Lutyen’s Bungalow Zone (LBZ)

Dr Ar Namrita Kalsi
Chief Architect
New Delhi Municipal Council (NDMC)
Dr. Ar. Namrita Kalsi
Joint General Manager (Arch)
Delhi Metro Rail Corporation

CV Dr. Ar. Namrita Kalsi: --Architecture--TOD--Project Structuring--Master/ Regional Plang.--Co-od
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A city of excellence & international investment hub by:

1. Safeguarding and Providing land for development to meet all needs.
2. Encouraging Sustained Economic Growth and Coordinating Infrastructural Development.
3. Enhancing the Quality of life; Live, Work, Learn & Play
DMRC STATION INTEGRATED & STAND ALONE PROPERTIES TOD PERSPECTIVE

MASTER PLAN FOR DELHI-2021
NDMC has its origins in the Imperial Delhi Committee. To overlook the construction of the new capital of India. The Committee was renamed in 1994 as New Delhi Municipal Council. It is spread over an area of 42.7 km².

- The President Estate
- The Parliament
- The PMO
- Home & Defence Ministry
- North & South Blocks
- Key ministries
- Central Vistah
- Part Embassy Areas
- Some State Bhawans
- Golf Links, Part Jor Bagh
- Heritage buildings & precints
- India Gate
- Museums & art galleries

Residences of parliamentarians, ministers & judicial officers, government officers, defence officers & successful businessmen.
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”**,

† Lutyens Capital City is unique in the world
† Has grand tree lined avenues
† Has created an ambience of great charm
† A unique aesthetic in urban art, with no parallel
† Admired even by one and all
† India is fortunate to have this masterly architectural urban design composition in Delhi, as its national capital.
† a symbol of an independent democracy.
† Landmark buildings of New Delhi

Over the years, New Delhi has transformed, due to numerous socio-political and economic factors

Yet over 100 years, much of the grandeur of Lutyens creation still remains and It still reminds us of the bygone days of colonial rule and 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.**

Source: DUAC Draft report on Lutyens Bungalow Zone(LBZ) Boundary and Development Guidelines July 2015
A brief sequence leading to the present LBZ Boundary and Guidelines

i) An Imperial New Delhi Plan was made by Sir Edwin Lutyens, a British Architect in the year 1912 for the national capital

ii) The same was implemented and inaugurated in 1932

iii) The settlements in Delhi, in 1947 of independent India, comprised of

† Old Delhi or Shahjahanabad,
† Civil Lines to the north of Shahjahanabad &
† New Delhi designed by Sir Lutyens to the south of Shahjahanabad

- Imperial Delhi Plan (Original Lutyens Delhi Boundary) Annexure 2 &
- Map Showing New Delhi (Lutyens Delhi) Jurisdiction of DIT, 1940 Annexure 3
## AREA STATEMENT

<table>
<thead>
<tr>
<th>Reference</th>
<th>Area in Sq. Km</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Lutyens Delhi</td>
<td>19.12</td>
</tr>
<tr>
<td>LBZ 1988</td>
<td>25.88</td>
</tr>
<tr>
<td>LBZ 2003</td>
<td>28.73</td>
</tr>
</tbody>
</table>

**Source:**

DUAC Draft report on Lutyens Bungalow Zone (LBZ) Boundary and Development Guidelines July 2015
The Delhi Development Authority was formed in **1958**.
The Master Plan for Delhi was notified in **1962**.
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.
The New Delhi Redevelopment Advisory Committee (NDRAC recommendations in the year **1974**) led to the demolition of several old barracks and horse stables (chummmries).
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 multi-storeyed buildings.
Evolution of Development

† In October 1985, the GOI imposed a temporary ban on multi-storeyed buildings in the entire city of Delhi till the Master Plan 2001 is finalized.

† In July 1986, this ban was partially lifted for Connaught Place area.

† In February 1988, the GOI decided that high rise constructions in Delhi may continue to be regulated subject to compliance of the Master Plan, Building Byelaws, etc.

GOI in February 1988, introduced the concept of "Lutyens Bungalow Zone" and guidelines for development within the same.

† These guidelines are in force till date.

Map Showing Lutyens Bungalow Zone Area as of 2003

Area: 28.73 sq.km.

- LBZ 2003 (Including Central Vista)
- Central Vista

Source: (i) Map provided by GSDL
There were the following norms for construction in the Lutyen’s Bungalow Zone.

(i) The new construction of dwelling on a plot must have same plinth area as the existing bungalow and must have a 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 as those for these respective areas outside the zone.

(iii) The existing regulations for the Central Vista will continue to be applicable.
1. It has been reported to this Ministry that some of the building plans for reconstructions on the plots situated in the Lutyen’s Bungalow Zone are not being approved on the ground that they do not conform to the building envelope of the existing structure of the bungalow.

2. In this connection, attention is invited to the guidelines issued by the Ministry on 8.2.1988 for allowing additions/alterations and re-construction of dwellings of plots in the LBZ. These guidelines proved that “the new construction of dwellings on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plot.

The guidelines are clear that plots must have the same plinth area and height, whereas there is no stipulation that is should have the same plinth also. The plans, therefore, may be approved provided all other conditions stipulated in the aforesaid guidelines, master Plan and building bye-laws are met with Cutting of fully grown and mature trees should, however, be avoided, unless necessary permission from the Competent Authority in this behalf is obtained.
Sir, I am directed to refer to the letter of this Ministry quoted above on the above mentioned subject and to say that certain clarifications have been sought regarding the LBZ guidelines on the following points:

(i) In cases there a plot has 2 or 3 buildings with one main bungalow of single storey and annexes/out-houses of more than on storey which height would have be taken as the existing heights.

(ii) Whether basements may be permitted in proposed additions/alterations in LBZ area?

(iii) What would be the set-back norms in the LBZ area, reconstructed bungalows?

The matter has been examined in this Ministry with the TCPO and the following clarifications are:

(i) The **existing height of the main bungalow** on a plot it to be taken as the **maximum permissible height of reconstructed bungalow**. If the plots is vacant, the height of the bungalow which is the lowest of the adjoining plots is to be taken as the maximum permissible height.

(ii) Pending finalization of detailed development norms in respect of LBZ areas, construction of basement in residential plots shall not be permitted.

(iii) The setback norms as laid down in MPD-2001 for areas outside LBZ may be adopted in LBA area pending finalization of separated norms in this behalf.
Existing Development Guidelines for LBZ

† The extent of redevelopment/development is the same extent of development before

† There is no provision for increase in area of the dwelling units

† There is no provision for basements

† There is no provision for stilt

† If the plot is vacant, the development in the neighboring plots

† Same height as existing
Guidelines for upgradation of Ministers/Supreme Court Judges/Secretaries to the Govt. Judges/Secretaries to the Govt. bungalow in Lutyen’s Bungalow Zone. It may please be ensured that all construction works in Lutyen’s Bungalow Zone conform to these guidelines.

Delhi, which is the capital of India comprises of area having three distinctive characters.

i. Walled City, Shahajahanbad
ii. Lutyen’s New Delhi
iii. Post-Independence Development

The urban design from of New Delhi which was designated by Sir Edwin Lutyens when the capital was shifted from Calcutta to Delhi (1911) was fundamentally based on Garden City concept. After independence, Delhi grew suddenly and enormously in a haphazard and unplanned way in spite of the Delhi Master Plan (1962).

With a view to preserve and maintain the aesthetic quality of Urban Design of Lutyen’s Delhi, which is still dominated by green area and bungalows, a separated set of norms were formulated for Lutyen’s Bungalow area with a delineated Bungalow area boundary, comprising 2300 hectares. by the Minisitry of Urban Development on 8.2.1988.
The need to preserve the original character of LBZ arises because-
- The area has a unique quality with a special historical significance.
- The area has a strong identity, clarity and imaginability.
- The visual quality of the low density developments with predominant green areas is not only enriching the overall aesthetic environment but also balancing the ecology of the areas.

Keeping in view the above, the following guidelines for additions and alterations in Bungalows occupied by Cabinet/State/Dy. Ministers/Supreme Court/High Court Judges/Secretaries to Government of India are to be observed.

1. Front set back shall be maintained as per existing building line and no additional structures shall be allowed. Likewise, existing height of the building shall not be allowed while making additions/alterations.
2. However, for the purpose of security, sentry post/guard rooms/frisking sheds etc. shall be provided in the front set back near the entry point. These structures shall be of temporary nature/portable type lasting maximum up to 5 years.
3. The colour scheme shall be decided by the Architects depending upon the site environments.
4. The design of the boundary wall/gates shall be as per security requirements and best suited to the site and surroundings.
5. The existing bungalows can be modernized internally, by means of partitions in the rooms/additional toilets/ etc. keeping the exterior faced as it is, by creating additional rooms/spaces depending on the structural feasibility and the requirements of Cabinet Ministers/ State/ Dy. Ministers/equivalent.

6. If the existing requirements exceed the facilities provided in the existing bungalow, the same shall be provided as per Annexure-A (1,2) in side and rear set back depending upon site conditions but not in the front set back.

7. There exist different types of bungalows with plinth area ranging from 3,000 to 8,000 sq.ft. In order to modernise the existing bungalow under the above mentioned guidelines, each and every bungalow shall have to be designed independently with reference to the existing site conditions by the Architects.

8. To keep the tree studded character of the LBZ, no trees shall be cut and emphasis shall be laid on the plantation of more trees of similar varieties are existing in the LBZ.

9. The landscape design of the bungalow plots shall be consonance with the overall character of the bungalow and the designes shall be approved by the Chief Architect/Senior Architect concerned.
Guidelines for up-gradation of Ministers/Supreme Court Judges/ High court Judges/ Secretaries to Government Bungalows in Lutyen’s Bungalows Zone. Annexure-A (1,2)

■ Additional Residential Accommodation

At present, a Minister is entitled to a plinth area of the bungalow as 4498 sq.ft. In case the Minister is allotted a Type-VII or below bungalow, additional construction to the extent of one bed room with attached toilet and temporary open open sheds for multi-purpose usages etc. with a ceiling of 500 sq.ft. plinth area subject to overall ceiling of 4498 sq.ft. may be provided with temporary specifications.

■ In case Supreme Court Judges, High Court Judges/ Secretaries to Government of India

Are allotted accommodation below their entitlement, additional construction for residential purposes with a ceiling of 500 sq.ft. plinth area may be provided with temporary specifications.
Guidelines for up-gradation of Ministers/Supreme Court Judges/ High court Judges/ Secretaries to Government Bungalows in Lutyen’s Bungalows Zone.

■ **Office Accommodation**

For up-grading the bungalows to accommodate the Ministers, Supreme Court Judges/ High Court Judges, provision of office space as per norms laid down by the Government may be made by **erecting semi-portable structure with a life span of 5 years.** Accommodation to be provided would be as under:

■ Cabinet Minister/ Ministers of State/ Deputy Minister/ Supreme Court/ High Court Judges

■ Area = 46.45 sq.m. / 500 sq.ft.

■ Accommodation : 2 Rooms with An toilet
Guidelines for up-gradation of Ministers/Supreme Court Judges/ High court Judges/ Secretaries to Government Bungalows in Lutyen’s Bungalows Zone.

**Security Works:**

- A. Guard Rest Room: To be provided in the following configuration:
  (i) Cabinet Minister Room for (2+8) guards with Bath & W.C.
  (ii) Minister of State Room for (1+4) guards with Bath & W.C.

- B. Frisking Room/ PSO Shed One Room.

- C. Sentry Post Shed Nos. of sentry post as per security arrangements.
The undersigned is directed to say that the issue of construction of temporary sheds at the residences of *Hon’ble Judges of Delhi High Court* has been discussed in various meetings taken by *Hon’ble Chief Justice of Delhi High Court*. This matter has also been considered in the Department and it has not been decided that:

Temporary sheds of an area of 500 sq.ft. with variations up to 25% where inescapable, may be constructed:

- With cement-concrete flooring and fibre glass roofing for sit-out sheds
- Cement concrete flooring with asbestos roofing for car-sheds where the need for such structures is felt.
- There is no fixed cost ceiling and the expenditure will be governed by the specifications prescribed by the Department from time to time.
### PLINTH AREA NORMS FOR TYPE-VII & TYPE-VIII BUNGALOWS

Annexure to Ministry of Urban Development

O.M. No. 11012/1/2004-W1 dated 18.04.2006

<table>
<thead>
<tr>
<th>Type</th>
<th>Area of Unit</th>
<th>Staircase/Circulation</th>
<th>Sleeping out Balconies</th>
<th>Car garage(s)</th>
<th>Office</th>
<th>Security Guard Room</th>
<th>Frisking Room</th>
<th>Sentry Room</th>
<th>Total</th>
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<tbody>
<tr>
<td>Type VII Bungalow</td>
<td>Main Unit Staff Quarters</td>
<td>316.00 3400.00</td>
<td>12.00 13.50 130.00 145.00</td>
<td>22.00 15.00 230.00</td>
<td>236.00</td>
<td>41.80 450.00</td>
<td>92.90</td>
<td>92.90</td>
<td>313.70</td>
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<td>Type VIII Bungalow</td>
<td>Main Unit Staff Quarters</td>
<td>418.00 4500.00</td>
<td>12.00 27.00 130.00 290.00</td>
<td>22.00 30.00 230.00</td>
<td>320.00</td>
<td>83.60 900.00</td>
<td>92.90</td>
<td>92.90</td>
<td>852.43</td>
</tr>
</tbody>
</table>

@In case, 6 quarters are provided for Type VII Bungalows, the total plinth area shall be 6130.70 Sq.m. or 7319 sq.ft.

Maximum permissible area for servant quarter as per MPD-2021 is 20 Sqm.
There were the following norms for construction in the Lutyen’s Bungalow Zone.

(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 the high rise buildings on the other side. It has, therefore been decided that demarcation of the Lutyen’s Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through the prominent road where there is park, ridge or green area on the other side of the road.
In a meeting in Prime Minister’s Office on Lutyen’s Bungalow Zone area it was decided that the Ministry should clearly demarcate the boundary of Lutyen’s Bungalow Zone on an authentic map. Such demarcation of boundary should conform to the Lutyen’s Bungalow Zone guidelines of 1988. Accordingly, a group of officers from the Ministry with all concerned organization delineated the boundary of LBZ area in accordance with para 2(b)(iv) of 1988 guidelines of LBZ area.
There were the following norms for construction in the Lutyen’s Bungalow Zone.

(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 as those for these respective areas outside the zone.
MOUD vide letter dated 1.11.16 directed to process the ZDP of Zone D excluding Lutyens Bungalow Zone under section 11 Aof DD Act 1957
Lutyens Bungalow Zone (LBZ)

- LBZ area is the central area of Delhi
- Comprising a part of Zone D of the Delhi Master Plan 2021
- 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. for Delhi.
- Prepared by the Delhi Development Authority, the statutory development agency
- LBZ area has huge green cover, a key environmental asset and an essential lung space for the city.
- Slopes of the Raisina Hill which is a part of Aravalis, the **oldest fold mountain range in the whole world**!
- LBZ area is also a high security area for obvious reasons as all the VVIPs and key government functionaries reside here.
- The local body providing civic services in the LBZ area is the New Delhi Municipal Council (NDMC)
- **All the government buildings within LBZ are maintained by CPWD**
- The Central Vista stages the annual Republic Day parade
LBZ Zone as one of the most endangered sites in the year 2002.