शहरी विकास मंत्रालय

(दिल्ली प्रभाग)

अधिसूचना

नई दिल्ली, 15 सितम्बर, 2016

कार्यक्रम. 2953(व)।—दिल्ली संयुक्त भवन उपविभाग, 2016 (अनुवादक II, पृष्ठ 1.14) के उपवक्ताम् व इसमें लिए गए संशोधितुओं के अनुसार ने निम्नलिखित सदस्यों के साथ विस्तार संरक्षण समिति (एचसीपी) को भारत के राजपत्र में इस अधिसूचना के प्रकाशन की तारीख से तीन वर्ष की अवधि के लिए पुनर्गठित करने का अनुमोदन कर दिया है।

1. विशेष सचिव/अपर सचिव, शहरी विकास मंत्रालय — अध्यक्ष
2. अपर महानिदेशक (वार्तकलादिविभाग) केंद्रीय लोक निर्माण विभाग — सदस्य
3. मुख्य नियोजक, नगर एवं ग्राम नियोजन संगठन — सदस्य
4. मुख्य नगर नियोजक, दिल्ली नगर निगम — सदस्य
5. आयुक्त (नियोजन), दिल्ली विकास प्राधिकरण — सदस्य
6. मुख्य वास्तुकार, नई दिल्ली नगर पालिका परिषद् — सदस्य
7. महानिदेशक, भारतीय पुरातत्त्व सर्वेक्षण का प्रतिनिधि — सदस्य
8. मुख्य अभियंता (संरचना) केंद्रीय डिजाइन संगठन, केंद्रीय लोक निर्माण विभाग — सदस्य
9. श्री संजय पुरी (शहरी डिजाइनर) (संजय पुरी, वास्तुकार, महामात्री मुम्बई के प्रथम वास्तुकार) - सदस्य

10. डॉ. पार्शुल पांड्याधर (इतिहासकार) (एसोसिएट प्रोफेसर, इतिहास विभाग, दिल्ली विश्वविद्यालय) - सदस्य

11. सुश्री वरिष्ठा शर्मा (संस्थापक वास्तुकार) (अध्यक्षता, दिल्ली उच्च न्यायालय) - सदस्य

12. आचार्य डॉ. रोमिल मेहता (पर्यावरणविद) (प्रोफेसर, भू-सूर्य वास्तु विभाग, एसपीए, नई दिल्ली) - सदस्य

13. निदेशक, भारतीय प्राकृतिक इतिहास संग्रहालय - सदस्य

14. सचिव, दिल्ली नगर काला आयोग - सदस्य सचिव

2. समिति के विचारार्थ विषय अन्य बातों के साथ-साथ दिल्ली एकीकृत भवन उप-नियम, 2016 के अनुरूप - II के पैरा 1.15 के अनुसार होगा।

[फा. सं. के-12016/6/2003-डीडी-I]

मुनील कुमार, अवर सचिव

MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)

NOTIFICATION

New Delhi, the 15th September, 2016

S.O. 2953(E).—In pursuance to Clause 7.26 (Annexure II, para 1.14) of Unified Building Bye-Laws for Delhi, 2016 and modifications made therein, the Government has approved the reconstitution of the Heritage Conservation Committee (HCC) with the following members for a period of three years with effect from the date of publication of this Notification in the Gazette of India.

1. Special Secretary/Addl. Secretary, Ministry of Urban Development - Chairman

2. Addl. DG (Architecture), CPWD - Member

3. Chief Planner, Town & Country Planning Organization - Member

4. Chief Town Planner, MCD - Member

5. Commissioner (Plg.), DDA - Member

6. Chief Architect, NDMC - Member

7. Representative of DG, Archeological Survey of India - Member

8. Chief Engineer (Structure) in the Central Design Organization, CPWD - Member
9. Shri Sanjay Puri (Urban Designer) [Principal Architect of Sanjay Puri Architects, Mahalaxmi, Mumbai] - Member

10. Dr. Parul Pandya Dhar (Historian) [Associate Professor, Department of History, University of Delhi] - Member

11. Ms. Vertika Sharma (Conservation Architect) [Advocate, Delhi High Court] - Member

12. Prof. Dr. Rommel Mehta (Environmentalist) [Professor, Landscape Architecture, Department, SPA, New Delhi] - Member

13. Director, National Museum of National History - Member

14. Secretary, DUAC - Member Secretary

2. Terms of reference of the Committee shall *inter alia*, be as per para 1.15 of Annexure-II of Unified Building Bye-Laws for Delhi, 2016.


SUNIL KUMAR, Under Secy.
FAR shall be calculated on the total plot area including automatically surrendered area.

d. In case any other configurations not covered in the Illustrations (1-12) given in Annexure XV the same principles of clear fire tender movement shall apply.

7.24 Special Provisions for Other Buildings which are not covered under MPD and Building Bye Laws:

For Hospitals, Hotels & Banquets Halls, Stadiums, Jails, Court Complexes, Art Galleries, Museums, Filling Stations, Bus Terminals/ Depot, Multi-storey Parking, Sports Complexes and any other, the provisions in the following documents shall apply:

a. Development Control Regulations of MPD.
c. Any other statutory provisions of Republic of India.

7.25 Provisions in the Public Buildings for Differently Abled Persons

The buildings to be designed for differently abled persons need special treatment and the provisions for site planning, building requirements etc. are given in Chapter - 11.

7.26 Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas shall be as per Annexure - II.

7.27 Rules for Development of Land

The provisions of Master Plan/Zonal Development Plan and norms formulated by Authority shall apply regarding sub-division of a large parcel of land into plots, open areas, roads, spaces for services and community facilities.

7.28 Lifts and Escalators

Provision of Lifts (Refer Annexure VIII): It shall be made for all buildings more than 15m and above in height

Notes:

a. For buildings below 15m the provision of lift is on the discretion of the owners in order to facilitate movement of elderly people.

b. All the floors including basement shall be accessible by the lifts. The lifts provided in the building shall not be considered as a means of escape in case of emergency.

7.28.1 Lifts in Residential Buildings

For all residential plots size measuring upto 500 sqm and height below 15 m, opening of lift shall be allowed in the staircase landing, provided it does not obstruct movement in general and in emergency.

Note: For applicability in all other buildings, refer Chapter 8 (Clause 8.4.4)

7.28.2 Escalators/Travellator

Escalators/Travellator shall be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings and not counted towards FAR and ground coverage calculations.

7.28.3 Mechanical Car Lift and Hoist
2.15.3 The local bodies shall prepare an automated calculator for building permit fee including betterment levy, additional FAR and other charges, and place it on their website in public domain for calculating the fee. The calculator shall be integrated with online system of submission of building plans.

2.16 Bulk characteristics for Development on specific plot (Planning requirement with respect to provision of MPD)

2.16.1 The owner shall approach the Authority/concerned local body to verify the bulk characteristic for development on his plot with respect to coverage, basement, FAR, setback (margin lines), height, parking, density (no. of dwelling units) and on any other aspect.

2.16.2 Procedure: The Owner shall submit a Proforma (please refer Form A-3) along with a fee as decided by the Authority/concerned local body. After the receipt, the Authority/concerned local body shall provide the details according to applicable planning requirements and communicate it within a period of 30 days. The details provided by the Authority/concerned local body shall be used by the competent professionals for planning/designing the project on the said plot.

2.17 Qualification and Competence of Professionals

Qualification and Competence of various professionals shall be as per Annexure – I

2.18 Sanction

2.18.1 Sanction of Building Plans by Authority/Concerned Local body

2.18.1.1 All building plans, as per the provisions of these Building Bye-Laws, shall be submitted to the building sanctioning Authority/concerned local body. The building sanctioning Authority/concerned local body shall issue the sanction after receiving all requisite documents, within the time limit stipulated in Chapters 2 & 3 for various categories of buildings specified therein or within 30 days, whichever is less. Refer Form B-1

2.18.1.2 If certain deficiency arises, the authority / concerned local body shall intimate the owner/architect/engineer to rectify the deficiencies within the time limit stipulated in Chapters 2 & 3 for various categories of buildings specified therein or within 30 days, whichever is less.

2.18.2 Approval/ NOC from external agencies

2.18.2.1 In cases, where the building plan requires approval/NOC from agencies outside the local bodies such as ASI/NMA, DFS, AAI, MoEF&CC, DUAC, HCC, DMRC, etc. or any other approval/ NOC required by the concerned local bodies as per policy, then the concerned local body shall issue the building permit only after getting such approval/ NOC/ from the concerned agency. The approval/NOC/refusal shall be issued by the outside agency within 15 days or within the time stipulated in Chapter 3, whichever is less; failing which the approval/NOC of the outside agency on the building plan shall be deemed to be issued; the same shall be released by the Authority/concerned local body, unless informed otherwise.

2.18.2.2 All such external agencies shall prepare maps with information on the specific area where their approval/ NOC is required. The maps shall be colour-coded to clearly differentiate these areas based on the different requirements to be met by the buildings in those areas. These agencies shall place these maps on their website and also on the websites of local bodies directly or through a link. Example: DMRC grants NOC only to such buildings which fall within 11 m from the boundary of their operational area. DMRC shall make a colour-coded map of their regulated area available on their website directly and through a link on the
websites of all local bodies, i.e. MCDs, NDMC, Delhi Cantonment Board, AAI and DDA.

2.18.2.3 These external bodies shall prepare a Standard Operating Procedure (SOP) explaining all the details regarding the areas for which their approval/ NOC is required, the requirements to be met for such approval/ NOC, the procedure to be followed by the person(s) applying for the sanction of the building plan and how such person(s) can find whether a building lies within the agency’s area of regulations or not. These agencies shall place the SOP on their website and also on the websites of local bodies directly or through a link. The SOP shall be simple and clear with illustration(s).

2.19 Grant, Refusal and ‘Deemed to be Sanctioned’

If within the time limit stipulated in Chapters 2 & 3 for various categories of buildings specified therein or within 30 days, whichever is less the receipt of the notice under 2.0 of the Bye Law, the sanctioning Authority/local body fails to intimate in writing to the person, who has given the notice of its refusal or sanction or any intimation, the notice with its plans and statements shall be deemed to have been sanction provided the fact is immediately brought to the notice of the sanctioning Authority/local body in writing by the person who has given and having not received any intimation from the sanctioning Authority/local body within the time limit stipulated in Chapters 2 & 3 for various categories of buildings specified therein or within 30 days, whichever is less. Subject to conditions mentioned in this bye-laws, nothing shall be constructed to authorize any person to do anything in contravention or against the terms of lease or titles of the land or against any other regulations, bye-laws or ordinance operating on the site of the work.

In case the sanctioning Authority/concerned local body reject the application due to any reasons, the applicant can resubmit the building permit along with the building permit fees and with compliances.

2.20 Validity Period of Building Permit

The sanction once accepted through building permit shall remain valid for five years from the date of issue of sanction and shall be revalidated before the expiry of this period. Revalidation shall be subject to the Master Plan for Delhi/ Zonal Plan Regulations and Building Bye-laws applicable at the time of original sanction.

Notes:
1. No building activity can be carried out after the expiry of validity of such Building Permit. Owners should apply for completion/occupancy certificate within five working days of the expiry of the validity period.
2. No completion/occupancy shall be entertained after the expiry of valid extension of time for construction.

2.21 Procedure for Obtaining Revalidation of Building Permit

2.21.1 The Building Permit can be revalidated for a period of one year at a time from the date of expiry of the validity of the original permit on payment of the required revalidation fees (See Annexure III). Application for such revalidation shall be submitted on plain paper along with the following documents:

a. Original sanctioned plan;
b. Revalidation fee that shall be equal to fee of the original permit.
c. Latest House Tax Receipt.
d. Valid Extension of Time for granting Revalidation, in case the property is leasehold.
ANNEXURE -II

1. Conservation of Heritage Sites including Heritage Building, Heritage/ Precincts and Natural Feature Areas (Please refer clause 2.18.2 and 7.26 of this document)

Conservation of Heritage sites shall include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant (heritage buildings and heritage precincts), natural feature areas of environmental significance or sites of scenic beauty.

1.1. Applicability: This regulation shall apply to heritage sites which shall include those buildings, artifacts, structures, streets, areas and precincts of historic, architectural, aesthetic, cultural or environmental value (hereinafter referred to as Listed Heritage Buildings/Listed Heritage Precincts) and those natural feature areas of environmental significance or of scenic beauty including but not restricted to, sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, ridges, bridle paths (hereinafter referred to as "listed natural feature areas") which shall be listed in notification(s) to be issued by Government/identified in MPD.

1.1.1 Definitions:

(a) "Heritage building" means and includes any building of one or more premises or any part thereof and/or structure and/or artifact which requires conservation and/or preservation for historical and/or environmental and/or architectural and/or artistic and/or aesthetic and/or cultural and/or environmental and/or ecological purpose and includes such portion of land adjoining such building or part thereof as may be required for fencing or covering or in any manner preserving the historical and/or architectural and/or aesthetic and/or cultural value of such building.

(b) "Heritage precincts" means and includes any space that requires conservation and/or preservation for historical and/or architectural and/or aesthetic and/or cultural and/or environmental and/or ecological purpose. Such space may be enclosed by walls or other boundaries of a particular area or place or building or by an imaginary line drawn around it.

(c) "Conservation" means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.

(d) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration.

(e) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.

(f) "Reconstruction" means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.

1.2 Responsibility of the Owners of Heritage Buildings: It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.
1.3 *Restrictions on Development/Re-development/Repairs etc.*

(i) No development or redevelopment or engineering operation or additions/alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, MCD, Vice Chairman DDA/Chairman NDMC. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee to be appointed by the Government and shall act in accordance with the advice of the Heritage Conservation Committee.

(ii) Provided that, before granting any permission for demolition or major alterations/additions to listed buildings (or buildings within listed streets or precincts), or construction at any listed natural features, or alternation of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.

(iii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Commissioner, MCD/Vice Chairman DDA/Chairman NDMC may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.

1.4 *Penalties:* Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.

It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built-up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

1.5 *Preparation of List of Heritage Sites including Heritage Buildings, Heritage Precincts and Listed Natural Features Areas:* Preparation of List of Heritage Sites including Heritage Buildings, Heritage Precincts and Listed Natural Features Areas is to be prepared and supplemented by the Commissioner MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee. Before being finalized, objections and suggestions of the public are to be invited and considered. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Bye-laws. The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government *suo moto* provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC and/or Government and/or Heritage Conservation Committee.

When a building or group of building or natural feature areas are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts, etc. within the compound/plot boundary, etc. shall form part of list.

1.6 *Alteration/Modification/Relaxation in Development Norms:* On the advice of the said Heritage Conservation Committee to be appointed by the Government and for reasons to be recorded in writing, the Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC shall follow the procedure as per DDA Act, 1957 to alter, modify or relax the Development Control Norms prescribed
in the MPD, or Building Bye-laws of Delhi if required, for the conservation or preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

1.7 Heritage Precincts/Natural Feature Areas: In case of streets, precincts, areas and, (where deemed necessary by the Heritage Conservation Committee) natural feature areas notified as per the provisions of this Building Bye-Laws No. 1.5 above, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts/natural feature areas which shall be framed by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee.

Before finalizing the special separate regulations for precincts, streets, natural features, areas, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting objections and suggestions from the public. All objection and suggestions received within a period of 30 days from the date of publication in the official gazette shall be considered by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC/Heritage Conservation Committee.

After consideration of the above suggestions and objections, the agency concerned acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for streets, precincts, areas and natural features and forward the same to Government for notification.

1.8 Road Widening: Widening of the existing roads under the Master Plan for Delhi/ Zonal Development Plan or in the Layout Plan shall be carried out considering the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features areas.

1.9 Incentive Uses for Heritage Buildings: 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 due repairs and the owner/owners/lessees give a written undertaking to the 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.

1.10 Maintaining Skyline and Architectural Harmony: After guidelines are framed, building within heritage precincts or in the vicinity of heritage sites shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multi-storied development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Commissioner, MCD/ Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee or separate regulations/guidelines: if any, prescribed for respective zones by DDA/NDMC/MCD.

1.11 Restrictive Covenants: Restrictions existing as on date of this Notification imposed under covenants, terms and conditions on the leasehold plots either by Government or by Municipal Corporation of Delhi or by Delhi Development Authority or by New Delhi Municipal Council shall continue to be imposed in addition to Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

1.12 Grading of the Listed Buildings/Listed Precincts: Listed Heritage Buildings/Listed Heritage Precincts may be graded into three categories. The definition of these and basic guidelines for development, permissions are as follows:-
Listing does not prevent change of ownership or usage. However, change of use of such Listed Heritage Building/Listed Precincts is not permitted without the prior approval of the Heritage Conservation Committee. Use should be in harmony with the said listed heritage site.

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<tr>
<th>Grade I</th>
<th>Grade-II</th>
<th>Grade-III</th>
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<td>(A) Definition</td>
<td>Heritage Grade-II (A&amp;B) comprises buildings and precincts of importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</td>
<td>Heritage Grade-III comprises building and precincts of importance for townscape that evoke architectural, aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting, or special character of the façade and uniformity of height, width and scale.</td>
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<td>(B) Objective: Heritage Grade-I richly deserves careful preservation.</td>
<td>Heritage Grade-II deserves intelligent conservation.</td>
<td>Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes).</td>
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<td>(C) Scope for Changes: No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging, the life of the buildings/precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.</td>
<td>(Grade-II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II (B) In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.</td>
<td>Internal changes and adaptive re-use may by and large be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.</td>
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<th>All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I</th>
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<td>shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II</td>
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Nothing mentioned above should be deemed to confer a right on the owner/occupier of the plot to demolish or reconstruct or make alterations top his heritage building/buildings in a heritage precinct or on a natural heritage site if, in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/alteration is undesirable.

The Heritage Conservation Committee shall have the power to direct, especially in areas designated by them, that the exterior design and height of buildings should have their approval to preserve the beauty of the area.

### 1.13 Signs and Outdoor Display Structures Including Street Furniture on Heritage Sites:
Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee shall frame regulations or guidelines to regulate signs, outdoor display structures and street furniture on heritage sites.

### 1.14 Composition of Heritage Conservation Committee:-

The Heritage Conservation Committee shall be appointed by the Government comprising of:

1. Special Secretary/Additional Secretary, (Ministry of Urban Development)
2. Additional Director General (Architecture), CPWD
3. Structural Engineer having experience of ten years

   a. Urban Designer
   b. Conservation Architect
4. Environmentalist having in-depth knowledge and experience of 10 years of the subject.
5. Historian having knowledge of the region & having 10 years experience in the field.
6. Natural historian having 10 years experience in the field.
7. Chief Planner, Town & Country Planning Organization
8. Chief Town Planner, MCD
9. Commissioner (Plg.), DDA
10. Chief Architect, NDMC
11. Representative of DG, Archaeological Survey of India
12. Secretary, Delhi Urban Art Commission
13. The Committee shall have the power to co-opt up to three additional members who may have related experience.
14. The tenure of the Chairman and Members of other than Government Department/Local Bodies shall be three years.

### 1.15 The terms of reference of the Committee shall inter alia be:

1. To advise the Commissioner, MCD/Vice Chair main DDA/Chairman NDMC whether development permission to be granted under the bye-law 7.26 and the conditions of permission.
2. To prepare a supplementary list of heritage sites, which include buildings, artifacts, structures, streets, areas, precincts of historic aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural feature areas of environmental significance, scenic beauty including but not restricted to sacred groves.
hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, points, walks, rides, bridle paths etc. to which this Building Bye-law would apply.

(ii) To advise whether any relaxation, modification, alteration, or variance of any of the Building Bye-laws is called for;

(iii) To frame special regulations/guidelines for precincts and if necessary for natural feature areas to advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC regarding the same;

(iv) To advise whether to allow commercial/office/hotel use in the (name the areas) and when to terminate the same;

(v) To advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC in the operation of this Building Bye-law to regulate or eliminate/erecting of outside advertisements/billboards/street furniture;

(vi) To recommend to the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC guidelines to be adopted by those private parties or public/government agencies who sponsor beautification schemes at heritage sites;

(vii) To prepare special designs and guidelines/publications for listed buildings, control of height and essential façade characteristics such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacement keeping the old form intact to the extent possible;

(viii) To appear guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation;

(ix) To advise the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC on any other issues as may be required from time to time during the course of scrutiny of development permissions and in overall interest of heritage/conservation;

(x) To appear before the Government either independently or through or on behalf of the Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC in cases of Appeals under DDA/MCD/NDMC Act in cases of listed buildings/heritage precincts/heritage precincts and listed natural feature areas.

1.16 Implications of Listing as Heritage Buildings: The Regulations do not amount to any blanket prevention of demolition or of changes to Heritage Buildings. The only requirement is to obtain clearance from Commissioner, MCD/ Vice-Chairman DDA/Chairman, NDMC and Heritage Conservation Committee from heritage point of view.

1.17 Ownership not affected: Sale and purchase of Heritage Buildings does not require any permission from Municipal Corporation of Delhi / Delhi Development Authority/ New Delhi Municipal Council or Heritage Conservation Committee. The Regulations do not affect the ownership or usage. However, such usage should be in harmony with the said listed precincts/buildings.