



119

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा
Master Plan Review-2021

पंजीकरण फार्म
REGISTRATION FORM

“ओपन हाउस मीट्स”
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए
Form to be filled by Participant

नाम Name	SAMJEEV BATRA
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	FRIENDS OF HERITAGE N.G.O.
वर्तमान स्थिति Present Position	Executive Member
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	9810070708
फैक्स : Fax :	
ई-मेल E-mail	Sanjeevbatra@sunshyde.com
पता : Address :	Style Mile, Kalka Das Marg, Mehrauli New Delhi
हस्ताक्षर : Signature :	
तिथि : Date :	8-5-2012

OFFICE OF THE DIR (PIO.)
MPPR/TC, D.D.A. N. DELHI-2
Dy.No... 2839
Dated... 11/5/12

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं”
“Submit your registration form at the venue of Open House meets.”

2012

FRIENDS OF HERITAGE SOCIETY

Style Mile
Mehrauli
New Delhi-110030.

Telephone : 26642993

703/1/Z

30/04/2012

Director (Plg) MPR,
Delhi Development Authority,
6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002.
e-mail : dirplgmpr_tc@dda.org.in

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

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

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

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 in 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

Style Mile
Mehrauli,
New Delhi.

Young Sports & Cultural Society

(Registered under Societies Act)

Regd. Off: 1, Qutab Avenue, Lado Sarai, New Delhi-110 030.

499 / 1 / Z

Date : 02/05/2012

Director (Plg) MPR,
Delhi Development Authority,
6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002.
E-mail : dirplgmpr_tc@dda.org.in

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. :- FAR Norms for Clubs may be increased to 250 along to help incorporate
more Sporting facilities along with increase in Residential Component in
Master Plan of Delhi – 2021.

Dear Sir,

1. FAR Norms for Clubs be increased

1.1 We request you to increase the FAR Norms for Clubs allotted in New Delhi.

1.2 In earlier times the land allotted for Clubs was in excess of 5 Acres with the result that a lot of sporting facilities could be incorporated in the same FAR. With the scarcity of land, the area size of the Club land allotted has become less & less but the FAR Norms the same. This way the facilities have become squeezed and not all sports facilities can be incorporated.

1.3 It is requested that FAR be increased substantially to 250 to ensure that the same area can now allow more sports facilities to be incorporated & the area usage can be used more efficiently. Clubs now have an increased FAR, so Clubs should also be allowed.

↓

1008

2. Residential Component in Clubs

- 2.1 It is requested that there should be allowed Residential Component in Clubs to allow for more members to stay in club & use the facilities.
- 2.2 There is a severe shortage of Rooms in Delhi & Members can then stay in the Club itself.
- 2.3 Earlier Clubs like the Gymkhana had a lot of Residential facilities but now Clubs have been restricted. The allotment for more Residential area may be incorporated in the planning norms.
- 2.4 Since existing Hotels have been allowed an increased FAR, Clubs should also be similarly allowed.
3. You are requested to register us to join the meeting. A personal hearing may be granted on this to explain the same in detail.

Thanking you,

Yours faithfully,

For Young Sports & Cultural Society


Sanjeev Batra / President

FRIENDS OF HERITAGE SOCIETY

Style Mile
Mehrauli
New Delhi-110030.

Telephone : 26642993

703/1/Z

03/05/2012

Director (Plg) MPR,
Delhi Development Authority,
6th Floor,
Vikas Minar,
I.P. Estate,
New Delhi-110002.
e-mail : dirplgmpr_tc@dda.org.in

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.

↓

120

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

Style Mije
Mehrauli,
New Delhi.