

No.11012/1/2004-WI
Government of India
Ministry of Urban Development
(Works Division)

...

New Delhi, the 18th April 2006

OFFICE MEMORANDUM

Sub: Fixation of plinth area norms for Type-VII and Type-VIII bungalows in Lutyen's Bungalow Zone.

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No definite plinth area norms had been prescribed for the Type-VII and Type-VIII bungalows which are located in the Lutyen's Bungalow Zone area, even though for the remaining categories of houses i.e. Type-I to Type-VI, specific norms have been prescribed from time to time. The existing bungalows which were mostly constructed during pre-independence period and vary greatly in terms of the size as well as ancillary facilities. In view of the changing requirement of the dignitaries now occupying these bungalows, their security considerations, additional facilities have also been created in these bungalows from time to time.

2. Subsequent to the issuance of Lutyen's Bungalow Zone construction guidelines, the matter of permitting additional construction in existing bungalows was considered in view of the increased functional requirements and also the fact that many of the Ministers, Supreme Court Judges, High Court Judges, Secretaries to the Govt. of India are often allotted bungalows below their entitlement. With the approval of Prime Minister's Office, guidelines for additional construction/up-gradation of bungalows were issued vide Ministry's O.M. No.11012/2/95-WI, dated 12.4.1996.

3. The 1996 guidelines allowed office accommodation to the extent of 500 sq.ft. in each bungalow. In addition to this, an additional residential accommodation with the ceiling of 500 sq.ft. subject to overall ceiling of 4498 sq.ft. was also permitted in case the occupant was allotted a bungalow below his entitlement. Besides, security structures like guard room, PSO shed and sentry post were also allowed to be constructed.

4. It has since been decided by the competent authority, to fix norms for Type-VII and Type-VIII categories of bungalows in the Lutyen's Bungalow Zone area so that they act as a bench mark in the event of reconstruction of the existing bungalows or construction of new bungalows by way of redevelopment of existing sites.

5. The norms fixed for Type-VII and Type-VIII bungalows comprise the area permitted for main bungalow, office space, staff quarters, garages and security requirements. The details of the area to be provided for each of the above units have been given in the Annex. The total plinth area of Type-VII bungalow would come to 6889 sq.ft. in case of four staff quarters and 7319 sq.ft in case of six staff quarters. The plinth area for Type-VIII bungalow shall be 9175 sq.ft.

6. The above scales of plinth area for Type-VII and Type-VIII bungalows shall be taken as the yardstick for the purpose of reconstruction/new construction of bungalows in the Lutyen's Bungalow Zone in future.

(**S.M. Acharya**)
Additional Secretary (UD)

To

DG (W), CPWD

All occupants of Type-VII & Type-VIII bungalows in LBZ

PLINTH AREA NORMS FOR type-VII & VIII BUNGALOWS

Annexure to Ministry of Urban Development
O.M. No. 11012/1/2004-W1, dated 18.4.2006

Type		Area of Unit		<u>Staircase/ Circulation</u>		Sleeping out Balconies		<u>Car garage(s)</u>		<u>Office</u>		<u>Security</u>		Sentry post		<u>Total</u>		
		Sqm.	Sq.ft.	Sqm.	Sq.ft.	Sqm.	Sq.ft.	Sqm.	Sq.ft.	Sqm.	Sq.ft.	Guard Room	Frisking Room	Sqm.	Sq.ft.	Sqm.	Sq.ft.	
Type VII Bungalo w	Main Unit	316.00	3400.00	12.00	130.00	22.00	236.00	41.80	450.00 (2 No.)	92.90	1000.00	33.75	365.00	9.20	100.00	4.00	43.00 (2 No.)	573.70@ 6889.00@
	Staff Quar- ters	80.00*	860.00 (4 No..)	13.50	145.00	15.00	160.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	
Type VIII Bungalo w	Main Unit	418.00	4500.00	12.00	130.00	22.00	236.00	83.60	900.00 (4 No.)	92.90	1000.00	33.75	365.00	9.20	100.00	4.00	43.00 (2 No.)	852.43 9175.00
	Staff Quar- ters	120.00*	1290.00 (6 No.)	27.00	290.00	30.00	320.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	

Remarks

@ In case, 6 staff quarters are provided for Type VII bungalows, the total plinth area shall be 613.70 Sq.m. or 7319 sq.ft.

*Maximum permissible area for servant quarter as per MPD-2001 is 20 Sq.m.

