in them. The main axis was an east-west axis, starting from the Rashtrapati Bhawan atop the Raisina Hill going down to a climax at the India Gate 'C' hexagon. The city was laid out in a grand manner and is an excellent example of a fine blend of classical and modern town planning. This plan was essentially for the national Government; offices and residences and took into account the hot and dry climate of the Delhi summers. The masterly composition of the Rashtrapati Bhawan, North Block and South Block, large bungalow plots and other government buildings, knit together carefully by a web of wide shady avenues, lends to the city a grand order, symmetry and unique aesthetic character with few parallels in the world. *Please see Fig. 1.*
- 2.3 LBZ embodied the thinking of the largest empire in recorded history and the greatest collection of wealth known to mankind. LBZ was part of an expression of urban art based on the best practices of its time. No other development in the world comes close to the scale and value of this area.

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<sup>2</sup> The *Garden City* Movement is concept of urban planning that was initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. Garden cities were intended to be planned, self-contained communities surrounded by "greenbelts", containing proportionate areas, of residences, industry and agriculture. Howard published his book *To-morrow : a Peaceful Path to Real Reform* in 1898 (which was reissued in 1902 as *Garden Cities of To-morrow*). Howard organised the Garden City Association in 1899. Two garden cities were built using Howard's ideas: Letchworth Garden City and Welwyn Garden City, both in the County of Hertfordshire, England, United Kingdom. Howard's successor as Chairman of the Garden City Association was Sir Frederic Osborn, who extended the movement to regional planning. The concept was adopted again in England after World War II, when the New Towns Act caused the development of many new communities based on Howard's egalitarian ideas. The idea of the garden city was influential in the United States, Italy, Czechoslovakia, Peru, Sao Paulo, Argentina, Australia and South Africa and many garden cities came about.

<sup>3</sup> According to *wikipedia*, the term 'bungalow' originated in India, deriving from the Gujarati *baṅgalo*, meaning "Bengali" and used elliptically for a "house in the Bengal style". Such houses were traditionally small, only one storey and detached, and had a wide *veranda*. The term was first found in English from 1696, where it was used to describe "bungales or hovells" in India for English sailors of the East India Company, which do not sound like very grand lodgings. Later it became used for the spacious homes or official lodgings of officials of the British Raj, and was so known in Britain and later America, where it initially had high status and exotic connotations, and began to be used in the late 19th century for large country or suburban houses built in an Arts and Crafts or other Western vernacular style—essentially as large cottages, a term also sometimes used. *Bungalows are to be found in various countries across the world viz. Australia, Bangladesh, Canada, UK, India, Ireland, Singapore, Malaysia and South Africa.*



**Source :** BYRON , Robert ( 1931 ). *New Delhi in The Architectural Review*, Vol. LXIX, No. 410, January, page.3, Fig.4.

**NOTE :** Also see Annexure 2

*Fig. 1. Part Layout Plan of Imperial Delhi*



*Fig. 2. A Typical Bungalow in the LBZ*

- 2.4 While the Imperial New Delhi capital city derives its combined inspiration from the French Palace of Versailles and L'Enfant's City Plan for Washington DC<sup>4</sup>, New Delhi has been fashioned as a 'garden city capital'<sup>5</sup>, with the large number of 'bungalows', unlike Washington DC.
- 2.5 *Imperial New Delhi designed by Lutyens is therefore a unique example of urban planning without a parallel in the world and cannot be compared with other examples elsewhere.*
- 2.6 LBZ area is the central area of Delhi comprising a part of Zone D of the Delhi Master Plan 2021 prepared by the Delhi Development Authority, the statutory development agency for Delhi.
- 2.7 LBZ encompasses an area of 28.73 sq.km. ( as in 2003 ) and constitutes approximately 2 percent of the total area of the NCT of Delhi which is 1,484 sq.km.
- 2.8 LBZ area is perhaps the only area in the city of Delhi which has huge green cover which is a key environmental asset and *an essential lung space* for the city.
- 2.9 LBZ area is located on the slopes of the Raisina Hill which is a part of Aravalis, the *oldest fold mountain range in the whole world* ! ( In

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<sup>4</sup> "Many elements of the design for Imperial Delhi allude to L'Enfant's plan for Washington DC" . See VOLWAHSEN, Andreas ( 2002 ). Imperial Delhi : The British Capital of the Indian Empire, Prestel, NY. page 33.

<sup>5</sup> "Lutyens played an active part in the planning of Hampstead Garden City and this experience prompted him to adopt the concept of a garden city for the residential areas of the new administrative city". Ibid. page 33.

contrast, the Himalayas are the youngest fold mountains). The Aravalis originate in Gujarat and culminate in the Raisina Hill in Delhi. The Aravalis are over 1500 million years old and highly ecologically sensitive. In several cases ( as also the ridge behind the Rashtrapati Bhawan ), the Honourable Supreme Court has intervened and issued instructions for preservation of the natural assets.<sup>6</sup>

- 2.10 The *ridge* behind the Rashtrapati Bhawan, known as the central ridge, comprises of 864 ha<sup>7</sup>. and most of it has been declared as a '*reserved forest*' in the year 1914.
- 2.11 The local body providing civic services in the LBZ area is the New Delhi Municipal Council ( NDMC ) and all the government buildings within LBZ are maintained by CPWD.
- 2.12 LBZ area comprises of all the important offices of the Government of India including the Rashtrapati Bhawan, Parliament House, War Memorial ( India Gate ), Supreme Court of India, Delhi High Court, North and South Block, Cabinet Secretariat, Prime Minister's Office, offices of various central ministries, museums, art galleries, residences of parliamentarians, ministers and other senior judicial officers, government officers, defence officers, etc.
- 2.13 The Central Vista within the LBZ area is the stage for the annual Republic Day parade and other important functions which are a pride of the nation.
- 2.14 The World Monuments Fund has designated Lutyens Bungalow Zone as one of the world's 100 most endangered sites in the year 2002.
- 2.15 LBZ area is also a high security area for obvious reasons as all the VVIPs and key government functionaries reside here.
- 2.16 The total number of residential bungalow plots in LBZ area (excluding Jor Bagh, Sunder Nagar, Bengali Market, Golf Links Sardar Patel Marg , Mandir Marg and Panchsheel Marg ) are 600 approx.
- 2.17 The bungalows in the LBZ have been designed by W.H. Nicholls, C.G. Blomfield, F.B.Blomfield, Walter Sykes George, Arthur Gordon Shoosmith and Henry Medd, all well known architects from Great Britain.

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<sup>6</sup> See SINHA, G.N. (2014 ). ( Ed. ) An Introduction to the Delhi Ridge, Department of Forests and Wildlife, Government of NCT of Delhi for a detailed account of the Delhi Ridge as well as various Notifications issued from time to time.

<sup>7</sup> Out of 864 Ha, Forest area = 423 ha, Army = 202 ha, DDA Park=85ha, CPWD Park = 37 ha, NDMC Garden = 25 ha, MHA Wireless = 6 ha, MCD Nursery = 3 ha, Railways = 11 ha and areas allotted by L&DO = 72 ha.

2.18 The LBZ area is a major environmental resource and natural ecosystem, with a large number of huge trees, a diverse species of plant material and is an important lung space for the city.

2.19 On the whole, the LBZ area needs considered intervention so as to maintain balance and harmony between modern day urban requirements, aesthetics, architectural splendour and grandeur, national pride, central government functions, natural environment and security considerations.

2.20 The two points of discussion that now emerge are :

- a) Garden City and
- b) Central / Historic Area Conservation

**a) Garden City**

1) The Garden City Movement was initiated by Ebenezer Howard in the year 1898 where he envisaged the Garden City as a 'suburb' to a central city. Dozens of Garden Cities developed the world over, no doubt. The question is whether we should compare LBZ with them. The answer is 'no' since LBZ is not a 'suburb'; it is a national capital.

2) The next question is " how many national capital cities ( as 'new towns' - meaning built on a clean slate ) have been designed with an inspiration from garden city principles ? ". The answer is as follows :

- a) New Delhi - capital of India - 1911
- b) Canberra - capital of Australia - 1908
- c) Quezon city - capital of Phillipines - 1939

3) Quezon city remained the national capital for only a couple of decades - the earlier capital was Manila and subsequently, after Quezon city being the new capital for a couple of decades, the capital was again shifted back to Manila. Therefore, this is not a comparable city to LBZ.

4) Canberra<sup>8</sup> is somewhat similar to LBZ. However, Canberra has not grown much beyond what it was originally designed for in the year 1908 and the pressures and issues are very different. Present population of Canberra is 3.8 lakhs ( as against population of 167.50 lakhs of Delhi as per 2011 Census ) and is

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<sup>8</sup> Residential building heights are restricted to 3 stories in the central area of Canberra as per the National Capital Plan 2014 for Canberra and Parliament House Vista Area Heritage Management Plan.

not surrounded by a modern day extension like LBZ is. Therefore, even this is not a comparable city to LBZ.

5) LBZ is unique and the only 'new town' in the world which was designed with inspiration from the garden city movement, albeit much modified, as it was never conceived as a 'suburb'. It was infact conceived as an Imperial city with only some elements borrowed from the Enfant Plan of Washington DC and the Versailles Palace in France.

6) While one may say that LBZ has drawn inspiration from Washington DC ( Charles Enfant Plan of the year 1792 AD ), one may note that the Washington DC plan precedes the garden city movement by a century !! Therefore, Washington DC has nothing to do with the garden city movement. In fact, the plan of Washington DC derives its inspiration from European cities such as Paris and London, both being organically developed, as against Washington DC which was a 'planned city'; on a 'new town' clean slate basis.

7) Therefore, drawing parallels between LBZ and any international examples, particularly Garden Cities ( suburbs ) is infructuous.

#### **b) Historic Area Conservation**

- 1) With the issue of Garden City thus settled, let us now turn our attention to the other unique feature of LBZ, that it has a historic core area with surrounding modern developments. Do we have international examples of a similar kind? The answer is yes. For example :
  - a) the historic core area of the Enfant Plan is surrounded by the modern day Washington DC
  - b) the historic China Town and Forbidden City surrounded by modern day Beijing
- 2) The next question that arises is whether in the above cases, is the historic core preserved and the surrounding area allowed to be developed in a modern way ( with tall buildings, modern architecture, etc. ). The answer is yes.

From the above review of the international examples, it is evident that where ever there is a historic core area, it is generally conserved and the surroundings are allowed to be developed in a modern manner. This is exactly what we have been doing in the LBZ; trying to conserve the historic core and permitting surrounding areas to develop as the modern day Master Plan. ( *It is another matter that in the case of Delhi, we actually have 2*

*historic cores; one being a Mughal historic core and the other being a British historic core. This is again another unique feature in the case of Delhi ).*

Having stated the above scenario, the next question now is, how do we address the following:

- a) **Boundary** of this historic core ( LBZ in this particular case ) ?
- b) What **Development Guidelines** do prescribe within the historic core ( LBZ ) ?

In order to ascertain the above, studies have been conducted on the LBZ as discussed in Part 3 of the report.

# **Part 3**

## **Studies:**

# **Current State and**

# **Issues**

### **Part 3 : Studies : Current State and Issues**

**3.1** In this context, the DUAC carried out a detailed study over a period of five months. The *methodology* of the study involved was as follows :

- a) identifying and reviewing earlier documents on Lutyens Delhi / LBZ
- b) visual study by physical field visits to different parts of the LBZ
- c) preparation of various maps based on the data provided by Geospatial Delhi Limited.
- d) survey and study of various aspects viz. zoning, landuse, building heights, building type, plot coverage, architectural styles, open spaces, monuments, etc.
- e) discussions with various stakeholders viz. CPWD, DDA, NDMC, NMA, ASI, INTACH, etc.
- f) study of various representations received.

**3.2** Existing Boundary of LBZ :

- a) The boundary at different points of time has been examined ( Please see **Annexure 5** : Map Showing LBZ as of 1988 and **Annexure 6** : Map Showing LBZ as of 2003. ). While the 1988 boundary encompassed an area of 25.88 sq.km. , the expanded 2003 boundary encompassed 28.73 sq.km.
- b) There is no evidence of any thought that has apparently gone into delineating the boundary at 1988 or at 2003.
- c) There is no evidence of any rationale for including modern colonies viz. Golf Links, Bengali Market, Panchsheel Marg, Sardar Patel Marg, Mandir Marg, Jor Bagh and Sunder Nagar in the Lutyens Bungalow Zone as these colonies were not envisaged by Lutyens at all; Lutyens Delhi was built from 1912 to 1932 while these colonies came up in the '50s.
- d) There is no evidence of rationale for including one side of the Shanti Path road and not including the other side.

**3.3** Existing Development Guidelines for LBZ :

- a) The existing LBZ Guidelines have been placed at **Annexure 4**.
- b) There is no provision for basements.
- c) There is no provision for construction of upper floors.
- d) There is no provision for increase in area of the dwelling units.
- e) The extent of redevelopment/development is the same extent of development before ( or if the plot is vacant, the development in the neighbouring plots ), which is quite irrational.

**3.4** Development within the LBZ as of date is governed by the LBZ Guidelines of the year 1988 (including change in boundary in 2003) which, the Commission feels is restrictive in nature and without any rationale. Representations from the residents also state that they are

very restrictive and need to be revised, bearing in mind the present day urbanization requirements.

- 3.5** On the other hand, with the overall urbanization in the city of Delhi, the LBZ area has been under pressure in terms of vehicular traffic. Some of the roads are witness to traffic jams. Despite the fact that seven Metro stations have been provided in the existing LBZ, traffic continues to be an issue here.
- 3.6** Many bungalows have aged and are in a poor state of maintenance.
- 3.7** The space requirements of the residents in the bungalows have also increased and the existing guidelines do not permit increase.
- 3.8** Nearly 50 percent of the buildings have been replaced by modern buildings (for example, Pandara Road flats, etc.) while the remaining 50 percent still retain the bungalow character.
- 3.9** Further, it may also be noted that a) there are many buildings classified as ‘monuments’ in the LBZ and b) the LBZ area is a Heritage Zone<sup>9</sup> as per the MPD 2021 prepared by the DDA.
- 3.10 Annexure 7** shows the Listed heritage buildings in the LBZ area.
- 3.11 Annexure 8** shows the LBZ area in terms of Existing Type of Development. From this map, it can be observed that the various types of residential areas are bungalows, government flat pockets ( viz. Kaka Nagar, Bapa Nagar, etc. ) and private residential pockets ( viz. Jor Bagh, Golf Links, etc. ).
- 3.12 Annexure 9** gives further details of the residential building types. It can be seen that while the colonial bungalows constitute 51 percent, group housing government flats constitutes as much as 30 percent. There is also a small percentage of multi-storied flats. The plotted housing constitutes 14 percent.
- 3.13 Annexure 10** shows that the LBZ area has a network of back lanes and in these back lanes, there are many *jhuggis*, shops and unauthorised constructions.
- 3.14 Annexure 11** shows the Delhi Metro connectivity in LBZ area. From this annexure, it can be seen that there are seven Metro Stations and

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<sup>9</sup> It may be noted that the Constitution of India states that it is the fundamental duty of every citizen of India to value and preserve the rich heritage of our composite culture. Further, **Art. 49 of the Constitution of India** states that “ *It is the obligation of the state to protect every monument or place or object of artistic or historic interest, declared by or under law made by Parliament, to be of national importance, from spoliation, disfigurement, destruction, removal, disposal or export, as the case may be* “.

the Yellow, Violet, Blue and Orange Lines pass through ( underground ) the LBZ area.

**3.15** With a view to get a more *wider view on the subject*, the DUAC set up a Committee to examine the issues in greater detail through a *consultative process*. The constitution of this Committee has been given at **Annexure 12**. It can be seen from this that in addition to the DUAC members, representatives from CPWD ( New Delhi Region ), CPWD ( Horticulture ), NDMC, DDA, ASI, NMA, INTACH, Lalit Kala Academy and Delhi College of Art have been included. Three meetings were held and minutes of the meetings are as shown at **Annexure 13**. Written observations were also received, as shown in **Annexure 14**. The following major points emerged from these meetings :

- The sequence of administrative events/guidelines should be presented
- Maps showing the boundaries at different points of time be presented
- Heritage sites be marked on the maps
- There is no objection to the removal of certain areas viz. Golf Links, Jor Bagh, Sundar Nagar, Panchsheel Marg and Chanakyapuri and the Central Ridge from the LBZ.
- Separate development controls should be prescribed for the area within the LBZ area without any ambiguity
- Mixed landuse should not be permitted
- Redevelopment of bungalows can be permitted wherever required
- Maximum height of the bungalows should not exceed 12 m.
- Dilapidated bungalows should be redeveloped while good condition bungalows should be conserved.
- Unauthorised constructions and *jhuggis* should be addressed.
- Amalgamation of plots should not be permitted.
- Provisions for basements need to be addressed.

***Therefore, the challenge today is to create a synergy between conservation and development, without leading to aesthetic or environmental degradation, bearing in mind the principle of the “larger public good” as against the narrow private interest.***

**3.16** Further, while LBZ is a very unique case, a comparison has been done with similar international examples (although *they are not garden cities* ) of a) Washington DC<sup>10</sup> and Beijing<sup>11</sup> ( please see **Box 1 and 2**) of this report.

**3.17** From these two case studies, the following conclusions emerge :

- a) the central historic core has been preserved
- b) there are height restrictions
- c) historic buildings are conserved and
- d) the surrounding modern city can have high rises.
- e) the boundaries have not been changed and continue to be as delineated in the beginning
- f) there is a clarity in the guidelines

**3.18** Therefore, while the above two examples *are not garden cities*, they follow a pattern, similar to the pattern that is present in New Delhi, where there is a central historic core which is preserved and surrounding modern city where high rise buildings are permitted.

**3.19** Based on a) the above studies, b) written suggestions received and c) meetings held with various experts, the Commission has arrived at the following conclusions :

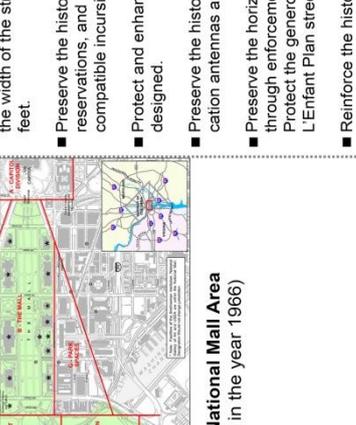
- a) The LBZ Boundary needs reconfiguration
- b) The LBZ development guidelines are too restrictive and need to be appropriately reframed.

Further discussion and recommendations have been presented in the Part 4 of this report.

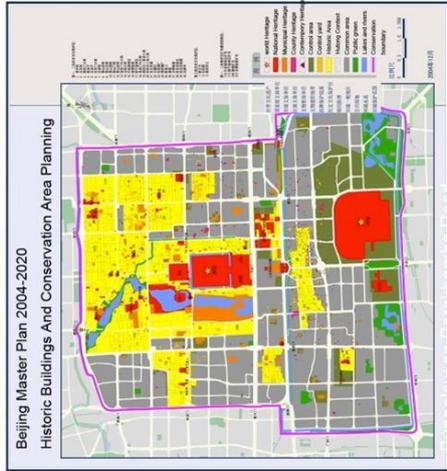
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<sup>10</sup> **Washington DC, USA** : It has a population of approx. 6.5 lakhs as of the year 2014 and has a historic national capital core area ( National Mall Area ) surrounded by the rest of the city. The Comprehensive Development Plan for the District of Columbia 2006 and the Height Master Plan for Washington DC prescribe a height restriction of 40 feet ( approx. 3 floors ) and in the case of mixed use or commercial areas, upto a height equal to the width of the street + 20 feet, with an overall restriction of 130 feet. It also provides for conservation of the historic skyline and the horizontal urban quality of spaces. For more details, please see **Box 1**.

<sup>11</sup> **Beijing, China** : It has a population of approx. 200 lakhs as of the year 2013 and has a historic national capital core area demarcated in the year 2005 surrounded by the rest of the city. The Beijing Master Plan 2005 prescribes height restriction starting from 3.3 m upto 18 m. It also provides for conservation of the historic area of the city. For more details, please see **Box 2**.

Country	Capital City	City Area	Historic Core/ Conservation Area	Development Regulations/ Controls
<p><b>USA</b></p>	<p><b>Washington DC</b></p> <p>Washington, D.C., formally the District of Columbia and commonly referred to as Washington, "the District", or simply D.C., is the capital of the United States.</p> <p><b>Population(2014) :</b> 658,893</p> <p><b>Area:</b> 177 sqkm</p>	 <p>Washington DC City Plan</p>	 <p>Plan of The National Mall Area (Demarcation in the year 1966)</p>	<p><b>Comprehensive Development Plan for District of Columbia, 2006 and The Height Master Plan for Washington DC</b></p> <ul style="list-style-type: none"> <li>■ Height restriction of 40' within National Mall Area.</li> <li>■ Mixed use or commercial areas: buildings may be as high as the width of the street plus 20 feet, but may not exceed 130 feet.</li> <li>■ Preserve the historic pattern of streets and associated minor reservations, and protect these historic rights-of way from incompatible incursions and intrusions.</li> <li>■ Protect and enhance the views and vistas, both natural and designed.</li> <li>■ Preserve the historic skyline from intrusions such as communication antennas and water towers.</li> <li>■ Preserve the horizontal character of the national capital through enforcement of the 1910 Height of Buildings Act</li> <li>■ Protect the generous open space and reciprocal views of the L'Enfant Plan streets, avenues, and reservations.</li> <li>■ Reinforce the historic importance and continuity of the streets as public thoroughfares through sensitive design of sidewalks and roadways.</li> <li>■ Maintain historic properties in their original use to the greatest extent possible. If this is no longer feasible, encourage appropriate adaptive uses consistent with the character of the property</li> <li>■ Ensure that new construction, repair, maintenance, and improvements are in scale with and respect historic context through sensitive siting and design and the appropriate use of materials and architectural detail.</li> <li>■ Protect the civic and historical character of the city, particularly the "horizontal" urban quality of Central Washington, by limiting building heights in accordance with the Height Act of 1910.</li> </ul>

# Box 1: Washington DC, USA

<p><b>Country</b> People's Republic of China</p>	<p><b>Capital City</b> Beijing</p> <p>Beijing, sometimes romanized as Peking, is the capital of the People's Republic of China</p> <p>Population(2013) : 20,150,000</p> <p>Area: 16,410.54 sqkm</p>	<p><b>City Area</b></p> 	<p><b>Historic Core/ Conservation Area</b></p>  <p><b>Plan of Beijing Old City</b> (Demarcation in the year 2005)</p> <ol style="list-style-type: none"> <li>Initially the Forbidden City and other 24 structures have been identified for conservation.</li> <li>Subsequently 5 more structures are added.</li> <li>In the year 2005, The Beijing Master Plan demarcated the entire areas as shown above as a conservation zone</li> </ol>	<p><b>Development Regulations/ Controls</b></p> <p><b>The Master Plan of Beijing, 2004-2020:</b></p> <ul style="list-style-type: none"> <li>In 2005, Beijing City Master Planning (2004-2020), marked out the third historical culture protection area in old city, and extend some historical culture protection area. It made the view of the old city historical culture protection area more integral.</li> </ul> <p><b>Conservation Regulations on Beijing Historic Core</b></p> <ul style="list-style-type: none"> <li><b>Cultural relics conservation:</b> The control requirements on conservation areas and built control areas.</li> <li><b>Conservation areas:</b> The requirement of the law for the preservation of cultural relics:</li> <li><b>Built control areas: five types</b> <ul style="list-style-type: none"> <li>Type I: no construction area</li> <li>Type II: one floor high area, height&lt;3.3m</li> <li>Type III: height&lt;9m</li> <li>Type IV: height&lt;18m</li> <li>Type V: specific built control areas.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Maintaining the middle axis feature.</li> <li>Maintaining the "回" form, creating green belt along the city wall, maintaining four city walls layout form</li> <li>Conserving the Forbidden city holistically.</li> <li>Conserving rivers and lakes, recovering some part of the historic river and lakes.</li> <li>Maintaining the chessboard roads and lanes structure.</li> <li>Maintaining the "lane-court yard house" types.</li> <li>Controlling building height to maintain the mild skyline.</li> <li>Maintaining vital landscape corridors and scenic focal points.</li> <li>Maintaining building colors and materials, such as steel grey residents to strengthen the image of the palace group with its red wall and yellow tiles.</li> <li>Maintaining historic trees, lane's green and yard's green.</li> <li>Historic district conservation is based on courtyards to conserve the fabric and feature.</li> </ul> <p style="text-align: right;">Delhi Urban Art Commission April 2015</p>
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## Box 2: Beijing, China

# **Part 4**

# **Recommendations**

## Part 4: Recommendations

### Proposed Boundary of LBZ

- 4.1 An examination of the existing boundary of the LBZ revealed that it encompasses several areas which are not in the original scheme prepared by Sir Edwin Lutyens.
- 4.2 The colonies of Bengali Market, Jor Bagh, Sunder Nagar, Golf Links, Panchsheel Marg, Sardar Patel Marg, Mandir Marg and Chanakyapuri are all modern enclaves which have come up almost 25 years after Lutyens Bungalows were constructed and there is no logic in including them in the LBZ ( please see **Annexure 17** ).
- 4.3 Further, the architectural character of the above colonies is in 'modern style', as against the unique 'bungalow style'. They have no semblance whatsoever to Lutyens Bungalow character and the houses built in these colonies are not 'bungalows' but single storey houses/duplex houses / apartments ( flats ) of the modern day.
- 4.4 Therefore, as mentioned earlier in section 3.2 of this report, there is no evidence of justification for the boundary delineation as done in the years 1988 and 2003.
- 4.5 Further, it may be noted that the original Imperial Delhi Plan created by Sir Edwin Landseer Lutyens comprises of an area of only 19.12 sq.km. approx. *Therefore it is proposed to reduce LBZ boundary from the present area to the original area so as to restore the LBZ to its original<sup>12</sup> boundary as far as possible.*
- 4.6 Therefore, the Commission kept the following **key considerations** in mind while rationalising the LBZ boundary :
  - a) *keeping the new boundary close to the original boundary envisaged by Sir Edwin Lutyens ;*
  - b) *removing the transformed/ commercialised areas/modern colonies which do not bear any semblance to the Lutyens Bungalow character; and*
  - c) *including certain adjoining green areas which have a strong bearing on environment and provide security buffer .*

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<sup>12</sup> It may be noted that while the original Imperial Delhi Plan had Connaught Place and its surroundings also included, the same have been excluded in the earlier LBZ, both in 1988 as well as in 2003 and therefore, the same is being done now too – Connaught Place has long ago transformed into a Central Business District with commercial high rises.

4.7 In view of the above, the Commission has recommended keeping the original boundary/ area of Lutyens Delhi as the base. With this basis, LBZ 2015 has been arrived at by *removing* and *adding* certain areas, based on the key considerations enumerated in section 4.6. This has been illustrated in **Annexure-18** of this report.

(a) The following areas, which were within the original boundary/ area of Lutyens Delhi, have been *removed* from the original Lutyens Delhi on the basis of key consideration (b) in section 4.6 above:

i) Golf Links - Golf Links has been removed because it was developed almost 25 years after Lutyens Delhi. It is a modern plotted development and has absolutely no Lutyens Bungalow character.

ii) Commercialized Central Business District (CBD) area near Connaught Place and northeast of Ashoka Road - These areas have been removed because they have got completely transformed/ commercialised and are now a part of the Central Business District (CBD).

(b) The following areas, which were not within the original boundary /area of Lutyens Delhi, have been *added* to LBZ on the basis of key consideration (c) in section 4.6 above:

i) The Central Ridge behind Rashtrapati Bhawan: The central ridge has been added as it is a green area adjoining Lutyens Delhi which will also act as a security buffer to the Rashtrapati Bhawan.

ii) Safdarjung Airport, Race Course and Areas south-west of Mother Teresa Crescent: These areas have been added so as to act as a security buffer to the Prime Minister's residence. Further, the extent of the areas which have been added to the south-west of Mother Teresa Crescent have been determined by letting the demarcation follow the Kushak drain, which provides a natural boundary in that area.

4.8 As a result of the above addition and deletion with respect to the original boundary/area of Lutyens Delhi, the colonies of Sunder Nagar, Golf Links, Jor Bagh, Bengali Market, Panchsheel Marg, Sardar Patel Marg, Mandir Marg, Chanakyapuri, Ashoka Road and Connaught Place shall now fall outside the LBZ boundary 2015.

4.9 Development in these areas as mentioned in 4.8 above, which shall henceforth not be in LBZ 2015, shall be governed by the provisions of the MPD 2021 and approvals of statutory bodies/local bodies/ authorities, be same as for the rest of Delhi.

## Proposed Development Guidelines for LBZ

4.10 The **objective** of the guidelines has been to create a synergy between conservation and development, without leading to aesthetic or environmental degradation.

4.11 In order to achieve the above objective, the following **key considerations** were borne in mind while contemplating decisions on preparing the proposed development guidelines for the bungalows within the LBZ :

- **Progressive Development Orientation** – The Commission has concluded that freezing development within the LBZ area by not permitting more built up area than what was there originally ( as was prescribed in the 1988 Guidelines ) is an ideal way of looking at things and not a practical way of changing with the times. Over a period of half a century, the space requirements of the occupants of the bungalows has changed substantially. By not permitting more built up area, illegal extensions may be an outcome<sup>13</sup>. The Commission felt that this can be tackled by taking a liberal approach and permitting development/redevelopment in a calibrated manner.
- **Maintaining the Aesthetic Character and Conservation** – While the Commission opines that development should be permitted, at the same time, the Commission has been very much sensitive and concerned with various aspects of aesthetics of the bungalow area. The Commission has felt that bungalows should be demolished for redevelopment *only* when they are dilapidated, unsafe and unfit for human habitation. Otherwise, they can be repaired and continue to be put to use. Further, when the bungalows are taken up for redevelopment, the architectural design, style, elements such as columns and arches, shading devices ( *chajjas* ), etc. and color scheme of the earlier bungalows built decades ago should be maintained as far as possible. At the area level, the Commission opined that the overall fabric of street pattern has to be conserved so that grand avenues continue to remain. The Commission also opined that while more floors may be permitted, height restriction is essential in order to maintain the skyline, views and silhouette effect. Further, bearing in mind the need for heritage conservation, the Commission feels that where the Government of India does not undertake redevelopment, the bungalows should be conserved while continuing to be put to use.

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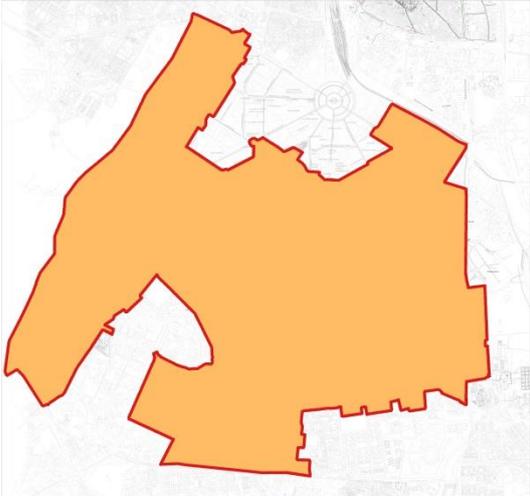
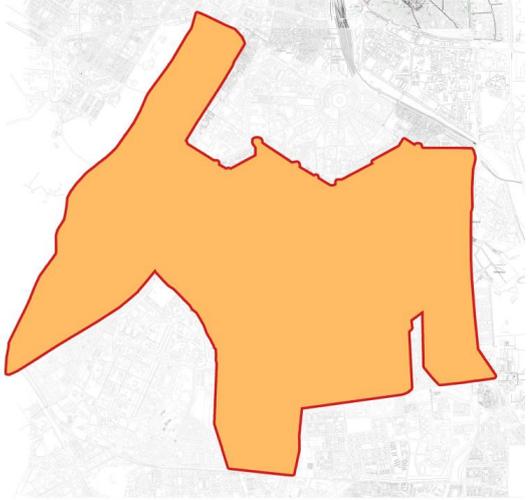
<sup>13</sup> According to OUTLOOK, Sept. 05, 2005, on September 20, 2004, the Delhi High Court took *suo motu* notice of news reports about unauthorised construction in official bungalows and in Writ Petition (Civil) 15447 of 2004, the Court served notice to the urban development ministry, stating: "It has been widely reported in the newspapers that unauthorised construction is being carried out in many bungalows in the LBZ at the instance of the occupants of the said bungalows...."

- **Increasing Accommodation** – The Commission felt that there is a need to increase the built up area so that the residents, mostly VVIPs, are able to comfortably live and conduct their daily routine without any difficulty. Most bungalows are with the Government of India and are allotted to Ministers, Members of Parliament, senior Judicial Officers, etc. and they all need substantial space, bearing in mind the nature of their functions in the Government. They have to often receive many guests/visitors at home and also operate a skeleton home office. They need to have security guards and servants who also need toilets and resting places. All these call for adequate space requirement within the bungalow plot. Further, while in the existing guidelines, basements were not being allowed, the Commission felt that there is no harm in permitting basements in the new constructions as that would provide additional space. The Commission also felt that in case stilts are required for parking (mostly in private bungalows ), the same may also be permitted.
- **Ensuring Environmental Sustainability** – The redevelopment of the bungalow area should be environmentally sustainable. This has to be done at various levels. Firstly, the Commission felt that the trees, plants and overall green character should be maintained. Secondly, it was felt that the building footprint ground coverage within the plots should be capped and kept to a minimum so as to leave enough area for rain water harvesting and percolation as also greenery all around. Further, it was also felt that in case of redevelopment, *green building norms* should be followed.
- **Minimising Impacts** – The Commission felt that the guidelines should be such that the impact of the proposed development on environment, aesthetics and traffic congestion should be kept to a minimum. Necessary provisions have been made in order to take care of environment and aesthetics. In so far as traffic congestion is concerned, it is opined by the Commission that the contribution of the bungalows to traffic problems is very minimal; LBZ being in the geographic centre of the city has a lot of ‘through traffic’ which needs to be deflected and this has to be done at the overall city level. Further, shifting of some of the offices from the LBZ and converting the spaces into other uses such as museums, art galleries, etc. can help to preserve the ambience of the LBZ and a detailed exercise in this direction is necessary and recommended.
- **Improving Clarity for Administration** – One of the main problems with the earlier guidelines of the year 1988 and 2003 was that these were too simplistic and silent on various issues. Therefore, the Commission felt that the proposed guidelines now should be more clear so that all aspects are covered. Therefore, the

detailed guidelines appended at the end have been framed in a detailed manner.

**Based on the above objective and key considerations, the Commission has recommended a set of Development Guidelines which are given at the end of this report in Appendix No. 1.**

### Summary

<b>Boundary</b>	
<b>Existing</b>	<b>Proposed</b>
LBZ 2003  <p style="text-align: center;">Area: 28.73 sqkm</p>	LBZ 2015 (Proposed)  <p style="text-align: center;">Area: 23.60 sqkm</p>
<i>Please see Annexure 6</i>	<i>Please see Annexure 15</i>
<b>Development Guidelines</b>	
<b>Existing</b>	<b>Proposed</b>
<ul style="list-style-type: none"> <li>• New construction to have same plinth area as existing bungalow.</li> <li>• Height not exceeding the height of the Bungalow in place or, if plot is vacant, the height of Bungalow which is lowest of those on adjoining plots.</li> <li>• In areas other than residential, the norms shall be same as for those outside.</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed guidelines as shown in Appendix No. 1.</li> </ul>
<i>Please see Annexure 4</i>	<i>Please see Appendix No. 1</i>

# **Part 5**

# **Conclusion**

## **Part 5: Conclusion**

- 5.1 By reconfiguring the LBZ 2015, the LBZ is being kept close to the original scheme of layout of Sir Edwin Landseer Lutyens and thereby, being reduced in size from 28.73 sq.km. ( as in the year 2003 ) to 23.60 sq.km. now.
- 5.2 The recommended configuration of the LBZ boundary here is therefore rational and justified as it is a restoration to the original as far as possible.
- 5.3 The Development Guidelines have been framed in a careful manner so as to maintain the skyline, ensure that buildings do not cross the existing tree height, the overall garden city urban landscape character and ambience is maintained.
- 5.4 Bearing in mind the stress on infrastructure, only a very marginal increase in the number of dwelling units has been made.
- 5.5 The issues raised in the representations by various parties in the city of Delhi have been examined. Owners of these properties (both government and private ) can now avail additional space, basements and more property development benefits without compromising on aesthetics and environment.
- 5.6 In so far as the requests of the state Guest Houses/ Bhawans are concerned, they are mostly outside the LBZ and therefore, need to adhere to the Delhi Master Plan 2021. However, in case of those bungalow plots within the LBZ being used as State Guest Houses, the landuse being institutional, the provisions of the Delhi Master Plan 2021 shall apply.
- 5.7 Bearing public interest in mind, the recommendations given hereunder are based on the concern for modern day progressive development, without compromising on the heritage and aesthetic character of the Lutyens capital which is an integral part of our national history. In sum, this report proposes a synergy between development and environment so as to achieve sustainability.

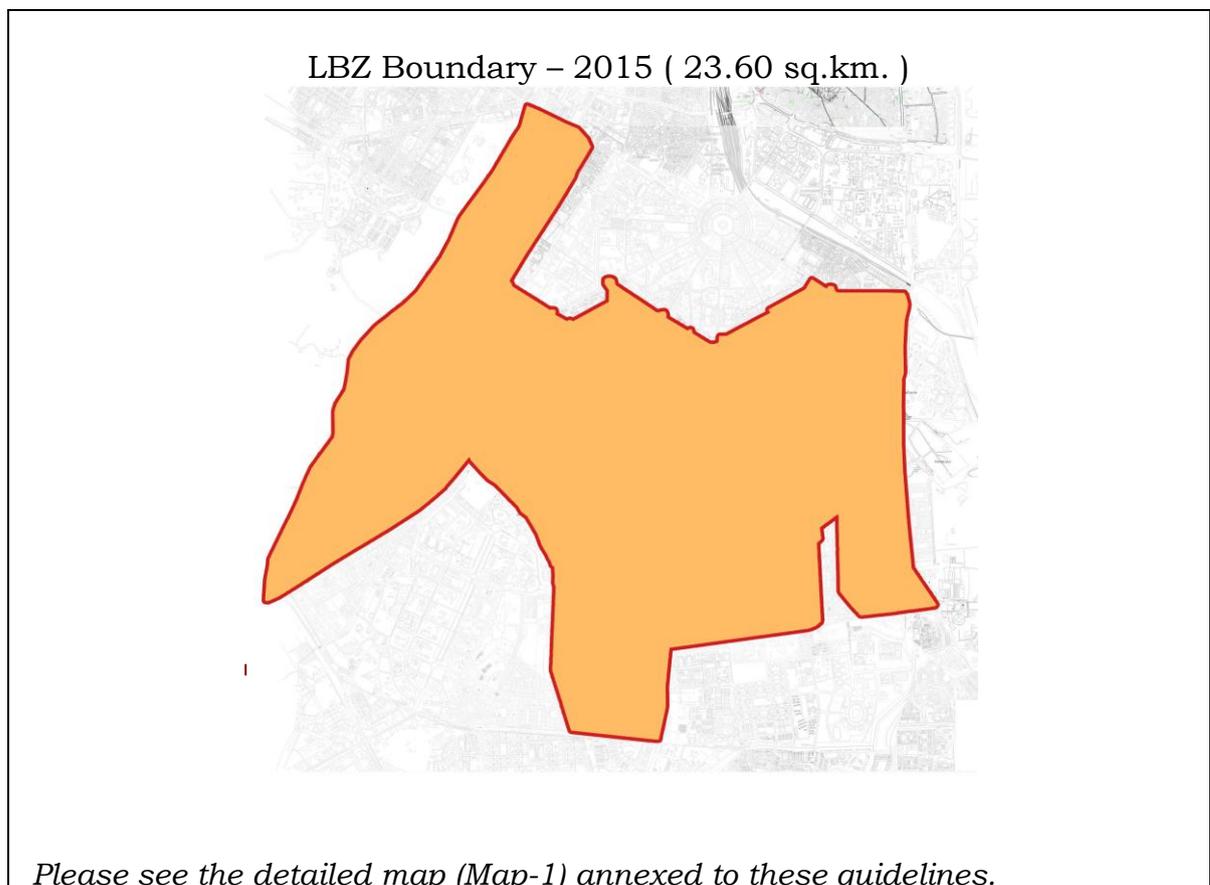
**Appendix No. 1**  
**Recommended**  
**Lutyens Bungalow Zone ( LBZ ) Boundary**  
**and Development Guidelines – 2015**

**A. Definition of Lutyens Bungalow :**

- i) “Bungalow” in LBZ may be defined as a building which is usually detached and single storey ( sometimes semi-detached and sometimes more than one storey also ), set in a large plot of land, and permitted to be used for residential purpose, having verandahs, arches, columns, cornices, ventilators, porches, chimneys, etc., designed in a Palladian style of architecture, in load bearing brickwork, plastered and painted in white colour. Servant quarters for these bungalows are separate structures located within the same plot.
- ii) Wherever any doubt arises, the same shall be clarified by DUAC.

**B. LBZ Boundary :**

*The boundary of the Lutyens Bungalow Zone 2015 shall be as given in the detailed map (Map-1) annexed to these guidelines. A miniature version of the same is given below. The LBZ, as per this boundary, will hereafter be referred to as LBZ-2015, encompassing an area of 23.60 sq.km.*



### **C. Development Guidelines :**

- i) These guidelines are applicable to the area encompassed within the boundary of LBZ 2015 as shown in the detailed map attached at the end of these guidelines.
- ii) In case of government owned residential bungalows, if the bungalows are in good condition, they can be repaired and conserved and at the same time also used for residential purposes. However, if they are beyond repair, they can be redeveloped.
- iii) Development of vacant plots as well as redevelopment of plots on which buildings are already existing, either government owned or privately owned, shall be permitted as per these guidelines.
- iv) The development (including redevelopment) of residential bungalow plots within LBZ-2015 shall be in accordance to the development control norms as provided in the Table No. 1 given below.

**Table No. 1**  
**LBZ 2015 Development Control Norms for Residential Bungalow Plots\***

<i>Aspect</i>	<i>Category 1</i>	<i>Category 2</i>	<i>Category3</i>	<i>Category 4</i>
<b>Plot Area</b>	Upto 4,000 sq.m.	4,001 to 8,000 sq.m.	8,001 to 12,000 sq.m.	More than 12,000 sq.m.
<b>Max. No. of Dwelling Units permitted</b>	1	2	3	4
<b>Max. FAR permitted</b>	20	20	20	20
<b>Max. Ground Coverage permitted ( % )</b>	12.5	12.5	12.5	12.5
<b>Max. Built Space that can be generated</b>	800 sq.m.	1,600 sq.m.	2,400 sq.m.	More than 2,400sq.m.
<b>Max. Height permitted ( Mts. )</b>	12 m	12 m	12 m	12 m
<b>Max. number of floors permitted</b>	B+G+2	B+G+2	B+G+2	B+G+2
<b>Front Setback ( Mts.)</b>	10	15	25	35
<b>Rear Setback ( Mts.)</b>	6	10	12	15
<b>Side setbacks ( Mts.)</b>	6	10	12	15

Note : B = Basement (please see b) below)  
G = Ground Floor

\* Includes plots having barracks and hutments.

- v) The rationale for these development control norms is that while development is necessary, in order to meet growing demand for space, the same has to be carefully orchestrated since LBZ is a historic precinct of architecture and town planning having heritage value of universal nature and unique in character, with a high degree of aesthetic value. It is a unique example of a garden city residential 'bungalows' in the whole world and needs to be carefully conserved.

Further, the following shall apply:

- a) The FAR (Floor Area Ratio ) proposed above is *all inclusive* and includes servant quarters, security room, *offices (only in case of government bungalows)*, guard rooms, machine rooms etc.
- b) One level basement is permitted within the building line, only for household storage and/ or car parking and not for any other use and its area shall not be included in the FAR. In case of existing buildings with *framed structures*, if the owner desires to construct a basement, approval shall be taken from the concerned local body, with structural design, stability and safety certification, and the responsibility for the safety and structural stability of the building and basement shall rest with the owner. However, in case of existing buildings with *load bearing structures* , basements shall not be permitted keeping in mind the safety consideration.
- c) In addition to the maximum permissible FAR of 20, as mentioned in Table No. 1 above, an additional 10 percent of the permitted 20 FAR, i.e. 2 can be availed and used, only for verandahs / balconies. Thus, the total FAR shall be  $20+2= 22$  in such cases.
- d) No verandah / balcony shall be enclosed by any material whatsoever.
- e) Above the maximum permissible height of 12 m, a maximum of 2.5 m high parapet wall / screen / grill work shall be permitted for concealing / camouflaging overhead tanks, AC machinery, mumty room etc. so that the overall height does not exceed 14.5 m measured from adjoining ground level.
- f) The minimum clear height between the floor to the underside of roof slab shall be 3.3 m.

- g) All the redeveloped bungalows shall have a) external plaster painted in white colour only or b) stone cladding, sandstone finish as used in Rashtrapati Bhawan / Baroda House / Jaipur House / Bikaner House. However, in case of government bungalows proposed to be redeveloped, in addition to the above provisions, care shall be taken to maintain the existing architectural design, elements and character viz. verandahs, columns, arches, windows etc.
  - h) A maximum of 3 ( three ) percent FAR out of the total FAR permissible ie. 20 or 22 as the case may be, can be used within the setbacks for constructing a guard room/security room, generator room, pump room, servant room, etc. along with a toilet.
  - i) In case courtyards are provided, they shall not be covered under any circumstances and left open to sky at all times.
  - j) Within the overall stipulation of 12 m height, stilts only for vehicular parking may be constructed, but area encompassed/covered by stilts shall not be counted for FAR calculation.
- vi) For development/redevelopment of plots/ premises *other than residential* within LBZ 2015, the applicable development controls shall be as per the MPD 2021 and Delhi Building Bylaws 1983 ( as amended from time to time ), *within* an overall building height of 32 m { 29.5 m for part of basement above adjoining ground level + ground floor (or stilts as the case may be ) + first floor + second floor + third floor + fourth floor+ fifth floor +sixth floor and 2.5m for mummy /staircase / lift machine room/ water tanks }. Upto three level basements within building line shall be permitted in *other than residential* plots for vehicular parking and not counted in FAR.
- vii) Normally, subdivision of plots, amalgamation of plots, change of road network and cutting of trees shall not be permitted. However, the competent authority may permit change of landuse.
- viii) The overall fabric of the LBZ area including the road network, lanes, roundabouts and trees shall be conserved.
- ix) The Central Vista is the core of the capital city of India and has a distinctive aesthetic composition and character. Therefore, it needs to be conserved. Hence, the existing regulations for Central Vista shall continue to apply in the Central Vista.

- x) The redeveloped buildings shall follow green building norms as prescribed in the Delhi Building Byelaws, 1983/National Building Code 2005, as amended from time to time.
- xi) In addition to the above, relevant provisions of the Delhi Building Byelaws, 1983 (as amended from time to time) and Master Plan for Delhi - 2021 (as amended from time to time) shall be applicable. *However, in the event of any conflict, these LBZ Guidelines 2015 shall prevail.*

*Note: Clarification on any matters with respect to these guidelines shall be provided by the Delhi Urban Art Commission ( DUAC ) as and when required.*

**Enclosed: Map 1 Showing Boundary of LBZ 2015.**

Map 1 in A1 size will be inserted here.

# **Annexures**

**List of Annexures: ( page numbers A-1 to A-37 )**

- Annexure 1: List of Representations and Issues Raised
- Annexure 2: Imperial Delhi Plan (Original Lutyens Delhi Boundary)
- Annexure 3: Map Showing New Delhi (Lutyens Delhi) in Map Showing Jurisdiction of DIT, 1940.
- Annexure 4: LBZ Guidelines, 1988
- Annexure 5: Map Showing Lutyens Bungalow Zone Area as of 1988
- Annexure 6: Map Showing Lutyens Bungalow Zone Area as of 2003.
- Annexure 7: Map Showing Listed Heritage Buildings in LBZ Area
- Annexure 8: Map Showing LBZ Area – Existing Type of Development (Residential)
- Annexure 9: Map Showing LBZ Area – Residential Building Type
- Annexure 10: Map Showing LBZ Area – Back Lanes
- Annexure 11: Map Showing LBZ Area- Existing Metro Routes
- Annexure 12: DUAC Committee on LBZ Issues
- Annexure 13: Minutes of Meetings of DUAC Committee
- Annexure 14: Written Suggestions from NMA and CPWD
- Annexure 15: Map Showing Proposed Lutyens Bungalow Zone ( LBZ ) 2015
- Annexure 16: LBZ Boundaries : Comparison of 1988, 2003 and 2015
- Annexure 17: LBZ Boundaries : Existing (2003) and Proposed (2015)
- Annexure 18: Map Showing Original Lutyens Delhi and Proposed LBZ 2015

Note: The base map used from Annexure 7 to Annexure 11 shows LBZ boundary of 2003.

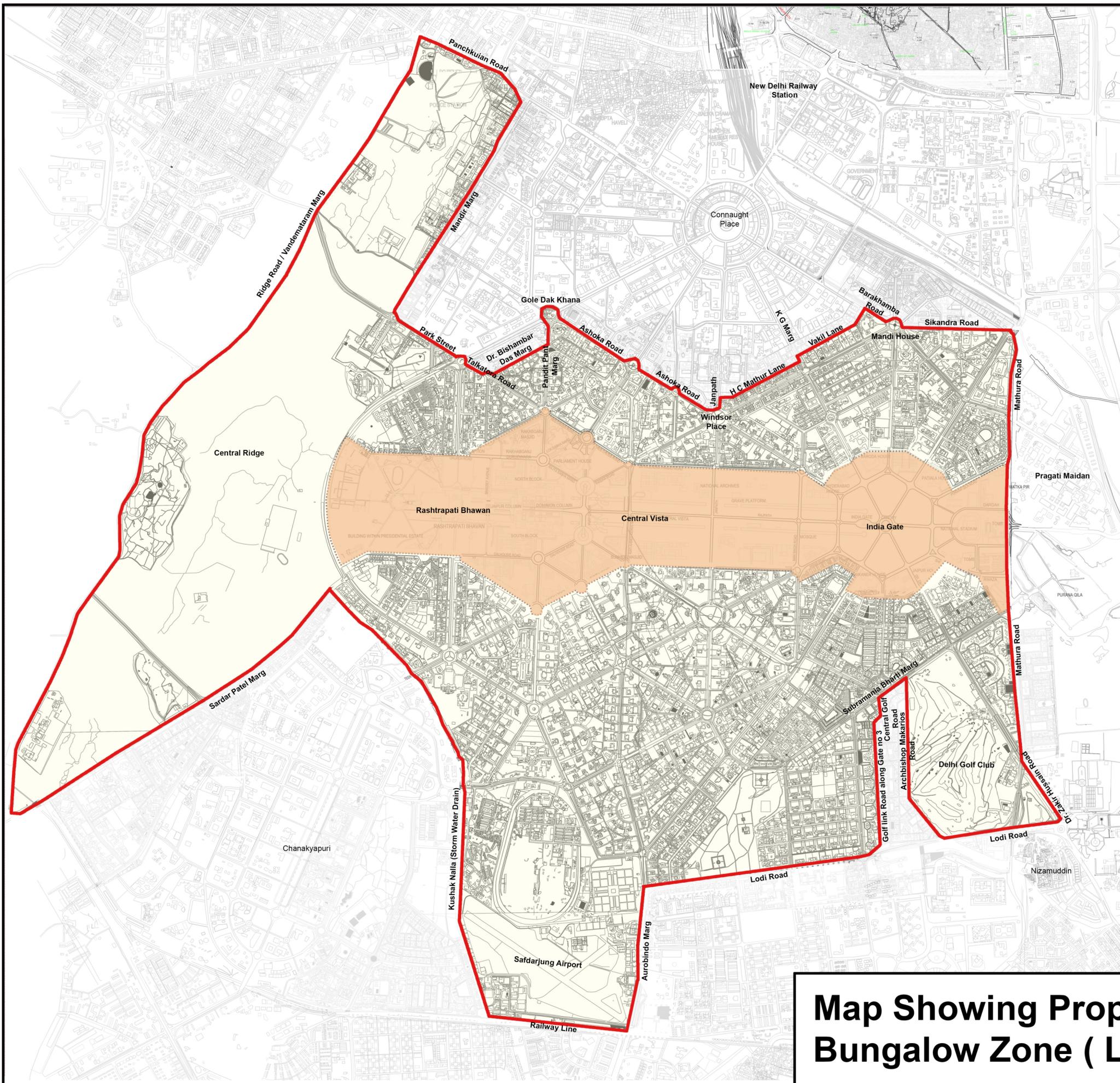


Delhi Urban Art Commission  
(A Statutory body under an Act of Parliament of India)

Government of India

July 2015

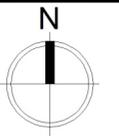
- LBZ 2015**  
( Proposed )  
Area = 23.60 sq.km.
- Central Vista**  
(Part of LBZ)



Prof. Dr. P.S.N. Rao  
Chairman

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Vinod Kumar  
Secretary



Date: 15th July, 2015

Map Showing Proposed Lutyens Bungalow Zone ( LBZ ) 2015

1

Map

# List Of Representations and Issues Raised

## Annexure

### 1

SL No	Name	Date	Area	Content		Remarks
				Problem Statement	Suggestions	
1	Deepak Narang Mrs Shobha Deepak Singh <u>Residents of Sardar patel Marg</u>	13.02.2012 24.02.2012	Sardar Patel Marg Chanakyapuri	Request on considerations of Height restriction regarding maximum floor height of 12m (development upto maximum of 2nd floor) to maintain architectural character of the area whereas most of the building in the locality are already multistories with more than 4 floors.	Considering existing situation relaxation on building height and permission for extra floors in other remaining houses will not violate the architectural character.	Received in DUAC before 10.11.2014
2	P.S. Kohli <u>Jor Bagh Association</u>	30.07.2011	Main Lodhi Road Aurobindo Marg Amrita shergil Road	Disparity in the regulations of building control zone as the houses on the main road (house no 1-26) comes under Lutyens Bungalows Zone where the remaining colony is not, hence they are allowed to construct basement plus ground plus 3 floors (B+G+3) where the houses under LBZ are not allowed to do so.	Consider the NDMC sanction between 1997 to 2004 and allow construction of full basement and full second floor in the houses comes under LBZ.	Received in DUAC before 10.11.2014
		08.05.2013	Jorbagh	Disparity in the regulations for building control zones, as part of Jorbagh Residential area comes under LBZ which will cause imbalance in development and infrastructure. One plot depth criteria of LBZ zone is affecting other developments existing along the road.	Exclusion of the area falling in south of the Lodi Road from the LBZ one plot depth criteria. As there is no Bungalow, the residential development should be restricted as per MPD2021 and building bye laws.	

SL No	Name	Date	Area	Content		Remarks
				Problem Statement	Suggestions	
	<b>Chandrima Shah</b> Jorbagh Association	17.03.2015	Jorbagh	Disparity in the regulations of building control zone as the houses on the main road (house no 1-26) comes under Lutyens Bungaiow Zone.  Grivence regarding commercialization of first floor in Jor Bagh Market which will cause adverse effect on the community as well as environment in Jorbagh area.	Uniformity in FAR in the whole Jorbagh area.  Keep the first floor of Jorbagh Market as it is (residential use) to protect the environment.	Received after 19.03.2015
3	<b>Vishnu Lall Golf Links Association</b>	11.05.2011 8.06.2011		Disparity in the regulations regarding construction of a full second floor. Buildings which were sanctioned during 1997 to 2004 under MPD 2001 and bulidings which are sanctioned after 2004, are permitted with different FAR. Application of norms as per MPD 2021 will destroy the area characteristic.	No increase in existing height to maintain the area character. Permission for the same FAR which was sanctioned between 1997 to 2004 to maitain the ambience of the area.	Received in DUAC before 10.11.2014
		06.06.2014		60% houses who get sanctioned in between 1997 to 2004 already have full second floor where rest of the 40% houses area suffering as they are not allowed to do the same due to LBZ regulations.	As 60% houses already have full second floor, allow to construct full second floor in the place of Barsati and basement which will not exceed existing height guidelines for the rest 40% houses.	
				Anamolies in Pnchsheel Marg, Chanakyapuri		Received in DUAC After 25.11.2014

SL No	Name	Date	Area	Content		Remarks
				Problem Statement	Suggestions	
4	Gautam Hooja <b><u>Member Babar Road RWA</u></b>	15.03.2012 10.04.2012	Bengali Market/ Babar Road	Houses with zero heritage value fallen into disrepair and disuse due to inclusion under LBZ. Disparity in the regulations regarding construction in east and west part of the Bengali Market/Babar Road zone. Due to previous norms construction of full basement and G+3 floors causes structural damage to the existing inbetween buildings which lead them to inhabitable state. New regulations are not allowing the owner to repair or remodel their building due to their location under LBZ.	Bengali Market/ Babar Road should be excluded from LBZ.	Received in DUAC before 10.11.2014
5	<b><u>Greatway Estates Limited</u></b>	07.03.2012	Bhagwan Das Road	There is no Zonal Development Plan for zone "D" since the Gazette Notification of the Master Plan of Delhi 2021 on 7th February, 2007. Area within Bhagwan Das Road, Tilak Marg, Sikandra Road recommended as Garden City Zone by DUAC and Delhi Municipal Council.	Area within Bhagwan Das Road, Tilak Marg, Sikandra Road should be kept outside LBZ and building plans should be allowed to follow the norms of Master Plan of Delhi 2021.	

SL No	Name	Date	Area	Content		Remarks
6	<u>Archana Dalmia and Others</u>	07.03.2012	Sikandra Road	There is no Zonal Development Plan for zone "D" since the Gazette Notification of the Master Plan of Delhi 2021 on 7th February, 2007. Area within Bhagwan Das Road, Tilak Marg, Sikandra Road recommended as Garden City Zone by DUAC and Delhi Municipal Council.	Area within Bhagwan Das Road, Tilak Marg, Sikandra Road should be kept outside LBZ and building plans should be allowed to follow the norms of Master Plan of Delhi 2021.	Received in DUAC before 10.11.2014
		20.07.2012		Contradictory FAR in institutional area within LBZ area. As FAR 150 is permitted in other institutional areas according to MPD2021 where as according to DDA (File no. F11(1)/2008/PIg/C&D-RTI/202 dated 31-7-08 ) FAR will be 120 in institutional premises is 120 accoring to Master Plan of Delhi 2021.	Suitable direction should be issued to NDMC that for the institutional areas within LBZ , the norms should be same as other respective areas outside the zone as stated in MOUD letter No D.O. No. K-13011/17/86-DDIIA dated 08.02.88.	
7	<u>Y.K. Anand Babar Road Colony Lease Holders Association</u>	19.11.2011		The row houses located very near to the railway track are old and in dilapidated condition which are inhabitable due to old construction, seepage and shaking problem.	Permission required as per NDMC norms for new construction to make it habitable for the old residents.	Received in DUAC before 10.11.2014
		14.04.2012	Babar Road	The row houses (212sq yd to 330 sq yd) in Babar Road Colony are of zero heritage value and of different architectural style which have no similarities with "Bungalow" concept on which LBZ restriction imposed. Which will lead to under utilization of land resource, Lower Capital/rental value of the property compared to similar neighbourhood. Original buildings are deteriorated and become unsafe to live.	Removal of LBZ restriction in the same area. All buildings should be allowed to built upto 15m height and also 75% covered area. To fulfill parking requirements stilt should be permitted.	

SL No	Name	Date	Area	Content		Remarks
7	Y.K. Anand <u>Babar Road Colony Lease Holders Association</u>	21.03.2013	Babar Road	The row houses (212sq yd to 330 sq yd) in Babar Road Colony are of zero heritage value which have no similarities with "Bungalow" concept on which LBZ restriction imposed. Height discrepancy in the area due to new laws which leads to dilapidation of the old houses. Due to low height and old construction of the old 80 buildings are suffering from environmental problem, leakage problem. Due to the very location to the railway line the buildings are suffering from shaking problem.	As it is not visible from main road LBZ restriction can be removed from this area. Proper solution in terms of by-laws considering ground realities.	Received in DUAC before 10.11.2014
		16.05.2013	Babar Road (Bengali Market area)	Even after successful discussion with honourable Chief Minister Smt. Shiela Dikshit on 8th April, 2013 no notification is received on above problems.	Initiate sanction of Building Plans at Babar Road Colony (Bengali Market Area) by removal of LBZ restrictions.	
		22.07.2013	Babar Road	NDMC already given comments on the this subject vide letter dated 02.05.2012 and subsequently vide Letter dated 08.02.2013 wherein it had been suggested to remove LBZ restriction on the colonies having plotted development in NDMC areas. The list of such colonies include Babar Road / Bengali Market area also. But requisite approval has still to be received.	Initiate sanction of Building Plans at Babar Road Colony (Bengali Market Area) by removal of LBZ restrictions.	
		16.08.2014	Babar Road (Bengali Market area)	Follow up.		

SL No	Name	Date	Area	Content		Remarks
7	<u>Y.K. Anand Babar Road Colony Lease Holders Association</u>	31.10.2014		Even though it was agreed by DUAC, NDMC, Department of Architecture and environment no official notification has been issued on relaxastion of LBZ guidelines for Babar Road/Bengali Market	Necessary notifiacion should be issued at the earliest.	Received in DUAC on or before 25.11.2014
		07.07.2014		Follow up.		Received in DUAC After 25.11.2014
7'	<u>Residents of Bengali Market Area</u>	27.06.2013	Babar Road (Bengali Market area)	Residents don't want that this area is taken out from LBZ area. But as 80% buildings area already 3 storey other 20% buildings should be allowed to do the same. Illegal conversion of the residential area to commercial area by outsiders causing problems to the existing residents.	Proper step should be taken so that the area should remain under LBZ but the 20% houses as mentioned earlier get permission for construction. Provision for legal conversion from residential area to commercial area is required, otherwise commercial uses should be stopped. Only Resident Professionals will be allowed to use the area for office or library purpose.	Received in DUAC before 10.11.2014

SL No	Name	Date	Area	Content	Remarks	
8	Anita Bembey <u>Babar Road Colony Lease Holders Association</u>	20.06.2012 19.11.2011	Babar Road, Bengali Market area	The row houses (212sq yd to 330 sq yd) in Babar Road Colony are of zero heritage value which have no similarities with "Bungalow" concept on which LBZ restriction imposed. Height discrepancy in the area due to new laws which leads to dilapidation of the old houses. Due to low height and old construction of the old 80 buildings are suffering from environmental problem, leakage problem. Due to the very location to the railway line the buildings are suffering from shaking problem.	As it is not visible from main road LBZ restriction can be removed from this area. Proper solution in terms of byelaws considering ground realities.	Received in DUAC before 10.11.2015
		07.12.2012	Babar Road, Bengali Market area	Lack of green areas/Parks in Babar Road area.	Provision for overhead indoor games court in the place of existing misused parks with basic amenities.	
9	Naveen Jindal <u>Lutyens Bungalow Zone Residents Welfare Association</u>	09.08.2012 00.06.2014 21.03.2013	Lutyens Bungalow Zone, Prithvi Raj Road	Change in built up areas in Govt Bungalows whereas private owners are not allowed to do so. Different development guidelines for "bungalow" and "non bungalow" properties defeats the purpose of conserving Lutyens Zone character and ambience. Discrimination in FAR and ground coverage on same plot size with respect to other areas Delhi. Artificial restrictions of development in "bungalow" plots where trees, planing pattern at the road edge is critical.	Proposal by Lutyens Bungalow Zone Residents Welfare Association Bungalow plot Max FAR: 33 instead of 20 ( to allow the construction of first floor) Max ground coverage : 20 instead of 12.5 Max. Height: 12m instead of 8m (as it will not adversely affect the skyline or the tree line.) Construction of basement for services should be allowed to maintain the height of the building. Exact zoning plans should be made for the LBZ area to maintain urban form.	Received in DUAC before 10.11.2014

SL No	Name	Date	Area	Content	Remarks	
9	Naveen Jindal <u>Lutyens Bungalow Zone Residents Welfare Association</u>	21.07.2014		LBZ has not been recognised as in the master plan 2021 as a conservation Zone. Large no of anomalies associated with the existing demarcated boundary of LBZ as per a report prepared by IL&FS Ecosmart for NDMC named The Subcity Development Plan of Delhi.	Same as above.	21.07.2014
		03.11.2014		Proper decision is required for the construction of Basement as it is restricted due to pending decision since 1988.		03.11.2014
		02.12.2014			Same as above.	02.12.2014
10	Anil Sarin <u>Bhagwan Das Road, Tilak Marg &amp; Sikandra Road Resident's Welfare Association</u>	06.09.2012	Bhagwan Das Road, Tilak Marg & Sikandra Road	Confusion regarding FAR within the institutional areas within LBZ.		Received in DUAC before 10.11.2014
		21.08.2012	Bhagwan Das Road, Tilak Marg & Sikandra Road	Confusion regarding FAR within the institutional areas within LBZ due to contradictory statement by MOUD in (Letter No D.O. No. K-13011/17/86-DDIIA dated 08.02.2008; FAR 150) and by DDA (vide letter bearing file F11(1)2008/Plg/C&D-RTI/202dated 31.07.08; FAR-120)	The norms should be same as those of the other areas outside LBZ as stated in MOUD Letter No D.O. No. K-13011/17/86-DDIIA dated 08.02.88.	

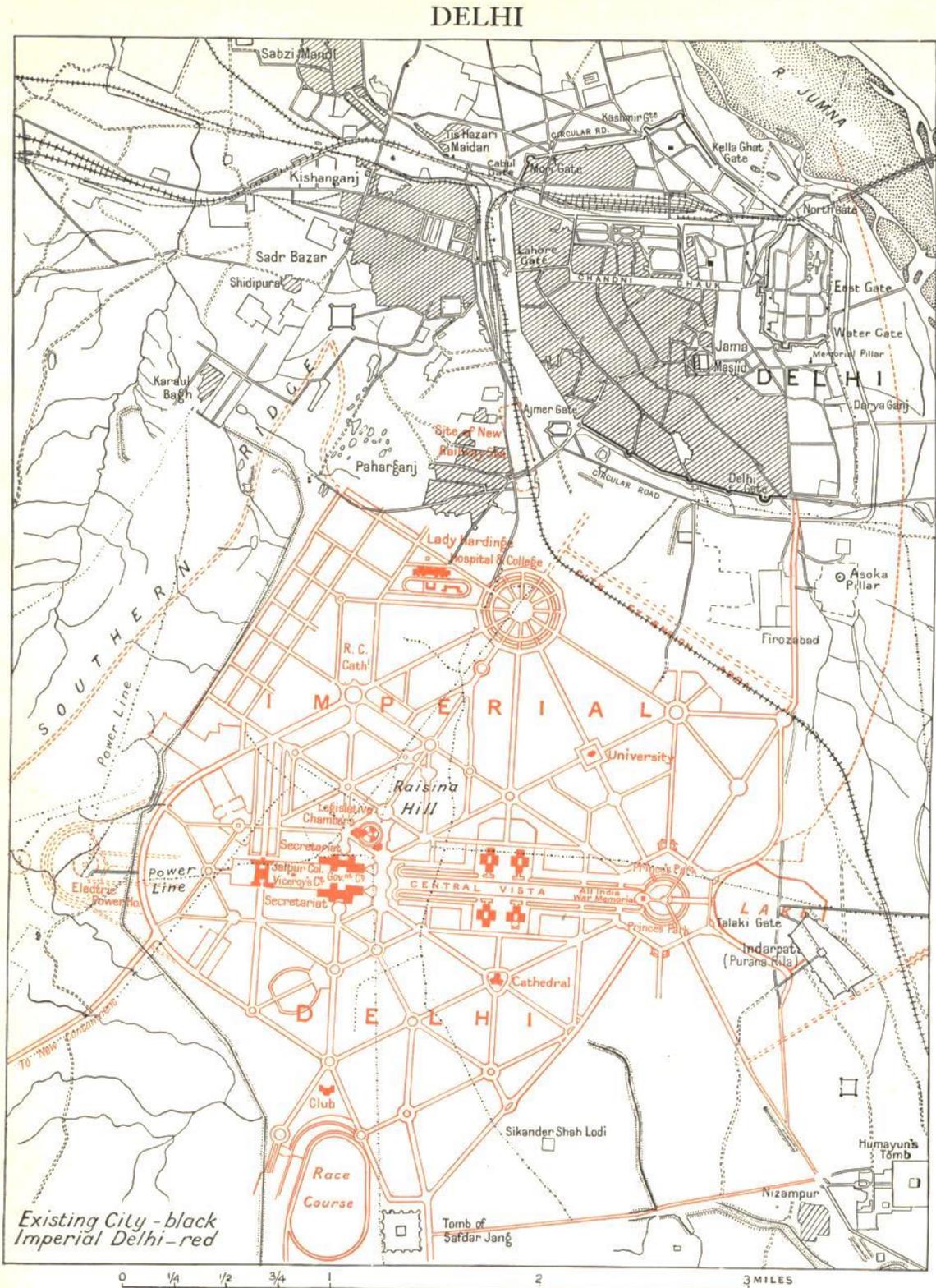
SL No	Name	Date	Area	Content		Remarks
11	Radil Tuli <b>Panchsheel Marg</b>	18.10.2012	Panchsheel Marg, Chanakyapuri	Plots on Panchsheel Marg should not be considered within Bungalow zone as they are multistoried plotted development. Due to disparity in building bylaws in the same zone plot no 1-7 are in a disadvantageous situation as they fall under LBZ restrictions.	The norms should be same as those of the other areas of Delhi outside LBZ .	Received in DUAC before 10.11.2014
		18.04.2013				
		10.06.2014 19.08.2014		Panchsheel Marg was originally allotted as part of a private , plotted residential colony as mentioned clearly in perpetual Lease document. There is no mention of Bungalow/Bungalow zone during allotment.	Owners of plot 1-7 should be allowed to get same FAR as in plot no 8-14.	
		25.06.2014		The area was developed after 1947 ,so it is not a part of original Lutyens Delhi.	Relax LBZ norms for plot no 8-14	
						Received in DUAC on or before 14.11.2014 (pics only from Under Secretary)
12	Dr. Ranjeet Mehta <b>Progress Harmony Development</b>	26.03.2013	Jorbagh Area	Disparity in the regulations of building control zone as part of Jorbagh Residential area comes under LBZ which will cause imbalance in development and infrastructure. One plot depth is affecting other developments existing along the road.	Exclusion of the area falling in south of the Lodi Road from the LBZ one plot depth criteria. The residential development should be restricted as per MPD2021 and building bye laws.	Received in DUAC before 10.11.2014

SL No	Name	Date	Area	Content	Remarks	
13	Jittender Kapoor <b>Federation of Associations of Babar Road, Diplomatic Enclave, Golf Links and JorBagh</b>	22.07.2014	Babar Road	Discrepancy in ground coverage/FAR in the same neighbourhood due to LBZ norms. Houses who got sanctioned in between 1997 to 2004 have full second floor whereas other houses either have 500 sqft barsati or 1000 sqft barsati.	Allow construction of full second floor instead of Barsatri as it will not change the skyline. Request for sanction plans for G+2 floors and also for basement as it is not considered as part of covered area.	
		28.08.2014			Suggestions on construction of basement and how its misuse can be avoided: 1. Sale of basement as a separate identity should not be permitted. 2. It should strictly be for the use of the owner/occupier. 3. Basement should not be used for living quarters. In kothies having single occupancy /single owner basements can be used for indoor sports like Table tennis/billiards may be permitted. 4. In larger plots basement may be used for Car parking of owners/ occupants. In such situation washroom is permitted. 5. To discourage misuse of basement separate external entrance should not be permitted and no separate electric/water would be deterrent to its misuse.	

Received in DUAC before 10.11.2014

SL No	Name	Date	Area	Content		Remarks
13	Jittender Kapoor <b>Federation of Associations of Babar Road, Diplomatic Enclave, Golf Links and JorBagh</b>	28.08.2014			6.To ensure that there is no violation of the above the Enforcement division of the NDMC must strictly monitor and take appropriate action. The whole house could be taxed at commercial rate for the house tax in case of misuse of the building.	Received in DUAC before 10.11.2014
		30.10.2014		Copy of letter on 22.07.2014 and 28.08.2014 Discriminations in built up area in different houses.	Problems of the existing residents can be solved by the given solutions mentioned above without changing green areas and present maximum building height in the same area.	Received in DUAC on or before 18.11.2014
14	Naresh Gujral (Member of Parliament)	06.09.2014	Bengali Market Sundar Nagar, Golf Links parts of JorBagh	The area was developed after 1947 ,so it is not a part of original Lutyens Delhi. Some of them act as a buffer zone to pure Lutyens Delhi.	The resident association of these areas have suggested that they should be allowed to built a basement, ground, first and second floor and no construction is permitted beyond that limit.	Received in DUAC before 10.11.2014
15	Dr. Raman Singh (Chief Minister) Chattisgarh	14.01.2015		Due to frequent visit of ministers to Delhi State Bhawans are facing shortage of space. These State Bhawans are not covered under recent amenment in gazette notification dated 26.11.2014	Requst to increase FAR and ground coverage for State Bhawans to achieve optimum use of valuable land in central Delhi.	Received in DUAC 03.02.2015
16	R. K. Chaturvedi (IAS)	06.01.2015	Madya Pradesh Bhawan	Due to recent amenment in gazette notification dated 26.11.2014, MP Bhawan is not able to construct new bhawan. MP guest house comes under residential landuse and not falling under LBZ.	Allow state bhawans with provision of 50% ground coverage and FAR 200 and height restriction of 20m (with 2.4 m for stilt provision)	Received in DUAC 03.02.2015

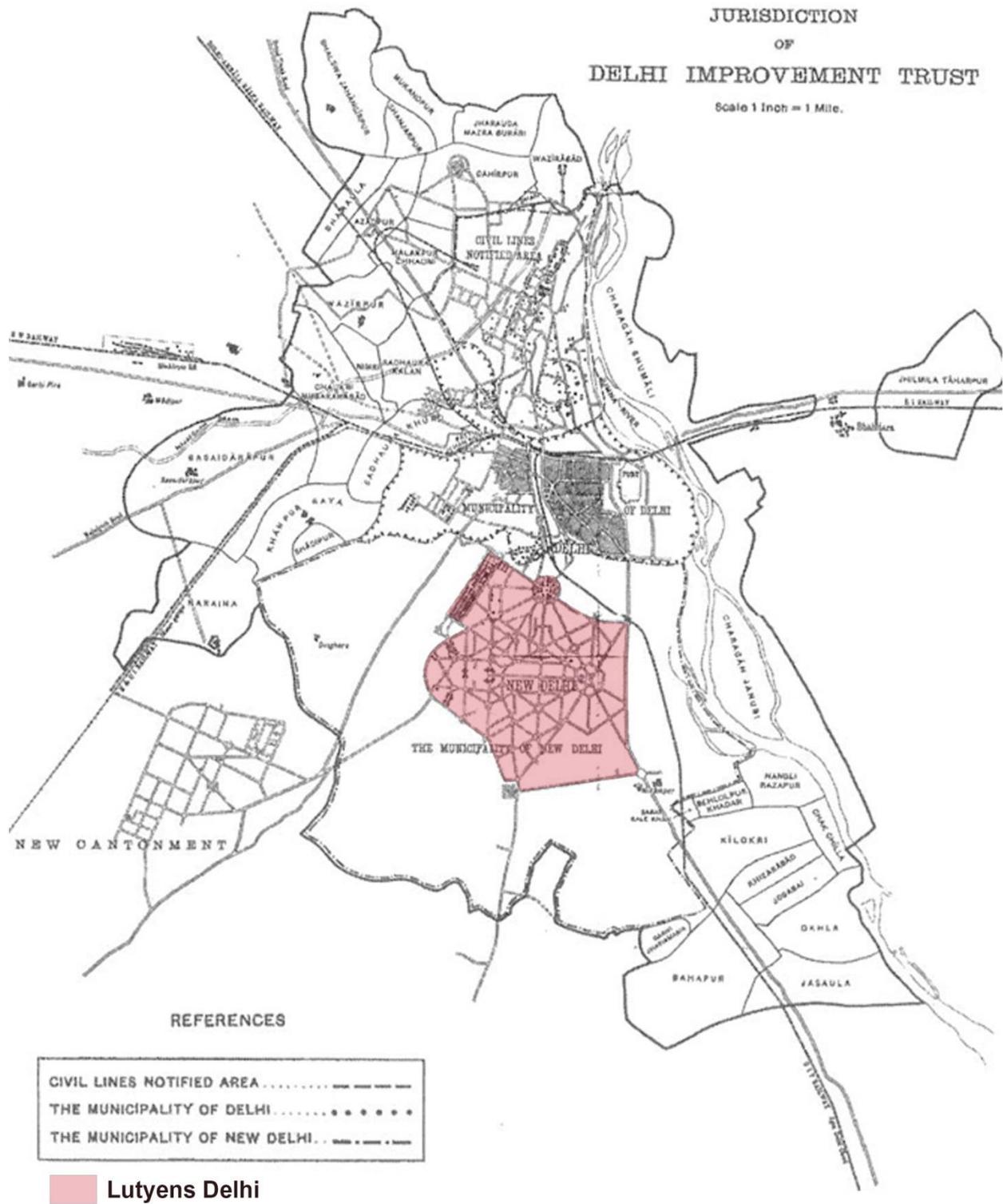
SL No	Name	Date	Area	Content		Remarks
17	M.S.Gill	19.11.2014	Mother Teresa Crescent	Barracks in Lutyens Zone should be removed considering their health hazardous character and inappropriate historical and architectural character in Lutyens Zone.	Renowned Architects should be consulted to improve the situation.	Received in DUAC 03.02.2015
18	Shibraj Singh Chouhan (Chief Minister) Madhya Pradesh	06.02.2015	Madhya Pradesh Bhawan	Reconstruction of the state bhawan is not possible as per requirement due to existing norms (Ground Coverage 30% and FAR 1.2). Though Delhi Master Plan have increased Ground Coverage to 50 % and FAR 2 for residential plots it is not applicable in State Bhawan Plots.	Request for new revised norms that of increased ground coverage of 50% and FAR 2.0 with height restriction of 20 m for state guest house plots. Also a new category of "State Bhawans/ Guest Houses should be added in chapter 4 section 4.4.3 e of Delhi Master plan.	Received in DUAC 24.03.2015
19	Vipin Kumar Resident Commissioner Bihar Bhawan	17.03.2015	Bihar Bhawan	Due to frequent visit of ministers to Delhi State Bhawans are facing shortage of space. These State Bhawans are allowed with only 30% ground coverage and FAR 1.2 with height restriction 15m , which is not enough.	Request for new revised norms that of increased ground coverage of 50% and FAR 2.0 with height restriction of 20 m for state guest house plots. Also a new category of "State Bhawans/ Guest Houses should be added in chapter 4 section 4.4.3 e of Delhi Master plan.	Received in DUAC 24.03.2015



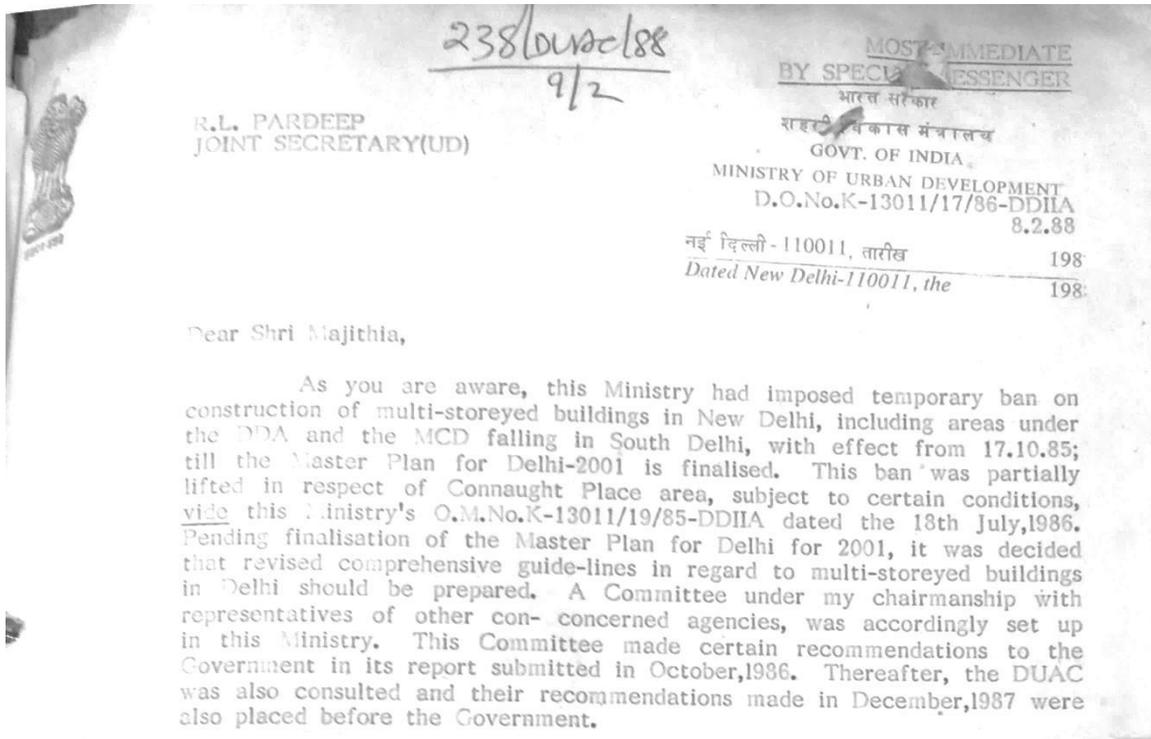
Source: The Encyclopaedia Britannica, 11th ed., 1910-12.

**Map Showing New Delhi (Lutyens Delhi) in Map Showing Jurisdiction of DIT ,1940 ( Area = 19.12 sq.km. )**

**Annexure 3**



Source: DIT Report 1940



Dear Shri Majithia,

As you are aware, this Ministry had imposed temporary ban on construction of multi-storeyed buildings in New Delhi, including areas under the DDA and the MCD falling in South Delhi, with effect from 17.10.85; 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.K-13011/19/85-DDIIA dated the 18th July,1986. Pending finalisation of the Master Plan for Delhi for 2001, it was decided that revised comprehensive guide-lines in regard to multi-storeyed buildings in Delhi should be prepared. A Committee under my chairmanship with representatives of other con- concerned agencies, was accordingly set up in this Ministry. This Committee made certain recommendations to the Government in its report submitted in October,1986. Thereafter, the DUAC was also consulted and their recommendations made in December,1987 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 guided only by 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 maximum 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 Kharag Singh Marg on the South, Panchkuian Road on the north and the ridge on the west, (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozshah Road, Bara-khamba Road and the Connaught Place, (iii) Mandj House and (iv) the Institutional area where the Supreme Court is situated. It will, however, include the areas presently

out of Lutyen's Delhi which consist of (i) Nehru Park, (ii) Yashwant Place, (iii) the area lying between Yashwant Place and the railway line on the south, and (iv) the area lying between Nehru 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 Lutyens 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.....3.

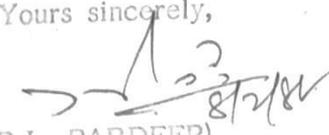
There will not be a separate governmental category for FAR specifications. The norms for Government construction will be governed by the norms specified for the zone where the Government building is to be constructed.

3. While the maximum per floor coverage norms cannot exceed 25%, 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.K-13011/19/85-DDIIA dated 17th October,85 may be treated as withdrawn.

With regards,

Yours sincerely,

  
(R.L. PARDEEP)

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

PRIVATELY LEASED AREA  
SOUTH OF RAJ PATH

LEGEND

- LUTYEN'S DELHI
- N.D. M.C. AREA
- D' DIVISION
- CENTRAL VISTA AREA
- GOVT BUNGLOW AREA
- PRIVATELY LEASED BUNGLOW AREA
- COMMERCIAL AREA
- INSTITUTIONAL AREA

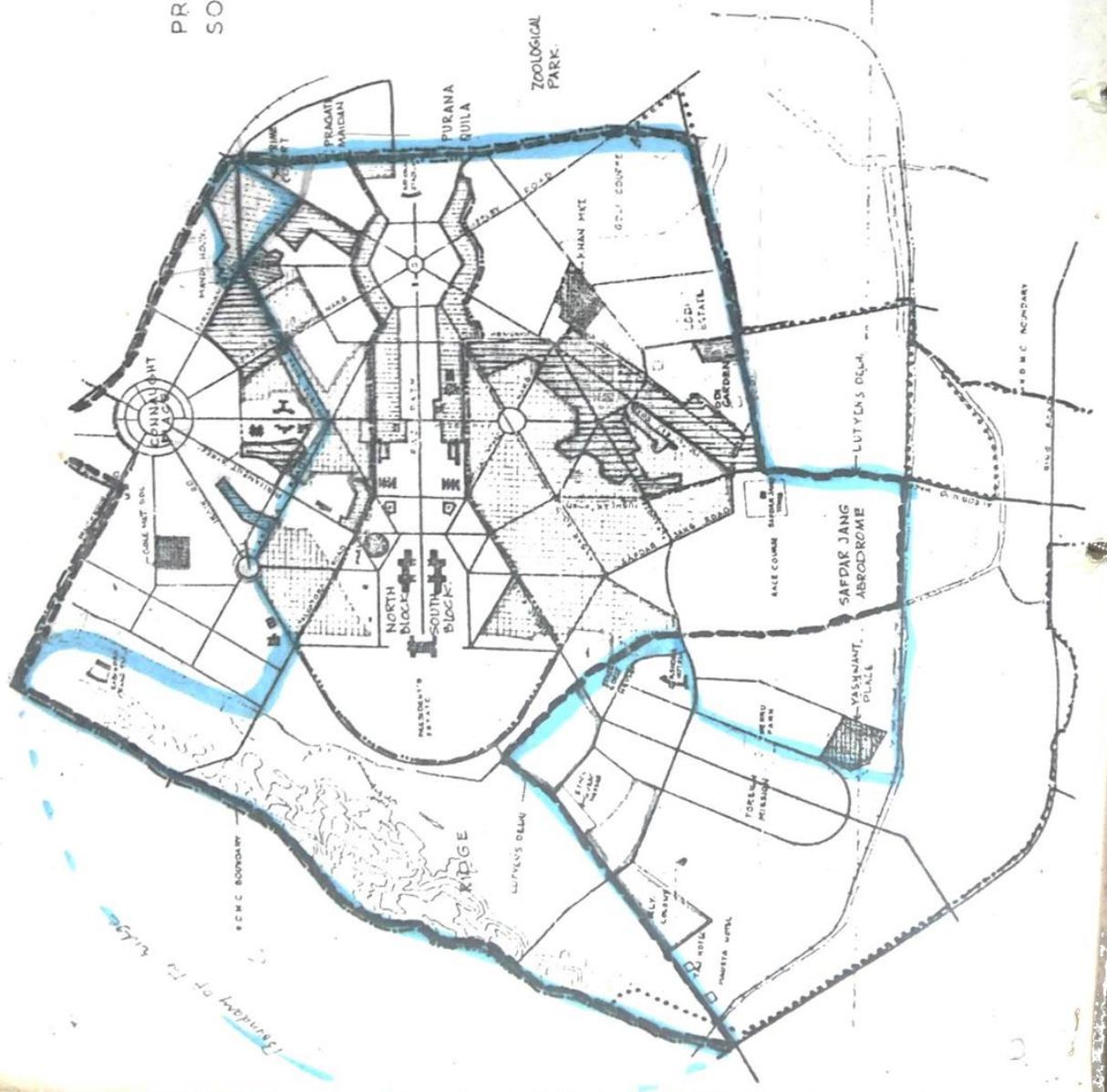
Lutyen's Bungalow

*Handwritten signature/initials*

LOCATION PLAN

- BUNGLOW AREA
- PRIVATELY LEASED BUNGLOW AREA
- M.C. AREA
- D' DIVISION
- CENTRAL VISTA AREA
- GOVT BUNGLOW AREA
- PRIVATELY LEASED BUNGLOW AREA
- COMMERCIAL AREA
- INSTITUTIONAL AREA

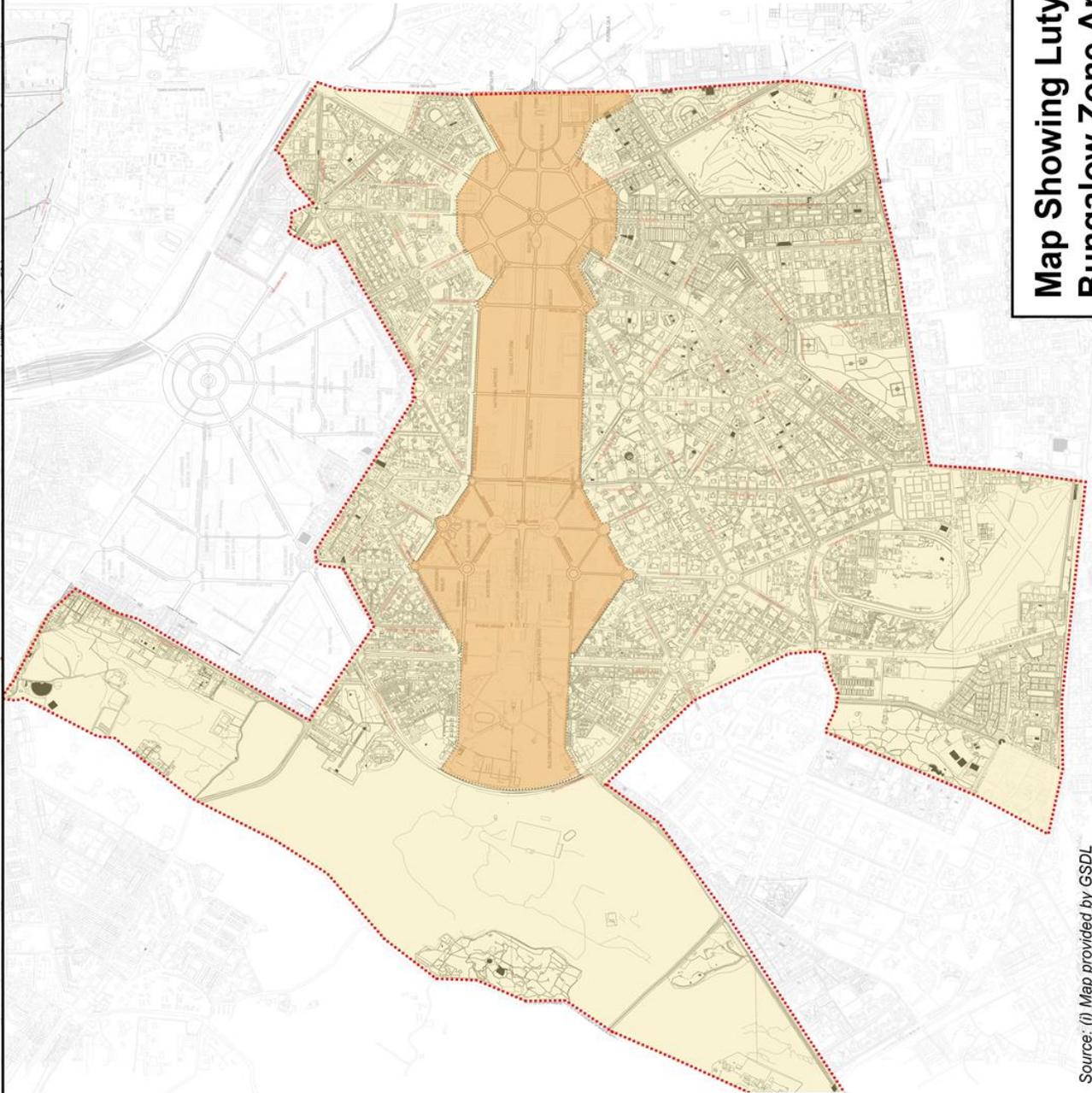
DESIGN GROUP  
MINISTRY OF WORKS & HOUSING





Delhi Urban Art Commission  
(A Statutory Body under an Act of Parliament of India)  
Government of India

July 2015



Area: 25.88 sq.km.

LBZ 1988  
(Including Central Vista)

Central Vista



Annexure

5

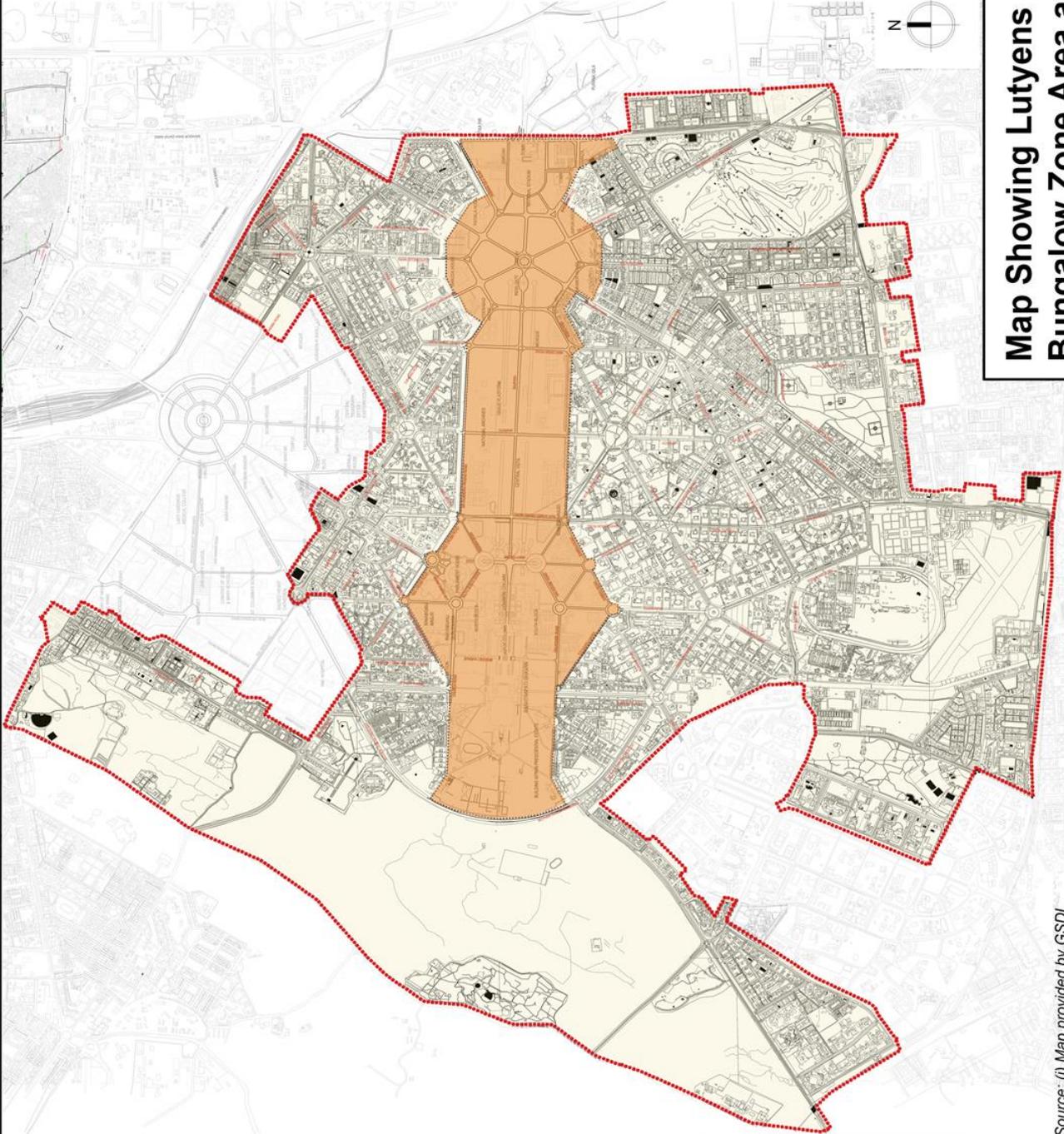
# Map Showing Lutyens Bungalow Zone Area as of 1988

Source: (i) Map provided by GSDL  
(ii) 1988 Boundary : MOUD Letter no D.O. No.K 13011/17/86- DDIIA 8.2.88



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Government of India

July 2015



Area: 28.73 sq.km.

LBZ 2003  
(Including Central Vista)

Central Vista

Annexure

6

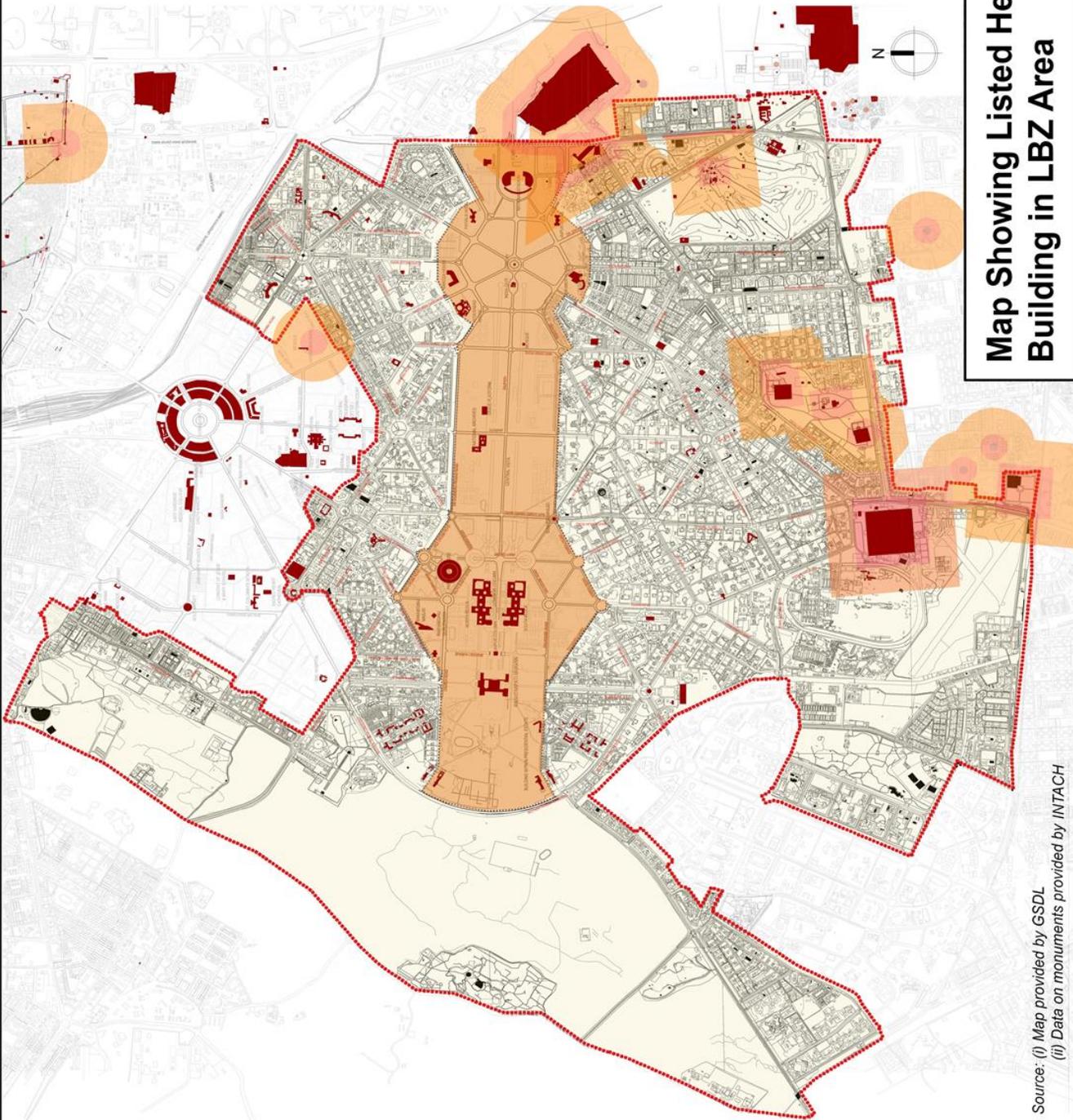
# Map Showing Lutyens Bungalow Zone Area as of 2003

Source: (i) Map provided by GSDL  
(ii) 2003 Boundary - MOUD Letter no D.O. No. K-13011/31/90-DDIB (Vol. IX)



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Government of India

July 2015

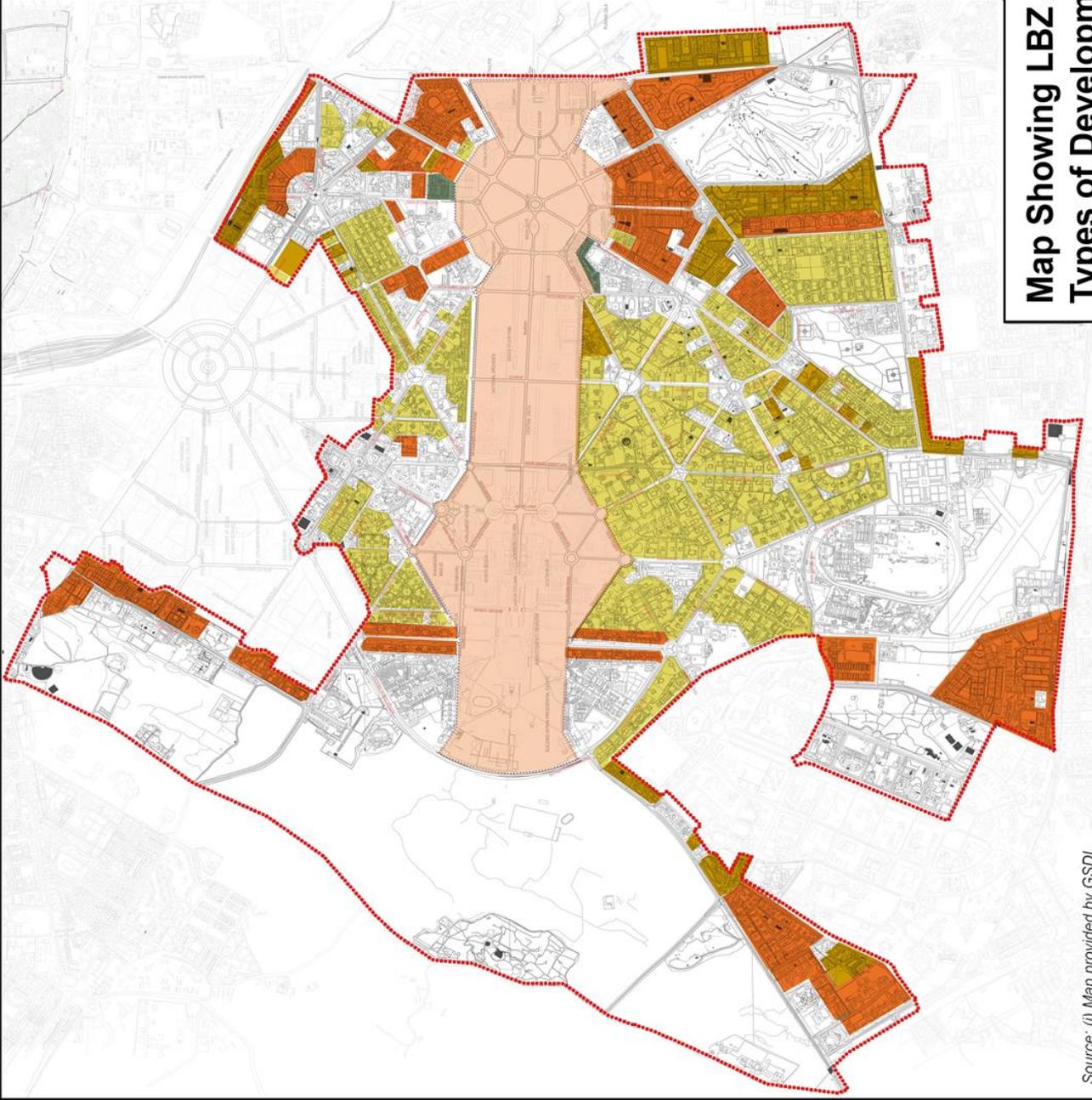


Area: 28.73 sq. km.

- LBJ 2003 (Including Central Vista)
- Central Vista
- Heritage Structure

Annexure  
**7**  
**Map Showing Listed Heritage Building in LBJ Area**

Source: (i) Map provided by GSDL  
(ii) Data on monuments provided by INTACH

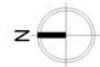


Predominant Bungalow Area

Govt. Flat Pockets (Kaka Nagar, Bapa Nagar etc.)

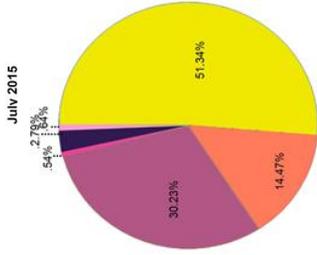
Private Residential Pockets i.e. Jor Bagh, Sundar Nagar, Golf Links, Bengali Market etc.

Barracks



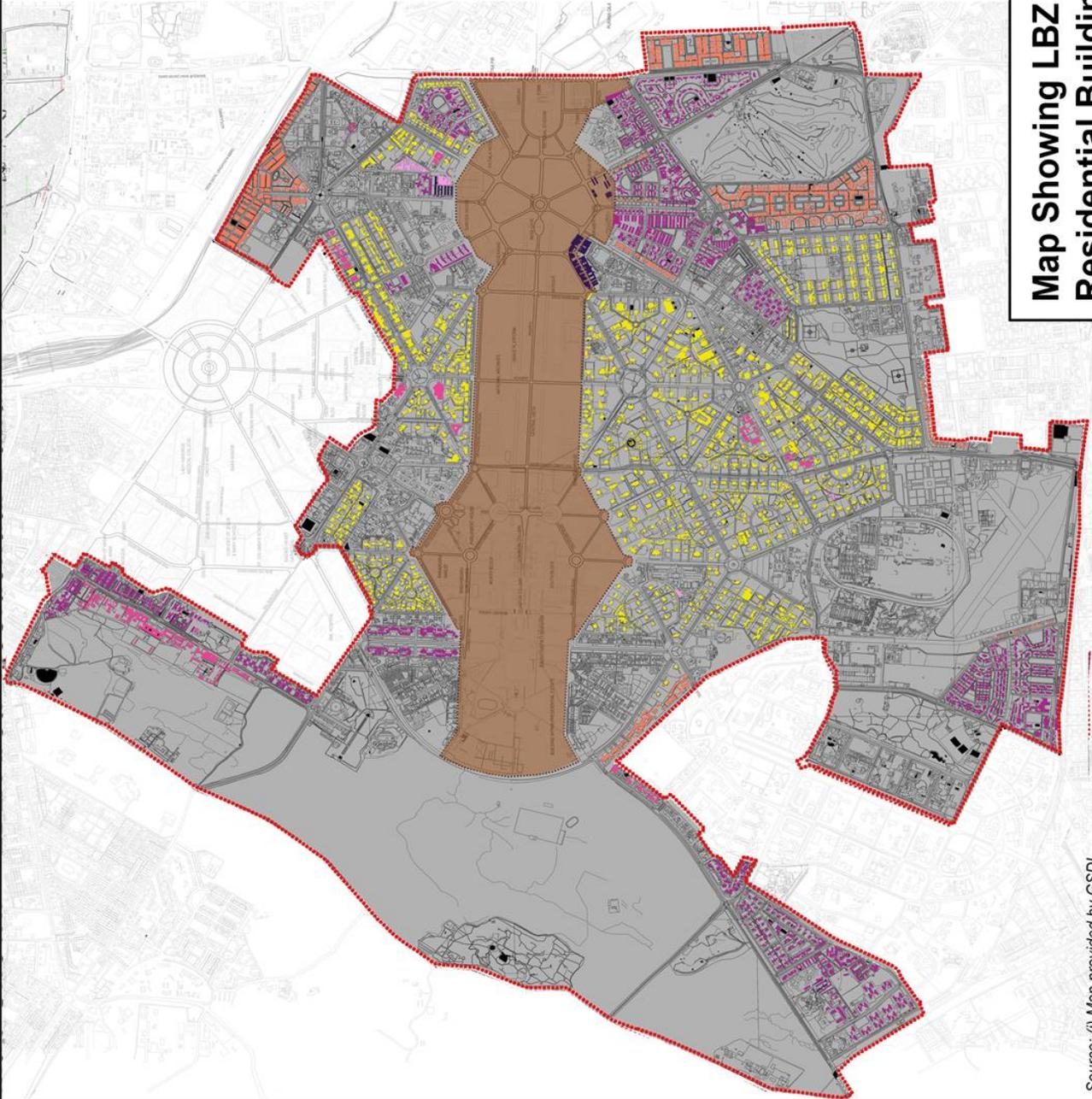
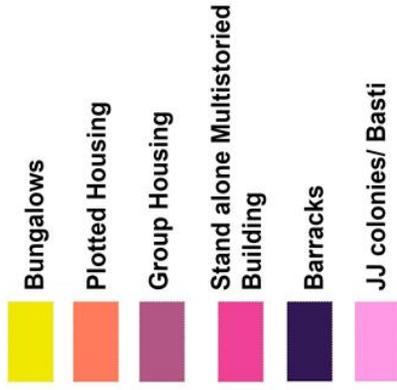
**Map Showing LBZ Area- Existing Types of Development (Residential)**

Source: (i) Map provided by GSDL  
(ii) Based on DUAC Reconnaissance Survey, 2015



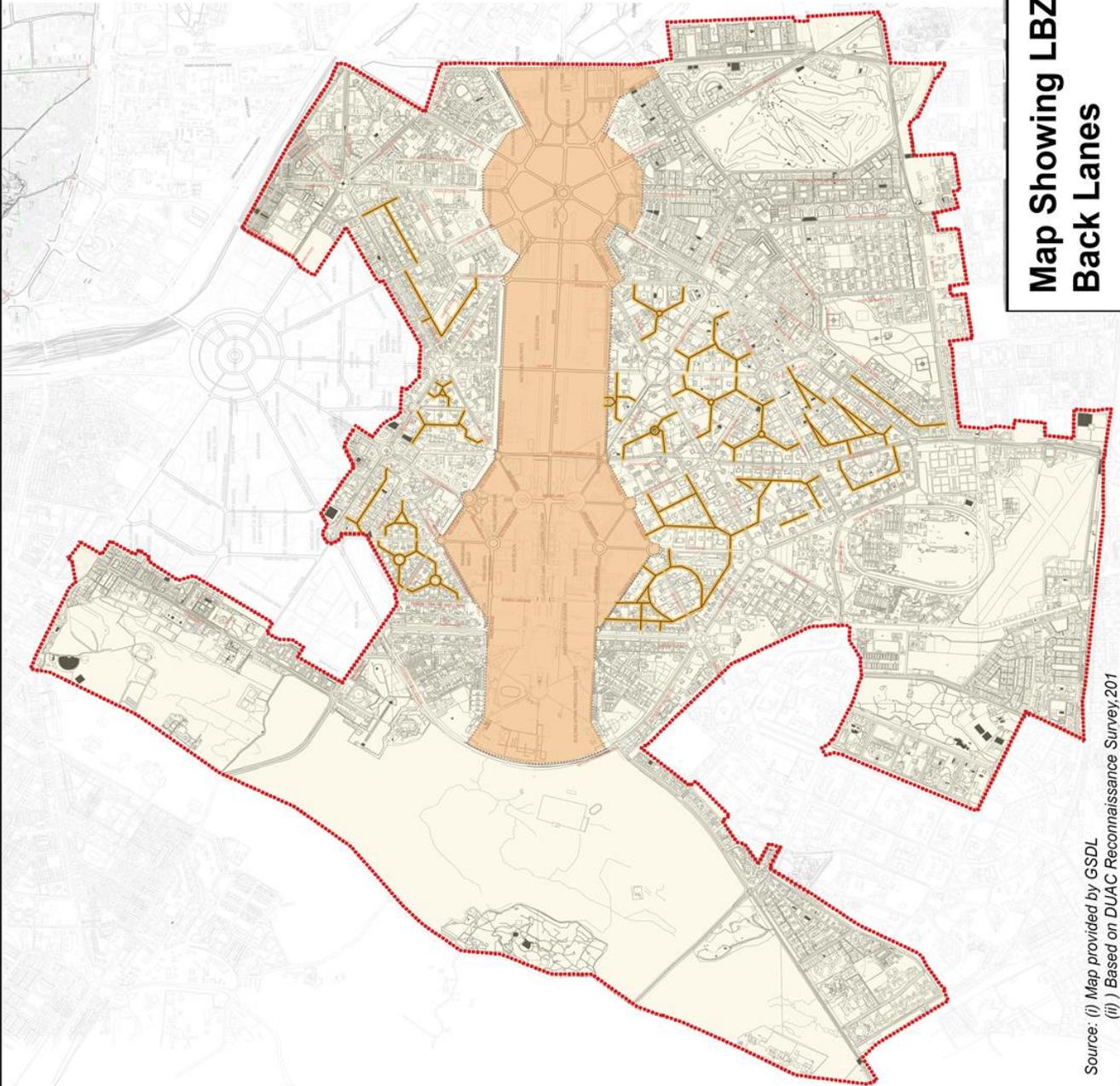
Residential Building Type	Area (sqm)	% of Total Residential Area
Bungalows	4.79	51.34
Plotted Housing	1.35	14.47
Group Housing	2.82	30.23
Stand alone multi stored building	0.05	0.64
Barracks	0.26	2.79
JJ colonies/ Basti	0.08	0.64
Total	9.33	100.00

Percentage of Area by Building Type within LBZ (residential)



**Map Showing LBZ Area- Residential Building Type**

Source: (i) Map provided by GSDL  
 (ii) Based on DUAC Reconnaissance Survey, 2015



LBZ 2003  
(Including Central Vista)

Central Vista

Back lanes



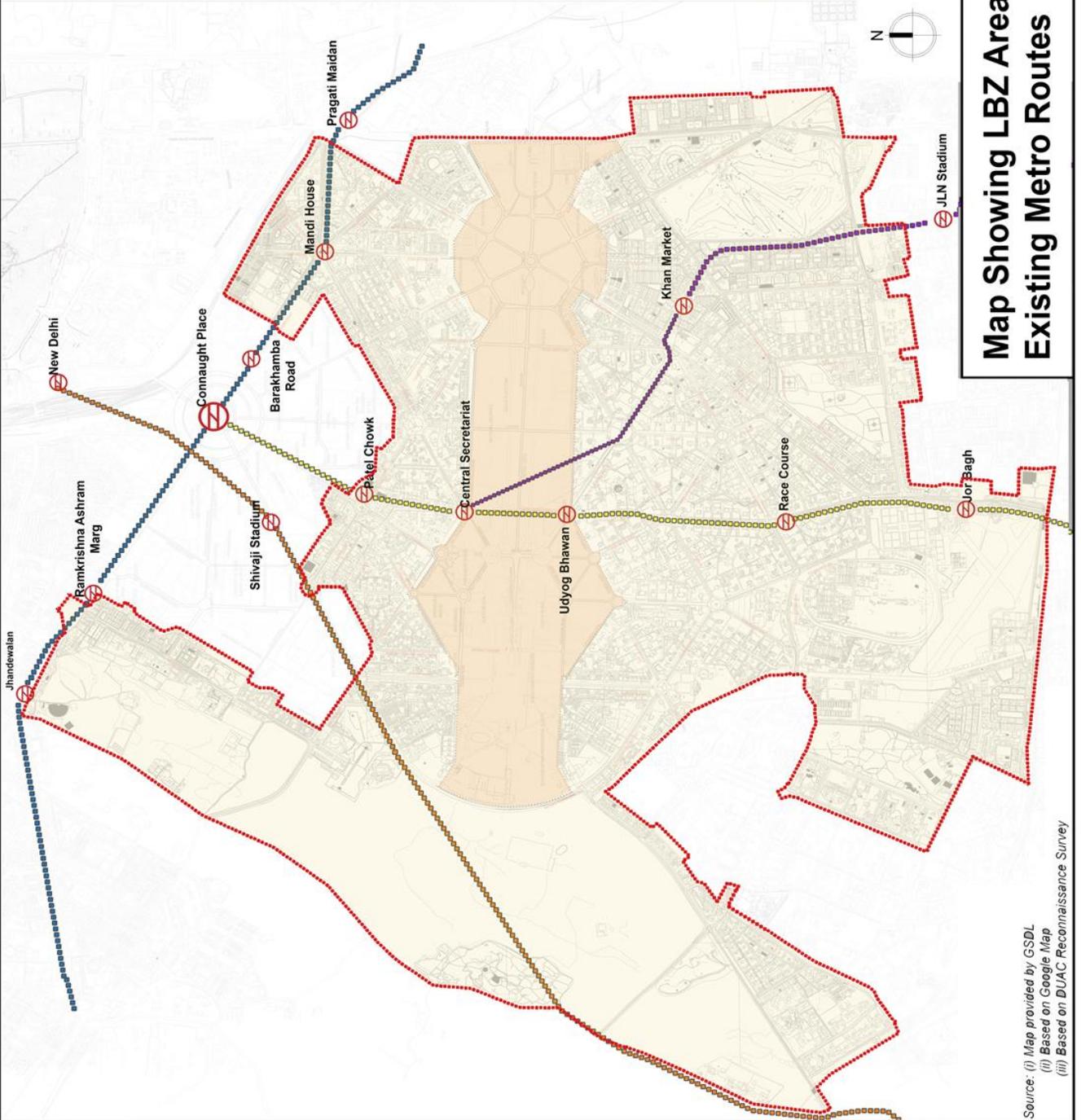
Map Showing LBZ Area-  
Back Lanes

Source: (i) Map provided by GSDL  
(ii) Based on DUAC Reconnaissance Survey, 201



Note:  
 All metro lines passing through  
 the LBZ Area are underground

-  Yellow Line
-  Violet Line
-  Blue Line
-  Orange Line
-  Metro Station



# Map Showing LBZ Area- Existing Metro Routes

Source: (i) Map provided by GSDL  
 (ii) Based on Google Map  
 (iii) Based on DUAC Reconnaissance Survey



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दिल्ली नगर कला आयोग

DELHI URBAN ART COMMISSION

भारत पर्यावास केन्द्र, कोर-6ए यूजी एवं प्रथम तल

INDIA HABITAT CENTRE, CORE 6A, UG &amp; FIRST FLOOR

लोधी रोड, नई दिल्ली-110003 LODHI ROAD, NEW DELHI-110003

(A Statutory Body under the Ministry of Urban Development, Government of India)

No. 43(8)/2014-DUAC

March 5, 2015

MEMORANDUM**Sub : Issues relating to Lutyen's Bungalow Zone (LBZ).**

Government of India, Ministry of Urban Development vide its letter no.K-20013/5/2014-DD-I dated October 7, 2014 referred the above matter for examination and giving recommendations. The matter has been examined in the Commission and with a view to have wider consultations and comprehensive approach in forming the development policy for this area, the Commission at its meeting held on March 4, 2015, decided to constitute a Committee comprising of the following :-

- |     |  |                  |
|-----|--|------------------|
| 1.  | Prof. Dr. P.S.N. Rao, Chairman, DUAC ✓                       | Chairman         |
| 2.  | Smt. Sonali Bhagwati, Member, DUAC ✓                         | Member           |
| 3.  | Shri Samir Mathur, Member, DUAC ✓                            | Member           |
| 4.  | Smt. Sonali Rastogi, Member, DUAC ✓                          | Member           |
| 5.  | Shri R.K. Kaushal, Chief Architect (NDR), CPWD ✓             | Member           |
| 6.  | Shri A.M. Athale, Chief Architect, NDMC ✓                    | Member           |
| 7.  | Shri Sanjay Pathak, Addl. Commissioner, DDA ✓                | Member           |
| 8.  | Shri B.R. Mani, Addl. Director General, ASI ✓                | Member           |
| 9.  | Prof. Himanshu Prabha Ray, Chairperson, NMA ✓                | Member           |
| 10. | Ms. Vijaya Amujure, INTACH ✓                                 | Member           |
| 11. | Dr. Kalyan Kumar Chakravarty, Chairman, Lalit Kala Academy ✓ | Member           |
| 12. | Prof. S.N. Lahiri, Principal, Delhi College of Art ✓         | Member           |
| 13. | Dr. B.C. Katiyar, Dy. Director General (H), (NDR), CPWD ✓    | Member           |
| 14. | Secretary, DUAC  | Member Secretary |

Date and time of the 1st meeting of the above Committee would be informed shortly.

(Vinod Kumar)  
Secretary

**MINUTES OF FIRST MEETING OF THE COMMITTEE ON ISSUES RELATING TO  
LUTYENS BUNGALOW ZONE(LBZ) HELD ON FRIDAY 13.03.2015 at the Office of  
DUAC, Lodi Road, New Delhi**

The following were present :

1. Prof. Dr. PSN Rao, Chairman, DUAC
2. Smt. Sonali Bhagwati, Member, DUAC
3. Smt. Sonali Rastogi, Member, DUAC
4. Smt. Himandhu Prabha Ray, Chairperson, NMA
4. Shri A.M. Athale, Chief Architect, NDMC
5. Smt. Meera Ishwar Dass, Member, Lalit Kala Academy
6. Shri Vinod Kumar, Member Secretary
7. Shri Janhwij Sharma, Director(Conservation), ASI
8. Smt. A.M. Vijaya, INTACH
9. Dr. B. C. Katiyar, Dy. Director General(Hort),NDR,CPWD
10. Shri Kirpal Singh, Associate Prof., Delhi College of Art
11. Smt. Sakshi, Assistant Director,DDA
12. Shri Amit Kumar, Planning Assistant, DDA

Chairman, DUAC who chaired the meeting, welcomed all the members present. He stated that with a view to have wider consultation with various experts and stakeholders, the Commission at its meeting held on March 4, 2015 had constituted the Committee for receiving inputs/suggestions on the issues involved on the representations received by the Government on which the Commission has to take a decision. He reiterated the terms of reference indicated by the Ministry of Urban Development vide its letter no. K-20013/5/2014-DDI dated October 7, 2014 (received on November 16, 2014) as follows:

“The Commission shall make a list of issues raised in different representations and examine them. After examination, it will give its recommendations/comments on each of the issues alongwith justification for change in boundary and development norms, if any being proposed. The recommendations/comments shall be given keeping in view the need of urbanization, aesthetic character of LBZ, etc...”

He stated that deliberations of this Committee shall greatly help the Commission to take a view on the subject of LBZ.

2. The issues raised by the residents in their representations received through Ministry of Urban Development in respect of the boundary of the LBZ area and the development controls were discussed.

The maps showing, the Lutyens Imperial Delhi-1922, 1988 boundary of the LBZ and the boundary of 2013 of LBZ were presented before the Committee.

The following observations were made:

The Members desired to know at what stage the Connaught Place area was removed from the map of LBZ.

The delineation of part of the New Delhi area included in the Dossier prepared for including the same in the UNESCO list of World Heritage sites to be clearly shown. It was suggested that a map showing by super imposition of various boundaries including existing LBZ may be presented.

Some of the Members were of the view that the area should be retained as it is, while some felt that the development of the area could be permitted as per Master Plan for Delhi -2021.

It emerged during discussions that the present LBZ boundary (2003) includes many such areas which do not have Bungalows or were not part of Imperial Delhi of 1922. The applicability of development control norms for this area was also discussed in detail. Some members also felt that colonies which were not designed by Lutyens / colonies which were developed much later and are not bungalows can be omitted in the LBZ boundary.

After detailed discussions, the Committee decided as follows:

Detailed maps of the area showing the position of existing colonies, particularly where the development was permitted as per Master Plan of Delhi, before 1988 guidelines be presented.

The existing position at sites be ascertained by a physical survey, plot by plot.

Since INTACH has played an important role in putting up the dossier of the proposal submitted for including the New Delhi area in UNESCO's World Heritage Site, it was suggested that Prof. A.G.K.Menon from INTACH be invited in the next meeting for better understanding of their proposal viz-a-viz. the issues relating to LBZ.

The sequence of events on things in the matter starting from 1922 onwards be put up before the Committee.

The aspect of permitting basements in the plots in this area need a serious thinking.

The attempt should be to have common approach on policy for this area by DUAC, NMA, ASI etc.

It was decided to have next meeting of the Committee on March 19, 2015.

The meeting ended with thanks to the Chair.

## **MINUTES OF SECOND MEETING OF THE COMMITTEE ON ISSUES RELATING TO LUTYENS BUNGALOW ZONE (LBZ) HELD ON THURSDAY 19.03.2015**

The following were present:-

Prof. Dr. P.S.N. Rao, Chairman, DUAC

Smt. Sonali Bhagwati, Member, DUAC

Shri Samir Mathur, Member, DUAC

Shri Saleem Beg, Member, National Monument Authority

Prof. A.G.K. Menon, INTACH

Shri A.M. Athale, Chief Architect, NDMC

Shri Vinod Kumar, Member Secretary

Dr. B.C. Katiyar, Dy. Director General (Hort), NDR, CPWD

Shri Kirpal Singh, Associate Prof., Delhi College of Art

Shri Amit Kumar, Planning Assistant, DDA

The first meeting of the Committee was held on March 13, 2015 and certain observations had been given. As desired by the Committee at its last meeting, the detail maps of the area showing the position of existing colonies were presented. The physical survey done plot by plot by the consultants was also presented. Prof. A.G.K. Menon, Convenor, INTACH who was specially invited for the meeting.

During discussion, the following points emerged:-

The Members desired to know the source of the 1922 map presented before the Committee.

Some of the Members who had come for the meeting for the first time wanted to know the terms of reference of the Committee which were explained to them.

Prof. Menon stated that there may not be any objection if the modern colonies existing are taken out of the LBZ area but there should be different set up of norms for the historical areas since the character of this area is different from the normal colonies.

It was clarified during the meeting that mixed landuse is not allowed in LBZ area.

It is found that there are certain settlements like servant quarters, jhuggies, etc. particularly in the back lanes. A policy for the same also need to be defined.

INTACH agreed to provide a copy of dossier prepared by it for New Delhi Area, for including the same in the UNESCO list of World Heritage building/precincts.

During discussions, Chief Architect, NDMC agreed to give their point of view in the matter.

After discussions the following observations/recommendations were made :

1. The heritage value of the LBZ area should be respected, but the modern colonies like Sunder Nagar, Bengali Market, Jor Bagh, Golf Links, Panchsheel Marg, etc. where there are no bungalows but only plotted modern residential development may be excluded from the LBZ area and the Master Plan-2021 norms could be permitted in these colonies.
2. No amalgamation of plots should be allowed in LBZ area and a maximum of basement, stilt + 3 floors could be permitted with a height of maximum 12 mts. The other development control norms need to be prescribed for this area.
3. It need to be clearly indicated as to what is allowed and what is not allowed, so that there is no ambiguity and problems faced by the local body while sanctioning the building plans.

It was decided to have next meeting of the Committee on 26.03.2015 at 4.00 P.M.

The meeting ended with thanks to the chair.

## **MINUTES OF THIRD MEETING OF THE COMMITTEE ON ISSUES RELATING TO LUTYENS BUNGALOW ZONE(LBZ) HELD ON THURSDAY 26.03.2015**

The following were present:-

Prof. Dr. P.S.N. Rao, Chairman, DUAC  
Smt. Sonali Bhagwati, Member, DUAC  
Shri Samir Mathur, Member, DUAC  
Prof. A.G.K. Menon, INTACH  
Shri A.M. Athale, Chief Architect, NDMC  
Shri Vinod Kumar, Member Secretary, DUAC  
Dr. B.C. Katiyar, Dy. Director General (Hort), NDR, CPWD  
Shri Kirpal Singh, Associate Prof., Delhi College of Art  
Shri Amit Das, Additional Commissioner (PIng.), DDA  
Smt. I.P. Parate, Director (PIng.) Zone-D, DDA  
Shri. Amit Kumar, Asstt. Director, DDA  
Shri Janhwij Sharma, Director Conservation, ASI  
Smt. A. Vijaya, INTACH  
Smt. Meera I. Dass, Lalit Kala Academy  
Shri Saleem Beg, Member, National Monument Authority

The second meeting of the Committee was held on March 19, 2015 and the Minutes of the same were circulated.

The matter was examined further and the following observations were made :

1. The officers of the DDA were of the opinion that the existing boundaries of LBZ should not be changed. It was also informed they had suggested to the Ministry, that without changing the LBZ boundary, the modern residential colonies of Bengali Market, Sunder Nagar, Golf Links, Jor Bagh, Panchsheel Marg, etc. could be permitted the development control/norms of MPD-2001, since the norms of MPD-2021 provide higher covered area and heights.  
They stated that in the peripheral area of the boundary, there may not be heritage buildings but the heritage status of area should be maintained. They also informed the committee that DDA had conveyed these views to the Ministry of Urban Development vide their letter no. F.4(4)/2007/MP/Pt.1/35-G dated 13.03.2013.
2. The Chief Architect NDMC stated that the norms in respect of these modern residential colonies have been modified in 1995, 1998 and 2006 and that is why consistency has been a problem. He felt that the 2001 MPD norms should prevail in the modern residential colonies located within LBZ area.
3. A point emerged during the discussions that in LBZ area, there are a number of bungalows in dilapidated condition, so a policy of redevelopment needs to be defined.
4. Prof. A.G.K. Menon was of the view that a few Bungalows which are in a good condition could be conserved, while the dilapidated ones could be redeveloped.
5. Members also expressed an opinion that several unauthorised constructions and slums existing in the LBZ area should be removed.

6. The matter was further discussed and deliberated upon. While it was felt by some that the LBZ boundary should not be changed, some others felt that the existing boundary of LBZ area has several anomalies viz. a part of diplomatic enclave area ( Chanakyapuri ) has been included in the LBZ while rest of it has been left out and so on and therefore, there is a case for taking a relook at the LBZ boundary and changing it if found necessary. Similarly, it was felt that in case of Sundar Nagar, Jor Bagh, Panchsheel Marg as well as S.P. Marg areas, there was no rationale in including modern colonies in the Lutyens Bungalow Zone Area. It was observed that a more rational and consistent approach would be required to be adopted in the matter for delineation of the boundary.

The Chairman thanked all the members present for taking time out of their valuable schedules and participating actively in the discussions. He stated that while this would be the final meeting on the subject, he requested all the members of the committee to feel free and convey their views in writing to the Commission, within one week time, so that the Commission could take a final view on the matter and submit its recommendation to the Ministry of Urban Development, Government of India.

The meeting ended with thanks to the Chair.

**Written Suggestions Received from NMA**

30<sup>th</sup> March 2015

**Sub: 3<sup>rd</sup> Meeting of the committee on issues relating to Lutvens Bunglow Zone( LBZ )****At Delhi Urban Arts Commission, Delhi.**

I attended 2<sup>nd</sup> and 3<sup>rd</sup> meeting held at DUAC as part of the committee constituted by them for receiving inputs/suggestions on the issues raised in the representations seeking amendments/relief in the development norms pertaining to regulating the building activity in the LBZ. The committee was constituted by DUAC in pursuance of the letter sent by the Ministry of Urban Development dated: October 7, 2014 to DUAC. The terms of reference indicated in the letter are as under;

- a) The commission shall make a list of issues raised in different representations and examine them.
- b) After examination, it will give its recommendations/comments on each of the issues along with justification for change in the boundary and development norms.
- c) The recommendations/comments shall be given keeping in view the need for urbanisation, aesthetic character of LBZ etc.

The committee constituted by DUAC has held three meetings and the 3<sup>rd</sup> meeting aimed at reaching a consensus on the recommendations. The minutes of the 2<sup>nd</sup> meeting had mentioned some tentative recommendations which were contested by some of the participants. The commission showed accommodation and understanding of various views expressed by the participants. The Chairperson, in conclusion, desired that the members may give their considered opinion through mail for record and reference and that the commission shall formulate the recommendations to be sent to the Ministry based on the views of the participants.

In the deliberations I have given following views on the issues. These may be forwarded with whatever changes deemed necessary by the Authority.

- The LBZ development norms have been notified with a view to protect the heritage character of the zone. The boundaries have been notified after due examination and with reference to the historic character of the zone. The zone has also been duly notified in the MPD as one of the heritage zones of Delhi. Unlike other zones in the MPD, LBZ has also been notified with the geographic boundaries. There is therefore no case for changing the boundaries of the zone.

30<sup>th</sup> March 2015

- The representations that have been forwarded to the DUAC by the Ministry are mostly from the so called ‘modern colonies’ like Sunder Nagar, Bengali Market, Jorbagh, Golf Links, Panchsheel Marg, etc. These representations can be considered on merit including the fact that building activity in these colonies does not conform everywhere to the nomenclature ‘bungalows’. This being so, DUAC may identify the salient features of the constructions existing in each of these colonies with reference to height, setbacks, parking etc. In the process of such identification, only those parameters and features that have evolved after due permission of the competent authority shall be considered as legitimate. These features can be used as the basis for working out a set of ‘mean parameters’ and these can then be extended to these colonies. While doing so each colony shall be considered as a subzone, in practice if not in nomenclature. Accordingly a differentiated set of norms can be evolved for various areas of the LBZ without any change or intervention either in the concept or in the boundaries pertaining to the LBZ and the overall development norms.

M. Saleem Beg

WTM

## Written Suggestions Received from CPWD

LBZ

428 / DUAC / 2015  
20/04

भारत सरकार

Government of India

केन्द्रीय लोक निर्माण विभाग

Central Public Works Department

कार्यालय: उप महानिदेशक (उद्यान)

के० लो० नि० वि०, कमरा न० 236-ए, ए-खण्ड निर्माण भवन, नई दिल्ली-11

Office of Dy. Director General (Hort.)

CPWD, Room No- 236, A- Wing Nirman Bhawan New Delhi-11

Tel. 23061297, Fax: 23061297, E-Mail: ddghorticulture@gmail.com

डी०डी०जी०(एच) / LBZ / 2015-16 / 305

दिनांक 15-4-15

सेवा में,

✓ Shri Vinod Kumar,  
Member- Secretary,  
Delhi Urban Art Commission,  
India Habitat Centre, Core 6A, UG& First Floor,  
Lodhi Road, New Delhi-110003.

विषय: Relaxation to the Residents of different colonies/areas against the representations received on the issues relating to Lutyen's Bungalow Zone (LBZ).

With reference to the meetings held on dated 13.3.15, 19.3.15 and 26.3.15, held in DUAC, chaired by Dr. P.S.N.Rao, Deptt. of Housing, School of Planning & Architecture, on the subject mentioned above.

In all the meetings, the undersigned have gone through the discussions related to the representations received from the individuals/Residents Welfare Associations etc. of the LBZ area and is of the view that the relaxation of building height and permission for extra floors etc. may be granted to them.

उप-महानिदेशक (उद्यान)

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1. G.file.

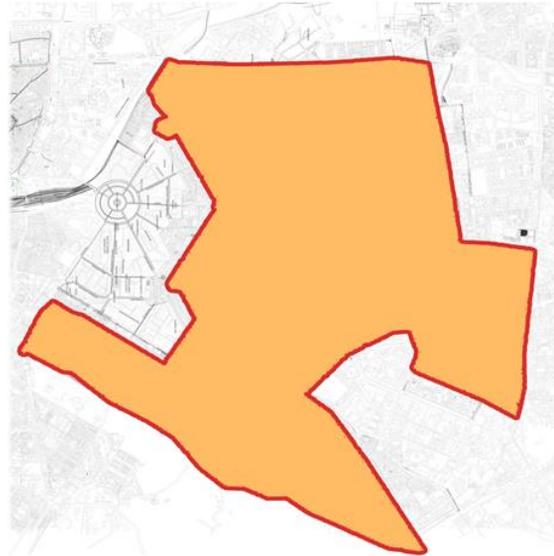
उप-महानिदेशक (उद्यान)

FMA 20.4.15

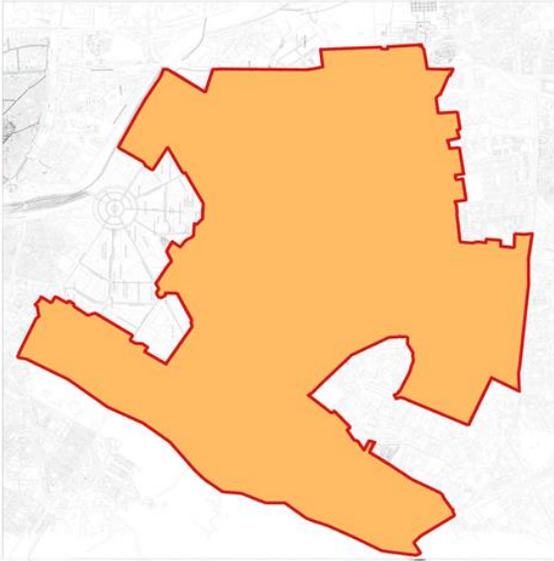
Mc. JST

20/4/2015

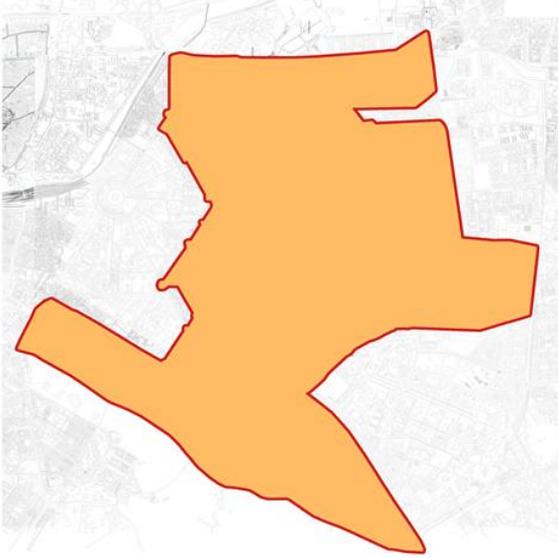




**LBZ 1988**  
(25.88 sq. km.)



**LBZ 2003**  
(28.73 sqkm)



**LBZ 2015  
Proposed**  
(23.60 sq. km.)





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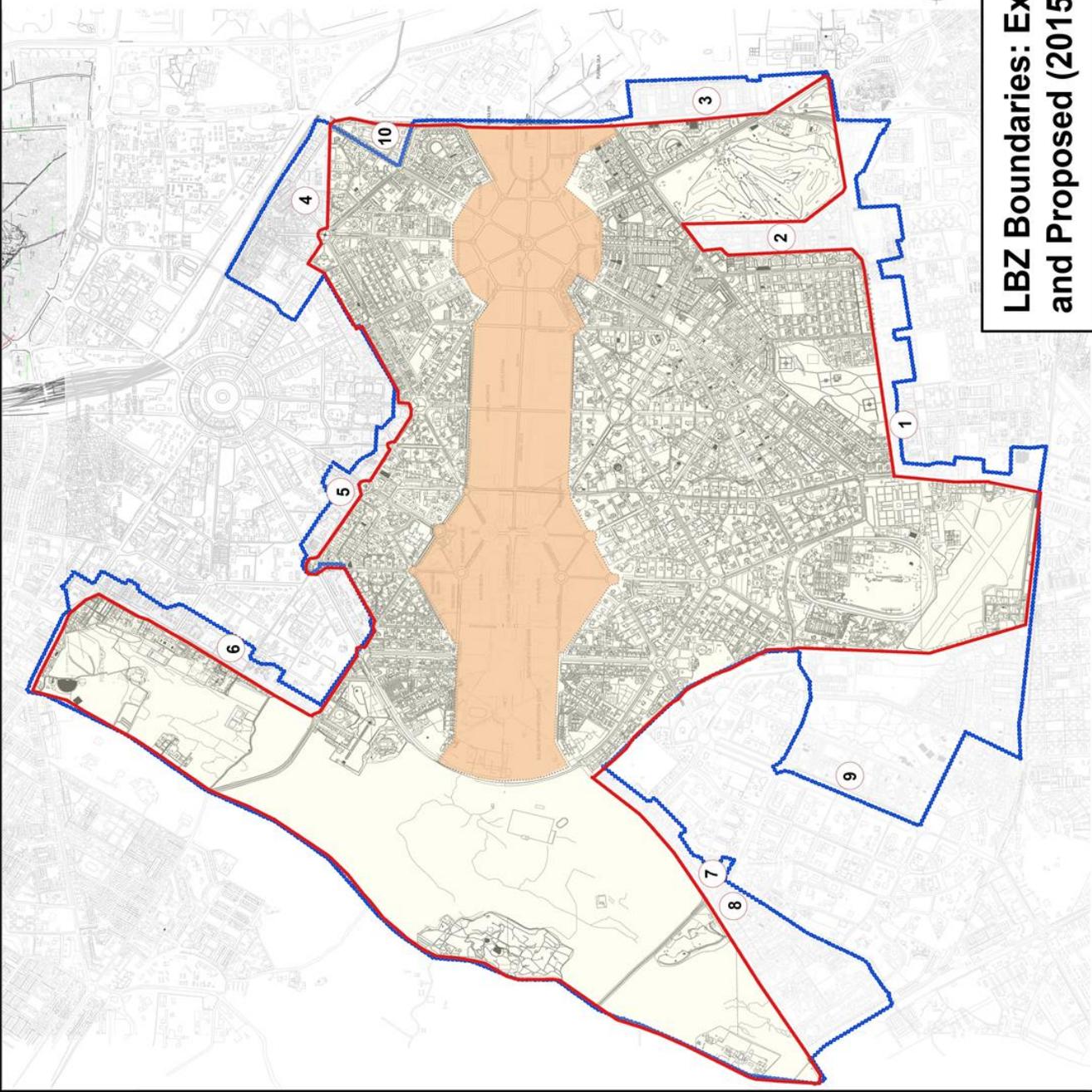
July 2015

**List of Areas Excluded in LBZ 2015  
(As compared to LBZ 2003)**

1. Jor Bagh
2. Golf Links
3. Sunder Nagar
4. Bengali Market
5. Ashoka Road
6. Mandir Marg
7. Panchsheel Marg
8. Sardar Patel Marg
9. Chanakyapuri

**List of Areas Included in LBZ 2015  
(as compared to LBZ 2003)**

10. Supreme Court of India



**LBZ Boundaries: Existing (2003)  
and Proposed (2015)**



Delhi Urban Art Commission  
(A Statutory body under an Act of Parliament of India)

Government of India

July 2015

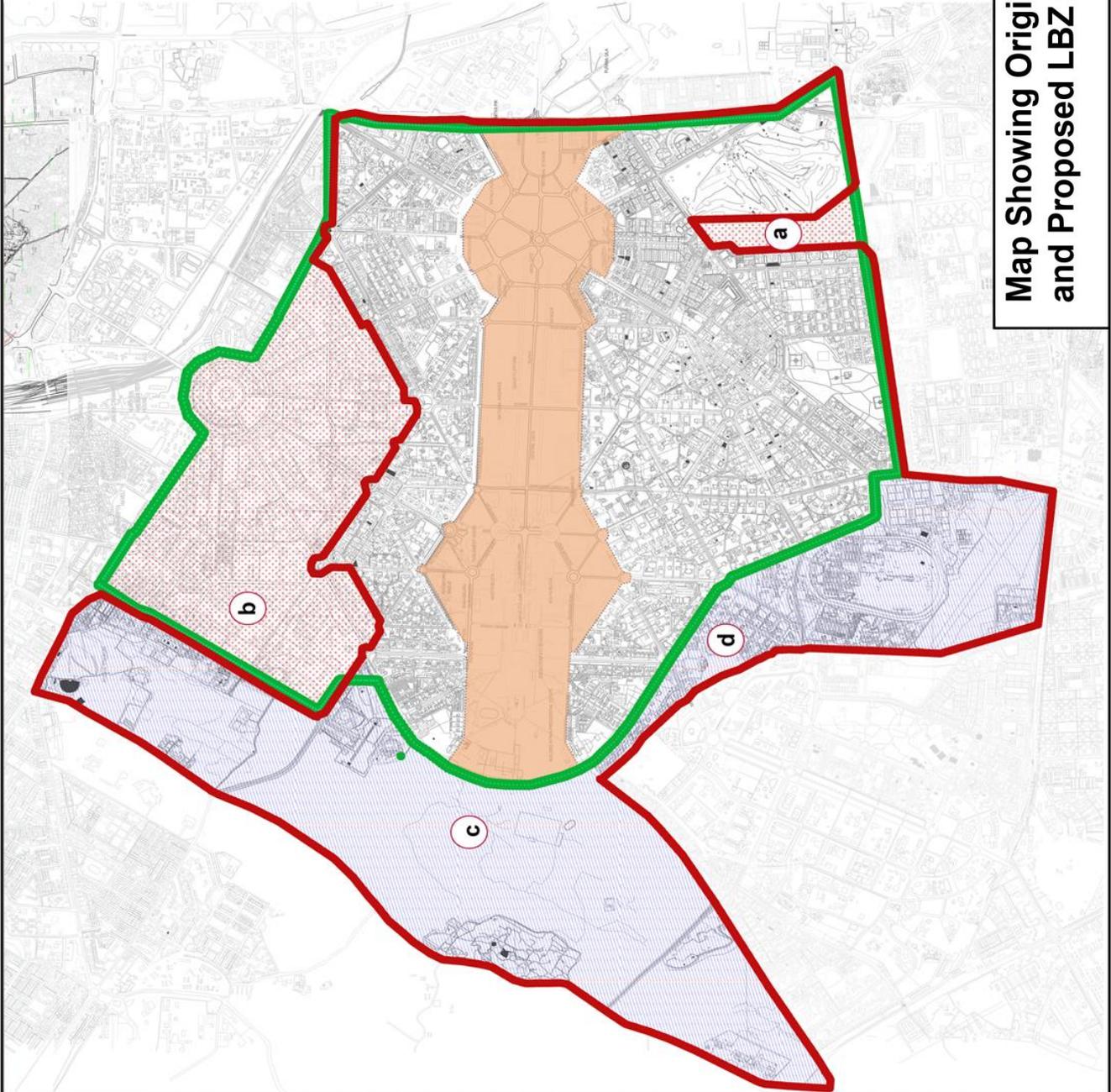
**LBZ 2015**  
Proposed  
(23.60 sqkm)

**Original**  
**Lutyens Delhi**  
(19.12sqkm)

Areas are removed from original Lutyens Delhi  
a) Golf Links  
b) Area north-east to Ashoka Road and Connaught Place

Area added to original Lutyens Delhi  
c) Central Ridge  
d) Safdarjung Airport, Race Course and south-west of Mother Teresa Crescent

LBZ 2015 = Original Lutyens Delhi-(a+b)+(c+d)  
= 19.12 - (.52+4.06) + (6.45 + 2.61) sqkm  
= 23.60 sqkm



**Map Showing Original Lutyens Delhi and Proposed LBZ 2015**



(An ISO 9001 : 2008 Certified Organisation)

## Delhi Urban Art Commission

The Delhi Urban Art Commission was set up by an Act of Parliament in 1973 to “advise the Government of India in the matter of preserving, developing and maintaining the aesthetic quality of urban and environmental design within Delhi and to provide advice and guidance to any local body in respect of any project of building operations or engineering operations or any development proposal which affects or is like to affect the skyline or the aesthetic quality of the surroundings or any public amenity provided therein”.



An ISO 9001:2008 Certified Organisation

दिल्ली नगर कला आयोग

**Delhi Urban Art Commission**

Tel: 24619593, 24618607, 24690821, 24636191, Fax: 24648970

Email: [duac74@gmail.com](mailto:duac74@gmail.com) Website: [www.duac.org](http://www.duac.org)