

AC (PLG) MPR

Dairy No. 1157

Date 27/08/12

UP/2012/4440
BY: DIRECTOR OF P & H.O.

21 AUG 2012

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Samegh Batra
Serai-8, Kalka Das Marg, Mehrauli, New Delhi-110030

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. L-311
Dated 26/12/12

Principal Secretary (UD), GNCTD
Chairman
Delhi Development Authority
Office of the Dir.(Plg.) MPR & TC
6th Floor, VikasMinar,
New Delhi

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI
Dy.No. 1362
Dated 28/08/12
Commr. (Plg.) - II
Despatch 5131
Date 27/08/12
20/08/2012

Sub.: The 2nd meeting of the MAG on "Heritage Conservation" is scheduled to be held on 21st August, 2012 at 05.00 P.M.

Sir

I request you to kindly refer to your Notice No. F.1(23)2011/Dir.(Plg)MPR & TC/ dated 09-08-2012 to preview on Master Plan of Delhi-2021.

As already suggested in my earlier communication on 07-05-2012 (copy enclosed) I once again put forth the following for your consideration while preparing the Master Plan of Delhi

1. Please allow at least 20% of all Heritage Properties to be used for commercial use/purposes.
2. All heritage properties being used for providing amenities and accommodation to tourists should be allowed to convert a part of their premises for commercial use, i.e. for shops, retail use to be able to provide a steady source of income to the property and help sustain it. At least 20% of the property should be incorporated to be so used. This 20% would only be allowed if the balance of the area were actually used for Tourist Accommodation.
3. The people owning Heritage Properties would generally be inexperienced and cannot sustain the long gestation periods as is applicable to Hotels. It is therefore necessary to provide them with sustained and regular income while ensuring that they use the balance property for Tourist accommodation purposes.
4. The Space in the Heritage Property that is used by the Hotel for running a Restaurant should not be counted as Commercial Use and therefore not included within the 20% that is proposed to be allowed as commercial use as the restaurant is also meant for use by the tourists and patrons of the hotel.
5. The commercial area in the heritage property would also help to attract tourists, which in turn would help to bring in and retain foreign exchange and retain profitability for the said hotel.

I would be sincerely thankful if you would be so kind as to include my suggestions in the Master Plan of Delhi 2021.

Thank you
Yours faithfully

[Handwritten signature]
Home Plg DDA

Samegh Batra

Cc: Ms. I.P. Parate,
Director (Plg) MPR & TC
Delhi Development Authority
(Master Plan Review Section)
6th Floor, VikasMinar,
New Delhi- 110002

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21/8

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A. Lalit
Asst Secy

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Plg link in the file.
J. Ant
30/8

[Handwritten signature]
27/8/12
29/8

As discussed with Director (Plg) MPR & TC
This issue will be discussed in the MAG on
"Heritage Conservation" proposed to be held on
08.10.12. Keep this in record in concerned file.

Shikha
09/10/12

A.D. (Plg) III MPR

From: Samegh Batra <sameghbatra@gmail.com>
Subject: **Suggestions on Master Plan of Delhi - South District**
Date: 7 May 2012 4:14:06 PM GMT+05:30
To: dirplfmpr_tc@dda.org.in
Cc: dirplgmpr1@dda.org.in, didirplguc@dda.org.in



From Samegh Batra

Serai 8 Kalka Das Marg

Mehrauli

New Delhi 110030

Phone - 9810671700

email: sameghbatra@gmail.com

The Director (Planning) MPR
6th Floor
Vikas Minar
I.P Estate
New Delhi 110002

Dear Sirs

Please refer to your advertisement in the Times of India , dated 2-5-2012, inviting suggestions on master plan of Delhi. I suggest you to while preparing the Master Plan of Delhi please take **Allow at least 20% of all Heritage Properties to be used for commercial use/purposes.**

All Heritage properties, which are used for providing accommodation and amenities to tourists should be allowed to convert a part of their premises for commercial use, i.e., for shops, retail use to be able to provide a steady source of income to the property & help sustain it.

At least 20% of the property should be incorporated to be so used. This 20% would only be allowed if the balance of the area is actually used for Tourist Accommodation.

The people owning Heritage Properties would generally be inexperienced & cannot sustain the long gestation periods as is applicable to Hotels. It is therefore necessary to provide them with sustained & regular income while ensuring that they use the balance property for Tourist accommodation purposes.

The Space in the Heritage Property that is used by the Hotel for running a Restaurant should not be counted as Commercial Use and not counted within the 20% that is proposed to be allowed as commercial use as the restaurant is also meant for Tourist use.

The Retail / Shop Space in Heritage Properties also allows the Heritage Property to attract tourists, which in helps to retain valuable foreign exchange & profitability of the Heritage Hotel & should be incorporated in MPD 2021's.

I will be grateful if you consider my suggestion.

Thank you
Regards
Samegh