

# FRIENDS OF HERITAGE SOCIETY

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03/05/2012

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OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. 2451  
Dated 7/5/12

Reg. :- **PLANNING DEPARTMENT (MASTER PLAN REVIEW SECTION).  
INVITING PUBLIC SUGGESTIONS FOR REVIEW OF MASTER PLAN FOR  
DELHI – 2021 – Open House Meet – South District - Advertisement in  
Times of India of 02-05-2012.**

Sub. :- **Introduce & State Planning Norms for 'Serai Hotels' in Master Plan  
of Delhi – 2021.**

Dear Sir,

1. We request you to introduce & State Planning Norms for 'Serai Hotels' in Master Plan of Delhi-2021.

In this connection, it is submitted as under :-

1.1 **The DDA Master Plan 2021 shows that –**

(A) Preservation & Protection of Heritage Properties & allow reuse is part of DDA's Objectives & Chapter 10 of the Master Plan 2021 is devoted to this.

(B) The DDA also has initiated Heritage Awards for Best Maintained Heritage Properties & those that do adaptive re-use.

2. **Heritage Buildings - Preservation & Reuse – Part of Delhi Buildings Bye-Laws.**

2.1 Specific rules for preservation of Heritage Buildings & Re-use also exist. In the Gazette of India, Extraordinary, Part-II, Section 3, Sub Section (ii), Published by Authority, No. 157, New Delhi, Thursday, February 12, 2004/MEGHA 23, 1925, the law on- CONSERVATION OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE / PRECINCTS AND NATURAL FEATURE AREAS" was enacted.

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2.2 On Page 5 at Clause 23.9 it is stated as under :-

**Incentive Uses for Heritage Buildings**

23.9 "In cases of buildings located in non-commercial use zones included in the Heritage Conservation List, if the owner/owners agree to maintain the listed heritage building as it is in the existing state and to preserve its heritage state with the repairs and the owner/owners / lessees give a written undertaking to that effect, the owner/owners/lessees **may be allowed with the approval of the Heritage Conservation Committee within permissible use zone to convert part or whole thereof of the non-commercial area within such a heritage building to commercial/office use/hotel.** Provided that if the heritage building is not maintained suitably or if the heritage value of the building is spoiled in any manner, the commercial / office / hotel use shall be disallowed."

2.3 Thus, once there is a policy on usage of Heritage Buildings as Serai Hotels & the Heritage properties know & then conform to a particular policy, it would be possible for the Heritage Conservation Committee to designate such a adaptive Re-use in a sustained manner.

2.4 The Heritage laws have also been incorporated as part of the Delhi Building Bye-laws 1983.

2.5 The virtue of this Act / Clause, the Heritage Conservation Committee has the powers to convert even buildings in non- commercial use zones to commercial use as commercial/office use / Hotel.

3. Various Zonal Plans have been now Notified – Also to protect Heritage.

3.1 Taking the case of -

The Zonal Plan -'F' under the Delhi Master Plan 2021 has been notified on 08/06/2010 . Attention is invited in particular to –

(i) Clause **2.10 CONSERVATION OF BUILT HERITAGE** : *According to the Archaeological Survey of India there are number of monuments in Delhi which have been notified as protected. It is envisaged that the extent of areas of heritage and declared protected monument under the ancient Monument and Archaeological Sites and Remains Act, 1958, be reserved for conservation for which conservation schemes may be prepared by the concerned organization/local authority. Use of Heritage Building shall be put as per recommendation of the Heritage Conservation Committee.*

4. In order to ensure that all such Heritage Properties designated by The Heritage Conservation Committee (HCC) a uniform nomenclature of 'Serai Hotels' be framed & stated to bring the Planning Norms in to the Master Plan 2021 itself and go a long way to ensuring that the Heritage Properties are protected and used uniformly in New Delhi.

5. A personal hearing may be granted on this to explain the same in detail.

Thanking you,

Yours faithfully,  
Friends of Heritage Society

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Mehrauli,  
New Delhi.