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**INTACH**  
Indian National Trust for Art and Cultural Heritage  
**DELHI CHAPTER**

**Patron:**

Shri Tajender Khanna  
Lt. Governor of Delhi

**Advisor:**

Shri O.P. Jain

**Convenor:**

Prof. A.G.K. Menon

November 3, 2011

Ref.: ND/412/55

Director (Plg) MPD,  
Delhi Development Authority,  
6<sup>th</sup> Floor, Vikas Minar,  
I.P. Estate,  
New Delhi-110002.

OFFICE OF THE DIR (Plg.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy.No. ~~3111~~  
Date: 9/11/11

Reg.: PLANNING DEPARTMENT (MASTER PLAN REVIEW SECTION)  
INVITING PUBLIC SUGGESTIONS FOR MID - TERM  
REVIEW OF MASTER PLAN FOR DELHI-2021 - Advertisement in  
Times of India of 04-10-2011.

Sub.: Introduce and Define Planning Norms for Re-Use of Heritage  
Buildings in Master Plan of Delhi - 2021

Dear Sir,

1. We request you to introduce and define the Planning Norms for Re-use of Heritage Buildings in Master Plan of Delhi-2021.

In this connection, we submit as under :-

1.1 The DDA Master Plan 2021 has stated that -

(A) It is an important objective to Preserve and Protect Heritage Properties and allow its re-use. Chapter 10 of the Master Plan 2021 is devoted to this subject.

(B) The DDA has already initiated Heritage Awards for Best Maintained Heritage Properties and those that undertake adaptive re-use.

2. Heritage Buildings-Preservation and Re-use - Part of Delhi Buildings Bye-Laws

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

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 to use the building for a permissible use zone to convert part or whole thereof of the non-commercial use zone area within such a heritage building to

**INTACH**

71, Lodhi Estate, New Delhi - 110 003

Phone : 2464 1304, 2469 2774, 2464 5482, Fax : 91-11-2461 1290

E-mail : intachdelhi@rediffmail.com, opjain@sanskritifoundation.org

Shri O.P. Jain  
11/11

Dy. Dir. (Plg.) MPD  
Mrs. Anjali Assan

14/11

A.D. (Plg.) II

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- 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, there is a policy on usage of Heritage Buildings and its adaptive re-use is permitted, but there are no policy guidelines in MPD-2021 that would enable the Heritage Conservation Committee to permit such a adaptive Re-use in a sustained, open and transparent manner.
- 2.4 By 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. However, since no guidelines exist in the MPD-2021 to assist the Heritage Conservation Committee in this regard, the projects are not being considered for formal approval.
3. Various Zonal Plans have been now notified. These plans intend to protect Heritage buildings, but the guidelines are not available for its implementation.
- 3.1 Consider the case of the Zonal Plan - 'F' under the Delhi Master Plan 2021, which was 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 including those notified under the Delhi Building Bye-Laws are properly dealt with by the Heritage Conservation Committee, a uniform policy for the re-use of Heritage Buildings should be framed and notified as the Planning Norms in to the Master Plan 2021. It will go a long way to ensuring effective conservation of Heritage Properties in accordance to the objectives of MPD-2021.
5. A personal hearing may be granted on this matter to explain the same in detail.

Thanking you,

Yours faithfully,



A. G. K. MENON

Convenor, INTACH Delhi Chapter



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