



R.L. PARDEEP
JOINT SECRETARY(IJD)

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सहस्र विभाग मंत्रालय
GOVT. OF INDIA

MINISTRY OF URBAN DEVELOPMENT
D.O.No. K-13011/17/35-DDIA

3.2.88
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नई दिल्ली - 110011, तारीख 3.2.88
Dated New Delhi-110011, the 3.2.88 198

बुकिंग फ्लैट
by 3/2/88
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Dear Shri Pharam Dutt/Kumar/Chauhan/i Jajithia.

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-13011/19/35-DDIA 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 DDA/C 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, Panchsheel Road on the north and the ridge on the west, (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the Institutional area where the Supreme Court is situated. It will, however, include the area presently

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

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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-DDHA dated 17th October,85 may be treated as withdrawn.

With regards,

Yours sincerely,

(R.L. PARDEEP)

उपनिर्देशक

SHRI DHARAM DUTT,
Administrator,
NDMC,
New Delhi.

SHRI OM KUMAR,
Vice-Chairman,
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NEW DELHI.

SHRI P.P. CHAUHAN,
Commissioner,
Municipal Corporation of Delhi,
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Shri J.J.S. MAJITHIA,
Secretary,
Delhi Urban Art Commission,
Lok Hiyak Bhavan,
NEW DELHI.

Copy forwarded to:-

1. Shri Desh Raj Singh, JS(VL), Ministry of Urban Development.
2. Shri Harish Chandra, Director General of Works, CPWD, New Delhi

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