

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:3615
ANSWERED ON:19.08.2003
EXTRA FLOOR AREA RATIO IN RESIDENTIAL PREMISES
SRIPRAKASH JAISWAL

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government have granted extra Floor Area Ratio (FAR) for residential premises for the entire Delhi by implementing the report of the Malhotra Committee;
- (b) if so, the details thereof;
- (c) whether there is stagnation in LBZ area, where last revision/restriction was made in 1988 and not even an inch of increase is permitted in spite of that the families residing in the area have since grown and are facing great difficulties by way of space problem;
- (d) if so, whether there is any proposal to benefit the Lutyen Bungalow Zone (LBZ) under this scheme;
- (e) if so, the steps taken/proposed by the Government to provide extra FAR in LBZ area; and
- (f) if not, the reasons therefor?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI PON RADHAKR)

(a)&(b): The Government on the basis of recommendations of the Malhotra Committee Report, had amended the Master Plan for Delhi 2001 as well Unified Building Byelaws, 1983 to allow increased Floor area Ratio and ground coverage in respect of residential plots subject to provisions of layout plans and service plans already sanctioned. It had further been provided that no such layout plan/ service plan would be amended till arrangements for provision of augmented municipal services such as water power, sewerage, road widening, circulation, parking, green areas, etc. have been made.

(c)to(f): Constructions in Lutyen's Bungalow Zone is regulated by guidelines issued by the Government in 1988. Unified Building Bye laws of Delhi, 1983 are not applicable in this area. The objective of these guidelines is to maintain the character of the Lutyen Bungalow Zone, which is still dominated by green areas and to have low intensity and low density development. This has been done to retain the heritage and aesthetic character of the area.