



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar, New Delhi – 110002
Phone No. (011)23379731

No.F-1(23)2011/Dir. (Plg.) MPR & TC

Date: 22.10.2012

Sub: Minutes of the 2nd Meeting of Management Action Group on “Heritage Conservation Group” for Review of MPD-2021

Second Meeting of Management Action Group (MAG) on “Heritage Conservation Group” was held on 8th October, 2012 under the Chairmanship of Principal Secretary (Urban Development), Govt. of NCT of Delhi, at Conference Room, Delhi Secretariat. The following Members / Special Invitees attended the meeting:

Members

- Principal Secretary (UD), GNCTD Chairman
- Chief Architect, DDA
- Addl. Commissioner (Plg.)MPR,DDA

Expert member

- Sh. O.P. Jain, Ex- Chairman, INTACH
- Prof. A.G.K. Menon, Chairman, INTACH (Delhi Chapter)
- Prof. Nalini Thakur, Conservation Department, SPA

Others

- Director (Plg.) MPR & TC, DDA
- Smt. Manisha Gupta, Senior Architect, DDA

2. a) Confirmation of the minutes of 1st Meeting of MAG held on 28.03.2012

The minutes of the 1st meeting of this MAG were circulated vide letter no. F-1(23)2011/DIR (MPR) TC/ 122 dated 20.04.2012. Since there were no observations by members, the minutes of the meeting of 28.03.2012 were confirmed.

2. c) Suggestions received towards Review of MPD-2021 related to Heritage Conservation

S. No.	Diary No., Name and Address	Issues / Suggestions	Observation/Recommendation of the Group
1. Need for a Single-Window system in directing Building Byelaws			
(i)	2456, 2817, 3819 Rajiv Kakria E-230, GK-1, Delhi-48 rkakria2@gmail.com	a. ASI ruling of bye-laws in the vicinity of Heritage monuments should not be encouraged by the Development Authority. b. There should be single-window system in directing building byelaws. c. <i>The boundary extents of heritage properties shall be rationalised.</i> d. <i>Differential standards shall be constituted for distinct categories of heritage</i>	- This is to be dealt as per provisions in National Monuments Authority Act (NMA Act), 2010. - Sh. O.P. Jain informed the group that heritage properties have already been classified into nine distinct categories as per their type and degree of significance. Action: NMA

(ii)	3819 Rajiv Kakria	<i>properties.</i> a. If ASI feels significance of monument warrants stringent norms, then they should buy properties at Market rate in the vicinity and compensate owners. Bonafide property owners shall not be burdened with such restrictions.	
(iii)	3191 Ankush Wohra RWA, South Extension- I, New Delhi-49	a. Allow construction/ re-construction/ repair of houses within 100 mts. of ASI limits in N.D.S.E - I. Every building shall have distinct bye-laws, instead of having a uniform regulation.	- This is to be dealt as per provisions in National Monuments Authority Act (NMA Act), 2010. Action: NMA
2. Mixed use should not be permitted in Heritage Properties			
(iv)	3146 Sanjeev Batra, Friends of Heritage Society, Style Mile, Mehrauli, Delhi-30	a. Clause No. 15.1 (v) states that <i>“Mixed-use (including small shops as per para 15.6.3) shall not be permitted in the Lutyen’s Bungalow Zone, Civil Lines Bungalow Zone, government housing, institutional / staff housing of public and private agencies and buildings / precincts listed by the Heritage Conservation Committee.”</i> This needs to be avoided, and the listed Heritage Residential Buildings shall be allowed for commercial re-use/ adaptive re-use. b. Planning Norms for ‘Serai Hotels’ shall be introduced in MPD-2021. c. Heritage buildings in all use-zones be allowed to continue existing uses. d. Heritage properties shall be marked/ listed in Local Area Plans.	This suggestion has been discussed in the 5 th meeting of MAG on “Enforcement & Plan Monitoring”, held on 01-08-2012; and following observation was made. <i>“MPD - 2021 has already provided a conservation strategy for built heritage as part of para 10.2. As per this strategy ASI, GNCT Delhi and the local body depending on the type of heritage building, its location has to decide its usage. In view of the same MAG did not recommend any amendment in MPD – 2021.</i> Action: Director (Plg.) MPR, DDA” MAG further observed the list of protected monuments has been included as annexure in most of the notified Zonal Development Plans (ZDP). The exercise of identifying heritage monuments need to be undertaken in Local Area Plan (LAP). The Local Bodies are preparing Local Area Plans for about 34 wards in Delhi. These plans were uploaded on MCD website for consultation with the stakeholders. Action: CTP-SDMC / North DMC / EDMC

3. Take cognizance of old usage of Heritage Properties while preparing MPD 2021			
(v) (vi)	3814, 2839 Sanjeev Batra, Friends of Heritage Society, Style Mile, Mehrauli, Delhi-30	<p>a. Suggestions must be invited in a more concentrated and directed manner.</p> <p>b. Be more flexible in Approach while framing MPD i.e. incorporate ground-realities.</p> <p>c. Incorporate at least 25% of all Heritage properties to be used for commercial use/purpose to allow sustenance.</p> <p>d. Policies & Laws relating to Heritage Buildings should be made more tourist-friendly and simpler.</p> <p>e. Specific norms for Heritage Buildings be incorporated in MPD 2021.</p>	<p>- At present there are no heritage by laws with provisions of height restriction, colour and design aspects etc. These monument specific Heritage By laws are being prepared by NMA. Once these by laws are finalised by NMA, MAG could consider making provisions in the chapter on Conservation of Heritage.</p> <p style="text-align: right;">Action: NMA</p>
(vii)	2719, 3314 Esel Foundation 10-DLF Farm, 5, North drive, Chattarpur, Mehrauli, Delhi-30	a. Recognize that use zone can be different in case of cultural properties and incorporate in MPD 2021.	same as Para (v)
(viii)	2872 Subhash S. Pillai, 84, Adchini, Delhi- 17	a. Recognise that Use Zones can be different in case of Heritage Properties / Heritage precinct and incorporate in MPD 2021.	- MAG observed that the heritage properties shall be dealt as per the conservation strategy laid in Para 10.2 in MPD-2021. Hence, MAG did not suggest any modifications.
(ix)	3302 Vipin Chawla, One Style Mile, Kalka Das marg, Mehrauli, New Delhi-30	a. Recognise old usage of heritage properties while preparing MPD-2021 and incorporate them.	same as Para (v)
(x)	3827 Ajay Pal Singh, 84, Adchini, Sri Aurobindo Marg, New Delhi - 110017 (M: 9810163760)	<p>a. <i>Land Use of an unlisted heritage property on a notified commercial street in Adchini has been shown as 'District Park'. Need to be reviewed.</i></p> <p>b. A property in Adchini is used for commercial purposes prior to 1960. Later, the street adjoining this property had been notified and declared as 'Commercial Street'. Now, the petitioner seeks for 'Planning Norms' as per MPD-2021 to be applicable in the present condition.</p> <p>c. It shall be ensured that Heritage properties are protected.</p>	<p>- As per the provisions of MPD-2021 the local bodies have to prepare LAPs for different wards in Delhi. The concerned Local Body may prepare details of the properties which needs land-use correction in ZDPs, based on supporting documents such as, licenses issued by Government Departments, approved layout plan prepared by the then Local Body etc.</p> <p style="text-align: right;">Action: CTP-SDMC</p> <p>- It was informed that there are number of villages in Delhi, like Adchini on Aurbindo Marg, with</p>

			<p>historical background which needs to be treated keeping in mind its character. The Local Body, while preparing Village Development Plan and Local Area Plan shall take all these aspects into consideration.</p> <p>A list of such villages can be incorporated in Zonal Development Plans (ZDP). MAG requested INTACH and other members to provide authentic list of such villages.</p> <p style="text-align: right;">Action: INTACH CTP -SDMC/ NDMC/ EDMC</p>
4. Specific Norms for Heritage Properties to be made in MPD 2021			
(xi)	3303, 3597 D. K. Aggarwal Serai 6, Kalka Das Marg, Mehrauli, New Delhi-30	a. Simple laws for heritage properties be included in MPD-2021. Effective use of such properties shall be made for tourism purpose.	same as Para (v)
(xii)	3305 P J Thareja, 4A, Kalka Das Marg, New Delhi-30 M: 9910893030	a. Specific design guidelines/norms for heritage buildings do not qualify for current norms specified in MPD-2021.	same as Para (v)
(xiii)	50 A.G.K.Menon, Convener, INTACH	a. A separate set of norms should be introduced in MPD 2021 (Clause 2.10) for re-use of Heritage Buildings as it will help in their conservation too.	<p>- The scale of the monuments and the social living environment needs to be looked at while preparing the monument specific byelaws for monuments/ cluster of monuments. It was also suggested that the importance of the monument may also be kept in mind while considering relaxation if any.</p> <p style="text-align: right;">Action: NMA</p>
5. Appraisal of the factors which fall under the ambit of traditional character needs to be reviewed			
(xiv)	928 Satender Jain The Iron and Hardware Merchants Association, Loha Bhawan, 3610-12, Chawri Bazar, Delhi-6	<p>a. Trading centres, catering since two centuries, should also be made part of heritage.</p> <p>b. Life of the stakeholders should not be affected adversely in the process of re- development.</p>	<p>- MAG observed that declaration of heritage buildings is under the purview of ASI.</p> <p style="text-align: right;">Action: NMA</p>
6. Policies regarding special areas, urban economic modelling, urban villages and urban bio-diversity need to be reviewed			
(xv)	397 Manu Bhatnagar,	a. Policies, regarding special areas, urban economic modelling,	The members of the MAG were requested to provide specific

	Pr. Director, NHD, INTACH	urban villages and urban bio-diversity, should be spelt out in great details with the help of agencies like INTACH	<p>suggestions towards revision of chapter on "Conservation of Built Heritage" of MPD-2021 for discussion in next meeting.</p> <p style="text-align: right;">Action: INTACH Chief Architect, DDA Prof. Nalini Thakur, SPA</p>
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The MAG after hearing the suggestions related to the restrictions on building activity around monuments, use of Heritage properties etc. observed that:

- i) The Ancient Monuments, Archaeological Sites and Remains Act, (AMASR) 1958 which was amended on 30.3.2010, imposes complete prohibition on construction within 100 meters of the monuments and sites protected by the Archaeological Survey of India (ASI). It further imposes certain conditions about construction-related activities in the area between 101-300 meters all around the protected monuments and sites.

At present there are no heritage by laws with provisions of height restriction, colour and design aspects etc. These monument specific Heritage by laws are being prepared by NMA.

Action: NMA

- ii) The scale of the monuments and the social living environment needs to be looked at while preparing the monument specific byelaws for monuments/ cluster of monuments. It was also suggested that the importance of the monument may also be kept in mind while considering relaxation if any since the world heritage monument i.e. Red Fort cannot be compared with Kos Minar and these may not be dealt on same parameters.

- iii) It was informed that there are number of villages in Delhi, like Adchini on Aurbindo Marg, with historical background which needs to be treated keeping in mind its character. The Local Body, while preparing Village Development Plan and Local Area Plan shall take all these aspects into consideration.

A list of such villages can be incorporated in Zonal Development Plans (ZDP). MAG requested INTACH and other members to provide authentic list of such villages.

Action: INTACH

The meeting ended with thanks to the Chair.



(I.P. Parate)

Director (Plg.) MPR, DDA

Copy to:

- All members
- All Expert members
- Concerned officers for necessary action as mentioned in the minutes