

FRIENDS OF HERITAGE SOCIETY

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30/04/2012

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OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 2453
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.**

Dear Sir,

We refer to the above. We wish to offer our suggestions as under:

- 1. Take Cognizance of Old Usage of Heritage Properties while preparing MPD 2021 & incorporate them in MPD 2021.**

While Preparing Master Plan of Delhi (MPD 2021) , please take cognizance of old usage of heritage properties & duly incorporate them in the plans. Some of the properties may be old heritage properties that are Pre 1962 and have been continuously used for years for a particular use. These properties must be identified properly & duly incorporated in the MPD 2021. In some cases, the use of this property may be against the general usage plan. Even so , it must be incorporated in MPD 2021 to reflect its true & correct usage.

- 2. For each MPD 2021 area, suggestions must be invited in a more concentrated & directed manner**

For each MPD 2021 Zonal / Local area, suggestions must be invited in a more concentrated & direct manner. There must be widespread dissemination of information at the Local level. Whether its in clubs, in civic centers or even markets, it must be widely known to enable the general public to learn about the exercise & participate in it. It will allow greater participation & the MPD 2021's will reflect a true & correct picture requiring lesser amendments later on. It should truly be done in a *bhagidari* way of working.

- 3. Be More Flexible in approach**

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Please be more flexible in approach while framing MPD 2021's. This exercise of making MPD 2021 more representative is being carried out after over 50 years of the Master Plan getting made. It needs to reflect the ground realities as they exist – not as they should be !

4. Recognise that Use Zone can be different in case of Heritage properties / Heritage Precinct & Incorporate in MPD 2021

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As per clause 23.9 of the Building Bye laws

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.”*

Thus, since a heritage building can have a different use than the permissible use zone, the past pre-1962 use must be incorporated. This would go a long way to give incentives to people to restore and use their Heritage Properties.

5. Incorporate at least 25% (Twenty Five percent) are of all Heritage Properties to be used for commercial use/purposes to allow for sustenance.

All Heritage properties, which are used for providing accommodation & 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 25% (Twenty Five percent) of the property should be incorporated to be so used. This 25% (Twenty Five Percent) would only be allowed if the balance 75% (Seventy Five Percent) 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 25% (Twenty Five Percent) 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 helps to retain valuable foreign exchange & profitability of the Heritage Hotel & should be incorporated in MPD 2021's.

6. The Policies & Laws relating to Heritage Buildings should be made tourist friendly & simpler.

Most of the Heritage properties are inherited & come down through the ages through generations within the family, passing on from one descendent to another. The laws & policies should therefore be made simpler to enable them to understand and thereby to make use of the same without any hassles.

7. No need to follow Norms – Specific Norms for Heritage Buildings be incorporated in MPD 2021's.

Since most of the heritage properties are built around a central 'aangan' or courtyard, and there are no set backs on the edge of the building line as these are left in the Center as per earlier olden times.

The present Building Bye laws did not allow the 'Aangan' concept as they require setbacks to be left on the edge of the property.

The Bye-laws of New Properties should thereafter not be applicable on these heritage properties & where (with due permission) they are allowed to build some more based the old method of leaving space (in consonance of what is existing) should be allowed.

The Norms of DDA/MCD/Building Bye-laws should be amended to this extent to incorporate this 'aangan' concept in Heritage Properties.

We have made an endeavor to list of some issues to make a beginning in the enabling of a positive contribution to making of making of Master Plan of Delhi.

We trust & hope a beginning would be made in this direction.

Please register is for the meet. A personal hearing may be granted on this to explain the same in detail.

Thanking you

Friends of Heritage Society

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