Table of Contents

Foreword
Preface
Introductory Note
Vision

1. Introduction .................................................................................................................. 1
   1.1 The World Heritage cities ....................................................................................... 3
   1.2 The Management Plan ............................................................................................ 4
       Aim & Objectives
       Status of the Management Plan
       Geographical scope of the Management Plan
       Need for the Management Plan
       Preparation of the Management Plan

2. Description & Significance of the Ahmadabad World Heritage Site ..................... 7
   2.1 Location details ........................................................................................................ 9
   2.2 Boundary .................................................................................................................. 9
   2.3 Description of the site and its Cultural Assets ....................................................... 11
   2.4 Significance of the World Heritage city ............................................................... 13
       Summary statement of Significance
       Justification for inscription

3. Management of the World Heritage City .................................................................. 27
   3.1 Ownership ............................................................................................................... 29
   3.2 Governance ............................................................................................................ 29
   3.3 Planning and policy framework .............................................................................. 31

4. Management Issues & Objectives .......................................................................... 33
   4.1 Introduction .............................................................................................................. 35
       Identifying the issues
       Overall Objectives
   4.2 Managing Change .................................................................................................... 35
       Issues
       Objectives
   4.3 Conservation ........................................................................................................... 38
       Issues
       Objectives
   4.4 Interpretation, Education & Research .................................................................... 39
       Issues
       Objectives
   4.5 Physical Access ....................................................................................................... 40
5. **Programme for Action** ........................................................................................................... 43

5.1 Introduction ................................................................................................................................. 45

5.2 Implementation ............................................................................................................................. 45

Responsibilities and Administration
Funding & Resources
Reviewing the Management Plan
Monitoring the Management Plan
Programme of Action

5.3 Managing Change ......................................................................................................................... 48

5.4 Conservation ............................................................................................................................... 49

5.5 Interpretation, Education & Research .......................................................................................... 50

5.6 Physical Access ............................................................................................................................. 51

5.7 Visitor Management ..................................................................................................................... 51

6. **Maps & Appendices**

**Map:**
1. Historic City of Ahmadabad, Nominated Property & Buffer zone

**Appendices:**
1. Cultural assets - Protected monuments, special conservation area and listed buildings.
2. Planning and policy framework
   2. a Excerpts from the DP 2021, AUDA – chapter 10, 13 & 15
   2. b Recommendations to be considered for modifications in the DP
   2. c GDCR 17.2, Gazette Notification of September 2007
   2. d Ministry of Culture, Central Govt Circular regarding heritage bye laws for prohibited and regulated areas of ASI Monuments.
3. Note on special financial incentives
4. Note on stakeholder participation
5. Roles and responsibilities of staff of Heritage Dept
6. Process for approval of conservation/intervention on listed buildings
7. Conservation Initiatives of Heritage Dept, AMC
Foreword

By
Smt. Anandiben Patel
Hon'ble Chief Ministry, Gujarat State.
FOREWORD

I am delighted to note that the Ahmedabad Municipal Corporation (AMC) is presenting the inscription Dossier and the Management plan for the Historic City of Ahmedabad in our bid to inscribe the city in the UNESCO’s World Heritage list.

The City, which was founded in 1411 A.D., on the ancient sites of Ashavali and Karnavati, has completed more than 600 years of its existence. The Historic City has the tradition of ceaseless evolution and it has emerged as one of the most compelling cities through its tradition of multi-cultural existence, providing an excellent treasure of its cultural dimensions through its built heritages in form of magnificent Indo-Islamic Monuments, Hindu and Jain Temples, wood carved mansions and traditional buildings, which is perhaps of the most distinct and characteristic heritage value unparalleled in India.

In terms of city’s culture and public life, the people of the city have offered luminaries of Indian literature, arts, industry and commerce starting from historic times including two of the most important national leaders of the country, namely Mahatma Gandhi and Sardar Vallabhbhai Patel. Nobel laureate Rabindranath Tagore is known to have lived in the city. India’s most important struggle for independence, including the famous salt march to Dandi also was originated from here when Mahatma Gandhi made this city his home in his formative period. His Ashram, here
on the banks of river Sabarmati, is a place of global pilgrimage for the believers of non-violence and Gandhian Ideology.

Considering such a varied and long history, the richness of which cannot be enumerated here, the State Government and the AMC have placed enormously important emphasis on the historic city’s preservation and in aiding the processes by piloting the necessary legislations recently to conserve this important heritage.

In this effort, the State and the AMC, along with other stakeholders and the people in general, are now bidding to get the World Heritage City recognition for the Historic City of Ahmedabad, would mark a systematic beginning of Urban Heritage Conservation and Management in India.

(Anandiben Patel)
Preface

By
Smt. D.Thara, IAS,
Municipal Commissioner,
Ahmedabad Municipal Corporation
PREFACE by the MUNICIPAL COMMISSIONER, AHMEDABAD.

D. THARA
MUNICIPAL COMMISSIONER

As the Administrative Head of the Ahmedabad Municipal Corporation (AMC), I am happy to present the World Heritage City Nomination document and the Heritage Management Plan for the Historic City of Ahmedabad, prepared jointly by the AMC & CEPT University, Ahmedabad. The document has been prepared under the guidance of Advisory Committee on World Heritage Matters (ACWHM) constituted by the Ministry of Culture, Government of India (GOI), in consultation with Archaeological Survey of India (ASI) and other concerned stakeholders.

Ahmedabad celebrated 600 years of its foundation in 2011. The Historic City exhibits ancient wisdom & knowledge in the field of town planning and architecture as demonstrated by its traditional house forms, monuments & settlement patterns. One can only marvel at the sophistication of management systems and skills that were required for its creation.

It is worthwhile to conserve this legacy and pass it on to the future generations, as it will help address the larger concerns of cultural heritage conservation and sustainable development.

The Heritage Management Plan for the Historic City envisages conserving and promoting both the tangible and intangible heritage of the City, while ensuring growth and economic opportunities. The plan also seeks to ensure participative management of the old city in partnership with local community and respecting their traditional way of life.

Recognising the need and aspirations of the heritage building owners and to facilitate conservation, various incentives like Tradable Development Right (TDR), Technical support for restoration and property tax benefits etc. are being extended to the owners of listed property.

The Heritage Management Plan provides the framework for the management of the site and brings together all agencies owners and interested parties to jointly care for the site.

The authorities recognize that Historic City of Ahmedabad is a living heritage city with legitimate needs for economic development and aspirations for better quality of life for its residents. The City vision envisages making heritage as the base for economic development of the City.

I hope this document will become a key instrument for Urban Heritage Conservation and Management of the Historic City.

D. THARA, IAS
Municipal Commissioner, Ahmedabad.
Introductory note

By

Shri P. K. Ghosh, IAS, (Rtd.)
Chairman,
Heritage Conservation Committee, Ahmedabad.
A FEW WORDS ON THE HERITAGE MANAGEMENT PLAN FOR THE HISTORIC CITY OF AHMEDABAD.

P. K. Ghosh
Chairman
Heritage Conservation Committee, Ahmedabad.

It is a pleasure for me to write a few words on the rich Heritage and its Management Plan for the historic city of Ahmedabad, prepared by the Ahmedabad Municipal Corporation.

Ahmedabad is a unique city in the western part of India. People here, are born businessmen and carried on their business in India and beyond for centuries. It will be interesting to recall that the promissory notes issued by Gujarati businessmen were acceptable in different cities of Afghanistan, Iran and even in the business centers by the side of the Caspian Sea. The same community became an important compradore class to the British Colonial power and prospered from their trading in the 18th and 19th Century. This happened in other cities of India also. But what is remarkable is that this prosperity did not lead them to leave their community based houses and relocate themselves elsewhere, which happened in other important colonial towns. This indicated a rootedness of Ahmedabad people in their own community, culture and tradition.

The Ahmedabad Residential Habitations known as Pols bring out this fact in a very clear fashion. The Pols produced outstanding business people of the city and the professionals too. This rootedness has got weakened to some extend in the second half of last century. But still a lot of it has been retained. This community oriented habitations, by all means can be considered something of outstanding universal value, particularly in an era of pervasive rootlessness and alienation.

Ahmedabad has also got another item which can be considered of universal value. A distinctive architectural style representing an aesthetic blending of local construction technology and highly intricate decorative patterns adapted to the requirement of Islamic construction particularly, - mosques. The decorative lattice work in stone is so fine and so delicate as to create an impression of filigree work.

Finally, an unusual human being, who inspired millions of Indians and whose influence across the world is still working – Mahatma Gandhi, started his Indian experiment in non-
violence struggle for freedom from Ahmedabad. He also gave the labour movement – a negotiating orientation in place of confrontational strategy in this city. This led to the formation of a labour organization – Majoor Mahajan, extremely helpful in maintaining industrial peace in Ahmedabad for more than half a century.

Ahmedabad has already identified the Heritage Buildings, the list of which is about to get the final sanction within a short while. The High Court of Gujarat has accepted the tentative list prepared by the Ahmedabad Municipal Corporation for deciding various litigations brought before it. The Ahmedabad Municipal Corporation has created a Heritage Department with qualified manpower to deal with the issues related to Heritage Resources. The State Government has sanctioned the Heritage Conservation Regulations and appointed a Heritage Conservation Committee to enforce the Rules. Transferable Development Rights has also been introduced in respect of Heritage Properties to facilitate their maintenance. The State has introduced a policy for Homestay, which will be, again, helpful to the heritage property owners. The corporation also offers technical guidance for the maintenance of heritage properties. For this purpose it has entered into an understanding with a local NGO to facilitate the conservation and restoration work. What is more, a strong awareness has been created in the city about the value of heritage assets. As a result any attempt to demolish or change such assets invokes chorus of protest from the local residents. Thus Ahmedabad has got in place certain critical factors extremely important for heritage conservation:-- a statute, a specialized machinery and, what is most important, a wide spread awareness about the value of urban heritage.

I am sure that this Management Plan will go a long way to conserve the rich urban heritage of the city.

[Signature]
Chairman
Heritage Conservation Committee, Ahmedabad
Vision

The heritage management plan for the Historic City of Ahmadabad envisages a holistic conservation approach for protection and enhancement of the site’s Outstanding Universal Value, preservation of its authenticity and integrity, improved quality of life and sustainable economic development.
Abbreviations:

ACWHM – Advisory Committee on World Heritage Matters
AFES - Ahmedabad Fire & Emergency Services, AMC
AMASR - Ancient Monuments and Archaeological Sites and Remains Act
AMC - Ahmedabad Municipal Corporation
ASI - Archaeological Survey of India
AUDA - Ahmedabad Urban Development Authority
DP - Development Plan
GDCR - General Development Control Regulations
GSDMA - Gujarat State Disaster Management Authority
GOG – Government of Gujarat
GOI – Government of India
HUL – Historic Urban Landscape
INTACH - Indian National Trust for Art and Cultural Heritage
NMA – National Monuments Authority
OUV – Outstanding Universal Value
SDA - State Department of Archaeology, Gujarat
TCGL – Tourism Corporation of Gujarat Limited
TDR – Tradable Development rights
WRI – World Resources Institute
1. Introduction

1.1 The World Heritage Cities:
The World Heritage Cities programme is one of the six thematic programmes formally approved and monitored by the world heritage committee, UNESCO under the World Heritage Convention 1972. One of its main objectives is to assist the state parties in the challenges of protecting and managing their urban heritage.

The Historic City of Ahmadabad, is proposed for inscription to the world heritage list, UNESCO under the criteria (ii), (v) & (vi) as a living heritage city with cultural significance for humanity.

Some of the most significant attributes of its Outstanding Universal Value (OUV) are its built and urban heritage: unique monumental architecture representative of Gujarat Sultanate idiom; building and crafts traditions; traditional Settlement Planning based on community linkages and social mores; traditional house form with its exquisitely carved wooden facades exhibiting cultural associations as well as climate responsive design. The city also boasts of unparalleled richness of intangible heritage. This can be attributed to its historic context, political situation and continued exchange of ideas with other cultures resulting from its mercantile traditions and relationships with countries far and near. These cultural exchanges combined with the wealth, religious spirit and philanthropic inclination of its inhabitants provided important patronage to crafts and supported numerous social and political reforms.

The city has been at the forefront in the fields of education, labour rights, national independence, and urban governance making it one of the most remarkable urban landscapes in the country.

These values have increasingly come under pressure from the forces of globalisation, rapid urbanisation, changing socio-cultural scenario and general ageing of the building stock resulting in negative impacts on the cultural heritage assets calling for proactive management efforts.

The city's efforts at conservation and sustainable management of its cultural heritage are a response to the current scenario and step towards preservation of its Outstanding Universal Value and the proposed heritage management plan is an important tool for the purpose.
1.2 The Management Plan

Aim
- The aim of the management plan is to ensure protection and enhancement of the Outstanding Universal Value of Historic City of Ahmadabad while promoting sustainable development using the Historic urban landscape approach. It aims at integrating cultural heritage conservation and sustainable urban development of historic areas as a key component of all decision making processes at the city, agglomeration and larger territorial level.

Objectives:
- Understand the issues affecting the Outstanding Universal Value and propose action for mitigation and monitoring
- Provide legislative framework for conservation of tangible and intangible cultural heritage of the historic city.
- Provide framework for cooperation between various authorities responsible for site management and stakeholders.
- Promote research, interpretation and dissemination of information regarding the value of cultural heritage and its conservation
- Institute and implement programmes for skills development and capacity building in heritage conservation and urban heritage management.
- Fulfil residents’ aspiration for better quality of life through effective planning policies, site management and action plan
- Promote Cultural Heritage Risk Management as an important objective of the management plan.
- Promote sustainable tourism as an important tool for economic development.

Status of the Management Plan
The management plan shall be approved by the city and state authority and serve as the final legal document for site management. The implementation of the plan shall be ensured by cooperation between various planning as well as execution authorities at the city, region and national level along with participation of users, inhabitants and other stakeholder groups.
Geographical scope of the Management Plan
The scope of this management plan is limited to the proposed world heritage property of the Historic City of Ahmadabad and its buffer zone.

Need for the Management Plan
A working management plan is a requirement of Operational guidelines of UNESCO for world heritage conservation and an important tool for coordinated conservation efforts. The plan outlines the significance of the site and issues affecting it to develop policies and projects for its conservation. It serves as a comprehensive guide for effective management of a site and sustenance of its OUVs.

Preparation of the Management Plan
The Heritage Department, AMC, as the nodal agency for heritage management in Ahmadabad has a leading role in the preparation of the Heritage Management Plan. Heritage Dept. has the support from all relevant administrative wings in the AMC, and AUDA as well as ASI, SDA, & NMA in the preparation and development of this document and their valuable suggestions have been incorporated in relevant sections of the plan. The suggestions and guidance of various experts on the advisory and technical team for world heritage nomination, AMC; ACWHM and its subcommittee for Ahmedabad City Nomination Dossier have been valuable in development of this plan.

The documentation done for the world heritage nomination dossier forms the basis for understanding the site, identification of its OUV, identifying issues affecting the site and defining the Conservation Goals.

An effort has been made to follow the Historic Urban Landscape Approach for preparation of the Management Plan.
2. DESCRIPTION & SIGNIFICANCE
2. Description & Significance of the Ahmadabad World Heritage Site

2.1 Location details

The Historic City of Ahmadabad is located on the banks of river Sabarmati in the western Indian state of Gujarat at an average elevation of 53m above MSL. The historic city is at the centre of a rapidly growing urban agglomeration with an approximate population of 7.5 million inhabitants.

The geographical centre point of the city is located at 23° 01’ 35”N Latitude, 72° 35’ 17”E Longitude.

2.2 Boundary

Nominated Property:

The boundary of the nominated property corresponds to the extent of the Historic City of Ahmadabad formerly enclosed within the 15th C city walls including the remains of gates, fortification walls as well as the footprints of the demolished walls.

Buffer Zone:

The buffer zone for the nominated property comprises of an area covered within the range of 200 m from the boundary of the nominated property. Wherever the boundary cuts through a parcel the boundary has been rationalised to include the whole parcel in the buffer zone.
Map Showing proposed boundaries of Nominated Property and Buffer Zone

Source: Ahmedabad Municipal Corporation, July 2015
2.3 Description of the site and its Cultural Assets

The Culturally Significant Elements Of The Property Could Be Identified As:

The Sultanate Architecture which became instrumental in defining Ahmed Shah’s city. The important aspect of this architecture is a judicious blending of prevalent Hindu and Jain traditions with Islamic forms. This resulted in a unique composite idiom of architecture, celebrated as provincial style of Gujarat. This process of amalgamation in Ahmadabad continued through Sultanate rule and the later phases of city's development. The city has always been an important centre of trade and commerce and became one of the most important centres of modern Architecture in the country during British and the post independence times.

To mention a few of these examples here:

1. The fort wall and important gates, including Bhadra, Three Gates, Delhi Darwaja etc.
2. Important mosques like: Jama Masjid, Rani Sipri’s mosque at Astodia and the Dariya Khan Mosque with a large brick dome, considered to be an important achievement in the field of dome construction in Gujarat.
4. Important features and attributes of architecture displaying the fusion of architectural elements and craft practices of local indigenous and Islamic traditions, which became an important combined expression of the Sultanate phase. Examples are the minarets, buttressed walls with carvings, and use of intricate grills in geometric shapes in various mosques and tombs of the city. Amongst this the carved grills used in Sidi Saiyed Mosque have become the Iconic architectural representation of the city of Ahmedabad
5. Examples of Important Jain & Hindu Temples of later periods like Ajitnath Jain Temple, Kala Ramji Temple and Swaminarayana Temple. Ajitnath Temple is one of the few surviving wooden Jain temples in the historic city where exquisite wood carving with religious symbolism adorns each and every element and surface of the structure.
6. The Settlement Pattern emerging out of organisation of Pur & Pol: The historic city of Ahmadabad is constituted out of residential settlements ‘pol’ and has a specific scale of its community based settlement grouping. This normally comprised of houses ranging from 50 to 100 houses. Several of such settlements combined together forms a ‘pur’ or a maholla -a neighbourhood, which were defined later as wards for municipal administration, and the historic city has several such ‘pur’ and maholla neighbourhoods. These various ‘pur’ have its own urban structure which is self-sufficient for the communities, where each ‘pol’ once again is a self-sufficient unit. Normally a bird feeder a well and a temple were part of the pol’s internal community facilities. In as much as the
individual ‘pol’ is an entity by itself, the ‘pur’ also is an entity at a larger scale and so the progression goes further and makes the city comprising of such entities giving it a homogeneous urban form which is characterized by the ‘pur’ the ‘pol’ and by individual house.

The traditional Domestic architecture of the city with its distinct character of wooden architecture became an important aspect of city’s settlement pattern. In later period it progressively evolved responding to the introduction of newer materials and techniques of construction, but at the same time retaining the attitude to adornment and the details of decoration which helped to maintain the continuity of urban fabric of the settlement. The attitude to embellish the wooden architecture with intricate carvings and symbolism akin to the religious buildings gave rise to a very important expression of domestic architecture in western India, which has also established a very important phase of characteristic architecture of the area.

The concepts of settlement planning with pol remained a constant form of community living. The house form, the grouping of houses and the hierarchy of its access ways formed an extremely secure and homogeneous settlement pattern, which even today provides an excellent example of community living and urbanity based on cultural identity and sense of collective agreement in its formation. The communities advocated a living in tune with religious practices and took a shared view on the welfare of the habitation as a whole. Their community oriented ideas got articulated in the treatment of facades and entrance areas as well as transition from public to private space. The house form for Jain was designed as a corollary to temples as house was also seen as a temple in their belief to emulate spirituality in daily life. In many cases, the houses also became places of worship depending upon the benevolence of the owners.

7. The Traditional Courtyard House of the city which represents an approach to domestic architecture with its self-sustained concept as a climatically and culturally suitable living unit. The house form in its concept remained identical irrespective of its size and scale depending on the affordability of the occupant. As the times changed and as newer influences for progressively changing life styles were adopted the house form also changed retaining the settlement patterns.
2.4 Significance of the World Heritage city

The historic city of Ahmedabad got accolades from numerous visitors in the course of its existence. The recent efforts for safeguarding and valorising its heritage undertaken by the community and their government also have gained appreciative attention from various quarters. The significance of the Historic City of Ahmedabad and its cultural heritage is well recognised nationally and internationally.

The Outstanding Universal Value of the city’s historic heritage is summarized as under;

The entire walled city of Ahmedabad and its historic urban landscape has outstanding universal value reflected in its culture, architecture and urban heritage which should be taken into consideration for world heritage nomination. While the present nomination is limited to the historic city, associated districts and building ensembles that are representative of its historical periods situated outside the nominated property might in due course be nominated as serial or linked properties.

The Old City is considered as an archaeological entity and believed to have important archaeological vestiges from Pre-Sultanate and Sultanate periods buried under later developments, that may further strengthen its historic significance when unearthed. It is proposed to thoroughly investigate its urban archaeology for the purpose.

The architecture of the Sultanate period monuments exhibit a unique fusion of the multi-cultural character of the historic city, and is therefore significant as an outstanding universal trait for its nomination to the World Heritage List. This heritage, which to a large extent is under the protection and management of the ASI, is of great national importance and is associated with the complementary traditions embodied in other religious buildings and the old city’s very rich domestic wooden architecture so as to illustrate the World Heritage significance of Ahmedabad.

The urban structure and morphology of the historic city as represented by its discrete plots of land is proposed to be protected, since this records its heritage in the form of the medieval town plan and its settlement patterns. The settlement architecture of the historic city, with its distinctive pur (neighbourhoods), pol (residential main streets), and khadki (inner entrances to the pol) as the main constituents, are similarly an expression of community organisational network, this also constitutes an integral component of its urban heritage.
The timber based architecture of the historic city is of exceptional significance and is the most unique aspect of its heritage and demonstrates its significant contribution to cultural traditions, to arts and crafts, to the design of structures and the selection of materials, and to its links with myths and symbolism that emphasized its cultural connections with the occupants. The typology of the city's domestic architecture is recognised and interpreted as an important example of regional architecture with a community-specific function and a family life-style that forms an important part of its heritage.

The presence of institutions belonging to many religions (Hinduism, Islam, Jainism, Christianity, Judaism etc.) makes the historic urban structure of the city an exceptional and even unique example of multicultural co-existence. This is another demonstration of a unique outstanding value that is acknowledged as being of primary importance in evaluating the heritage of the historic city.

Its cultural and social heritage, such as Gandhiji's associations with the city, is recognized as being of national and international importance. His ashrams (both Sabarmati and Satyagrah) and his efforts at working out the base of a labour organization 'Majoor Mahajan', introducing a mutually agreed settlement principal as opposed to confrontational attitude are still considered important landmarks in the Indian social scenario and in the field of industrial relations.

Its institutional building traditions and record of civic architecture, is a significant aspect of its heritage leading later on to attract world renowned architects to come to the city to build institutions of world repute and excellence here. It is also reflected in world renowned architects like Frank Lloyd Wright, Le Corbusier, Buckminster Fuller, Charles and Ray Eames, and Louis Kahn taking up institutional projects like the National Institute of Design and Indian Institute of Management in the city and executing them with their own inputs, which made the city a centre for architectural pilgrimage. It has also given the city's future development a new direction in the field of architecture and town planning which already had in early 20th century British architects like Claude Batley and others building large institutional projects and private homes for the city's nobility. Surendranath Kar a close associate of Rabindranath Tagore designed the Sarabhai house, 'The Retreat'. The city's nobility was amply aware of currents in arts and architecture and really patronized the contemporary masters and offered them opportunities to enrich the city's culture.
Summary statement of Significance:

The historic walled city of Ahmadabad represents a unique synthesis of Islamic culture of its founder and the indigenous traditions of Hindu and Jain culture, pervading through all aspects of urban life. The rich building traditions of local craftsmen and artisans profoundly influenced the early buildings of Islam in the region giving birth to highly acclaimed Gujarat Sultanate idiom of Architecture unparalleled in its beauty as well as structural prowess as exhibited by the famous shaking minarets of some of the mosques. The traditional Islamic city planning combined with the local traditional of community associations resulted in the unique community based residential settlements ‘pol’ with its most refined and homogenous expression in the historic city of Ahmadabad. The traditional pol houses of Ahmedabad, while being structurally and climatically adapted to the context are also significant as the expression of the culture of the inhabitants exhibited in the exquisitely carved wooden facades, which are some of the finest examples of the wooden craftsmanship in the world.

Justification for inscription

The historic city of Ahmadabad is proposed for inscription under the criteria ii, v & vi.

Criteria (ii): Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;

The historic architecture of the city of the 15th century Sultanate period exhibited an important interchange of human values over its span of time which truly reflected the culture of the ruling migrant communities which were the important inhabitants of the city. Its settlement planning based on the respective tenets of human values and mutually accepted norms of communal living and sharing exhibited a great sense of settlement planning which is unique for the historic city. Its monumental buildings representative of the religious philosophy exemplified the best of the crafts and technology which actually saw growth of an important regional Sultanate architectural expression which is unparalleled in India. In order to establish their dominance in the region the Sultanate rulers recycled the parts and elements of local religious buildings to reassemble those into building of mosques in the city. Many new ones were also built in the manner of smaller edifices with maximum use of local craftsmen and masons allowing them the full freedom to employ their indigenous craftsmanship in a way that the resultant architecture developed a unique Sultanate idiom unknown in other part of the subcontinent where local traditions and crafts were accepted in religious buildings of Islam, even if they did not strictly follow the tenets for religious buildings in Islam. The monuments of Sultanate period thus provide a unique phase of development of architecture and technology for monumental arts during the 15th century period of history of western India.
In the area of town planning, it is interesting to observe how the Islamic tenets followed in early settlements of 15th century foundation of Ahmedabad laid the foundation of the city’s later settlement and town planning. The Bhadra Citadel was the beginning which was an almost square fortification with its eastern axis extended to form the *maidan-e-shahi* which extended till the Three Gates which marked the entrance to the *maidan* from the city side. The main city mosque, the Jama Mosque was located beyond almost establishing the centre for the city so that the envisioned expanse would have been preconceived. The early residential settlements were established around these areas. The settlements were planned in a very homogeneous manner so that the houses were close-packed with common walls reducing the internal streets, narrow in widths (such that people passing can see each other’s faces) and short in lengths to walkable distances. Islamic tenets advocated such planning so that there are better community associations resulting in human bondage. These aspects of human relationships were also similar in local communities of Jaina and Hindu and so the settlement patterns were readily extended in similar manner for other communities also.

**Landscape design** has always been an important aspect of Islamic town planning involving water and natural flora as its most important elements to connect human environment to nature. Philosophically also this provided an imagined perception of higher existence for human beings. Consequently there have been mentions in chronicles of Sultanate period of existence of almost twelve gardens in and around the historic city including some important gardens around water structures. This tradition also continued during the Mughal period when Shahjahan was the Mughal representative for this region. The Shahibaug also known as Motishahi palace built by him as his first Mughal Garden still exist in its fragments. It is known that the entire development of Mughal gardens in Agra where he built number of gardens along the banks of Yamuna were a further development based on his Shahibaug which he designed and executed here in Ahmadabad. From this point of view the historic city also has contributed significantly in this field to the development of Mughal Landscaping in India.

**Criteria (v):** *be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;*

Ahmadabad city’s settlement planning in a hierarchy of living environment with street as also a community space is representative of the local wisdom and sense of strong community bondage. The house as a self-sufficient unit with its own provisions for water, sanitation and climatic control (the court yard as the focus) as a functional unit and its image
and conception with religious symbolism expressed through wood carving and canonical bearings is the most ingenious example of habitat. This when adopted by the community as an acceptable agreeable form, generated an entire settlement pattern with once again community needs expressed in its public spaces at the settlement level. These in terms of a gate with community control, a religious place and a bird-feeder and a community well were constituents of the self-sufficient settlement of ‘pol’. Thus Ahmadabad’s settlement patterns of neighbouring close-packed pol provide an outstanding example of human habitation.

**In terms of Land use,** Ahmadabad’s city’s establishment on the high part of the east bank was an important selection of site by the Sultans considering the flow of river Sabarmati and also the possible eastern expanse of the city in future. The first act of establishing the city included the Bhadra Fort with an axis extending towards east including the Maidan-e-shahi with its imposing entrance from east from three gates which lead to the Fort from the city side. The Jama Mosque was situated further towards the city which once again was on high ground almost as the same level as the Riverbank side of the Fort Complex. The mosque had large open places for the people who congregate for prayers.

The settlements were densely planned and the plots for houses were incredibly provided to suit the affordability with sizes ranging in its areas and shapes all rarely strictly uniform. This ingenious method of parcelling land for housing also is an important cultural heritage for us to understand the traditional system of land and its use depending on the community agreements. The land use within the settlement was also agreed upon depending upon the privacy of the settlement interiors and the mixed use was allowed with markets and bazaars mainly on the streets which connected pol and different settlements or neighbourhood areas. The streets were also devised in its planning in such a way that they all acted as surface water channels leading the storm water towards the river. Topographically the entire settlement pattern was based on the topography of the land and the contours were utilized to provide movement within in such a manner that the natural slopes also provided an efficient surface drainage out of its natural formation which was kept undisturbed. Thus the city was also planned on seven high points which were topographically identified as settlement areas.

The settlements with its street formed by the house fronts or facades were uniquely devised with the façade closing the streets from upper floors of the houses which formed the streets. The house fronts were uniquely designed and constructed in timber with projecting floors which closed the streets opening admitting adequate sunlight but protecting the streets from the harsh glare of Sun in hot climate. The normal settlement (later known as wards)
comprised of many residential pol and the pol normally accommodated up to over a hundred houses. The gradual evolution of the city show in its historic setting different types of plot sizes and adjustments between settlements which help us appreciate the occupation of fallow lands left by the earlier phases in city’s development history. The study of Urban Morphology provides such understanding for us.

These factors help us appreciate the historic approaches to settlement planning and the kind of human interaction within the communities which made such an outstanding example of settlement environment possible which is an important and valuable heritage for us.

Criteria (vi): Be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria).

The Intangible culture –beliefs and aspirations emerging out of communities’ traits from their way of life, which patronized the creative expression in various representational fields of literature, arts and crafts. In the 15th and early 16th century, the city was known for its educational excellence and important libraries were supported by successive Rulers. The Chronicles of that period, especially Mirat-e-Ahmedi provides ample information in this regard. It also mentions establishment of number of educational institutions for students from all religions, which laid strong focus on learning of science and technology, besides the humanities, liberal arts and religion. Ahmedabad was also known as an important centre of theology, and Sarkhej was a very important place of learning.

In early 19th century, Ahmedabad saw the foundation of the first temple of the then newly found Swaminarayan Sect. The Kalupur land was granted by the British Agency to Sri Sahajanand Swamy the founder of the sect and he built the first temple to establish their seat at Ahmedabad. In the following decade the sect established several temples in Gujarat and the sect became an important religious faith which now dominates in the Hindu mainstream religion.

During later periods, even British Officers were so impressed with the cultural heritage of the city that they supported education with western emphasis and established one of the first Colleges in this region in Ahmedabad. Some of the Agency officers during 19th century were also deeply interested in culture and literature and A K Forbes, an
important British officer established literary institution Gujarati Vidya Sabha which later
known was renamed as Farbas Institute to promote Gujarati language and literature. This
institution is still functioning and is well known for its continued excellence. Such initiatives
also established publications of Gujarati journals which helped increase a lot of cultural
awareness and communication with masses. Poet Dalpatram was one of the noted Gujarati
Poets of that time who along with A K Forbes was responsible in establishing this institution.
He was also one of the prominent citizens of that time at the vanguard of Gujarati literary
movements which also helped social reforms.

The 19th century society also went through considerable social problems due to
growth in textile industry and influx of mill workers who became a significant working class of
the city’s population. Their condition and pressure actually changed the social conditions
within the city and the gap between this working class and the merchant communities also
developed an imbalance in city’s social conditions. As a result of this the friction between the
workers and the Mill owners gave rise to a movement for social reforms which was
spearheaded by some of the humanists from the city to give voice to the workers’ demands
to improve their economic conditions. This movement began with one of the first such mass
uprising of mill workers, which then was also the beginning of Gandhiji’s involvement in
guiding their cause into a force for social reforms and fighting for justice for the oppressed
mill workers. This later aspect actually help the entire movement emerge as cradle of the
freedom movement in India with Gandhiji, in early 20th century establishing his first Ashram
here on River Sabarmati.

In succeeding period, with establishment of Gujarat Vidyapith by Gandhiji with a
serious intention to promote traditional knowledge systems and philosophy propounded by
him on village development and indigenous self-reliance movement, the cultural revival got a
very important direction which helped the entire social movement leading towards
independence. He also published an important Gujarati journal titled ‘Navjivan’ which spread
his philosophy for education and development of cultural consciousness of people in general.
Statement of Integrity

Integrity is a measure of wholeness or intactness of the cultural heritage and its attributes.

The city has evolved over a period of six centuries and has as mentioned earlier gone through successive periods of cyclic decay and growth and has survived the pressures and influences of various factors that affect a city in history. The successive phases have retained its historic character in spite of the changes and its integrity is retained. By and large city still exudes wholeness and intactness in its fabric and urbanity and has absorbed changes and growth with its traditional resilience.

Urban Morphology- The historic footprint of settlements

The footprint of the settlement pattern in the historic city on its topographical setting is an important cultural attribute that is more or less preserved in its historic character. The way the settlements are planned, the plotting of the houses in each settlement through its evolution over time periods expressing the type of land plotting and its organization and the periphery of the historic town is still expressing wholeness and is to a great degree intact in the historic city. This is an important historic attribute that display integrity of the cultural heritage.

The pol as a domain in the historic city which are the community stronghold for living environment are the characteristic features which are unique solutions for living environment with houses arranged in close-packed rows face to face with street running in between. The number of houses in a row, the width of the streets in relation to the height of the buildings, and the branching sub-streets and dead-end with decreasing number of houses are all chief characteristic elements of the graded and secure urban environment where compactness and walkability becomes the sustained human aspect of the environment which is climatically conducive and supportive of human bondage. This labyrinthine organic quality of settlement is completely retained and intact. The wholeness of such organic quality is also still perceivable within the historic city. This was a common cultural trait for most of the communities and acceptable at overall level. At places changes have taken place to introduce growing needs and changing contemporary practices depending on the periodic preferences and intervention. The built form is prone to changes however, the homogeneity is undisturbed and the built environment is still intact in major areas of the historic city as the historic urban fabric is not affected within the historic city.

The development in transport and communications and provisions of urban infrastructure has affected the historic city to a great extent as the traditional settlement patterns were not conducive to such modes of transport which are available now. This has placed the
physical environment under great strain as the traditional environment cannot cope up with such pressures. These aspects need to be very effectively managed.

**House form**

The traditional house within historic city is the true generator of the historic settlement pattern. The house is characterized by its wooden architecture of exquisitely carved ornate façade and a composite construction technique using timber and brick-lime structure where the side walls are shared by houses producing a very homogeneous settlement form or a block of closely packed houses. This was possible as each house traditionally was a self-contained, self-sustaining unit providing for all living needs for the family. Its central court was the main climatic feature with its own rain water storage system. These qualities still retain wholeness and large numbers of houses are maintained in intact condition.

However, with changing times and progressively changing life style and preferences of the people who also were exposed to influences of western trends, started adopting newer ways and this reflected in their house forms and the domestic architecture which though exhibited same penchant of people to adopt means to express their preferences to exquisitely decorated facades in changed materials suited to progressive times. The house forms also have changed successively as modern comforts were available due to technological advances.

**Historic city’s ASI protected sites**

The 27 monuments protected by the Archaeological Survey of India date back from 15th century and are preserved by the state in its upkeep and historic value. There are two monuments which similarly come under the State Department of Archaeology’s protection which are also well preserved. The monuments built during sultanate periods but located around the historic city are also under the protection of ASI and these are also well preserved by the ASI.

The Fort wall on the north-west side of the historic city and the historic gates are also preserved by the State Archaeology and ASI. Considering this the heritage of the city has retained its integrity and authenticity to a larger extent.

**Architectural expression**

The historic city still retains wholeness and intactness of its extremely rich wooden architecture with its exquisite character of form, its intricate carving and decorative quality, which signifies its streets – the pol domain. The Bird feeders, the gates, the temples and mosques built over several phases during the city’s history are still retained and the urban environment still reflect the characteristic features of a historically evolving town. The historic fort wall enclosure is existing only partially in the north-west side of the city, however all the
gates constructed during several phases are intact and are preserved many of them under ASI protection and some under the protection of State Department of Archaeology. These are representative of the Sultanate and later period architecture and still provide a fair idea of the building practices for military and security provisions in that period. Gujarat Sultanate Architecture has enjoyed a distinct place in the history of Sultanate Architecture of India and left a distinct mark with its fusion of local indigenous and the imposed Islamic idioms imported by the Sultan rulers in 15th century. This was due to the absorption of the practices in both the diverse culture and the city’s progressive communities adapted themselves to these approaches with openness and acceptance for the progressive trends. It is this culture of the people which evolved further and at every important stage in history adapted to the breakthroughs which came about due to changing leadership. This was also the factor in recent history of the last century that the city became one of the most important progressive cities in India by inviting masters of modern architecture to build important institutions here which has placed the city in forefront of architectural development in India besides Chandigarh heralding the modern movement in architecture in India.
Statement of Authenticity (Ref: Nara Document on Authenticity)

Form and design;

The settlement architecture of Ahmedabad represented, as mentioned earlier a strong sense of character of its conception through domestic buildings. The wooden architecture so prominently preferred had a tremendous attributes of its architecture. The settlement pattern and form reflecting a unique urban morphology which is culturally compliant to the life style of communities’ at large, befitting the tenets of good neighbourly living and respecting family’s own privacy as desired. The Domestic architecture is compact saving on urban land utilization and by and large generating a dense fabric which is both encouraging sharing/economising of structural existence and also providing a climatically suitable environment for streets and linkages providing desirable environment for proximity and walkability within the community settlements. The house form is independent in its form and regulated by the needs of the family, and climatically with a central courtyard which remains as central focus for internal living environment but on street fronts controlled to maintain the scale of the street form. The entire settlement form thus is also very ‘organic’ in its function considering its climatic response for year round comforts for the inhabitants.

Attributes are:

- The Typical House form
- wooden carvings
- Façade as the element of street architecture.

Materials and substance;

The material used in construction of domestic building for all communities is composite with timber and brick masonry. For religious building like temples and mosque it would be generally stone and brick masonry combined. There are examples of timber being used in temples too. But use of timber mainly for façade was a prevailing practice in the region as timber offered a great possibility for ornate embellishment in facades and also in interior and it provided a great resilience to internal modifications, additions. Timber also provided a very good climatic comfort and humane quality in its usage. It also was a great unifying effect in developing harmonious living environment with significant elemental control of sizes in its building elements offering this harmonious quality.

Attributes are:

- The house form and the court as its significant element
- The Building elements and its assembly into an order of Architecture which is unique for its conception.
- The pillar, brackets and ornate carvings.
- The elemental construction as horizontal layers.
Use and function;

Very interestingly, the house form exhibited a very strong sense of an accepted type for organising the plan with a central courtyard within the house irrespective of its overall size. The function within were always typically organised around the court or along it depending on the size of the house. The functional divisions of spaces within the house were ordered according to the needs of privacy required for the individual family, which also differed slightly between Hindu, Jain and Muslims. The ground floor adjacent to the street was always with an open veranda/otta for Hindu, Jain houses with a dominant wooden façade, and for Muslim the façade was relatively closed on the street. The internal spaces on ground floor were essentially for family living function and upper areas of the house were for private family functions. This was essentially similar in all communities. Each house had a terrace and in times of festivities connected with solar transitions, the terraces of all houses became the most active areas of the houses when the whole city moved up for celebrations and kite flying.

Attributes are:

- The Plan of the House in relation to the street.
- It’s layered construction on upper floors and terraces.
- House as a self-sustained unit of settlement architecture.

Traditions, techniques and management systems;

The culture of Ahmadabad reflected a rare combination of commercial enterprise and attitude of philanthropy. The majority of merchant followed Jainism which advocated these ideals of creation of wealth and supporting philanthropic causes including donating for the religious causes. This cultural trait was an authentic foundation on which the concept of ‘Mahajan’ (nobility-guild) where all the people irrespective of their religious beliefs joined and a culture of society developed where there was a great sense of social wellbeing and of sharing. This was also observed in other prominent communities of Islam and Hindu followers. The community bondage was the intrinsic duty of all people as a response to healthy co-existence. Markets were organized on this basis and all the merchants and traders became a part of this where individual interests were consider subsidiary to the collective ethics and morality. Ahmadabad founded by the Sultans had a great mix of people from different culture and religious background connected in a common goal of conducting their own trade and commerce. There was a great sense of sharing within all communities. Irrespective of the religion they were all supportive for the common cause of commerce and trades. This character of ‘amadavadi’ people was very well known for its concern for ‘earning’ the profits and so that became a common culture and more than what religion they belonged, it was this trait which characterized all people here as ‘amadavadi’ that is one who knows
how to extend the value for money! The multi-cultural history of the city was exemplary and was reflected in formation of many a public institutions where people at large mingled in sharing the common culture of the society. The communities were organized for their day to day management through an elected ‘pol panchayat’ comprising of the elected representatives, normally five in number (so known as ‘panchayat’ – a committee comprising five members). This institution was the one which managed all the affairs of the community and became a model for democratic governance of a welfare community. The culture shared thus also became an important source for encouraging exemplary enterprises in the city which helped progressively evolve a city into a formidable place with industry and trade positioning it globally as a major Centre.

It attracted travelers and visitors from all walks of life and also internationally. In modern times this spirit also through its benevolence supported the social reformations and independence movement by generous financial supports and donations. The city also was a cradle thus for important national movements and also nurtured political and social leaderships which has continued even in modern times. Its cultural and social heritage, such as its associations with Gandhiji, is recognized as being of national and even international importance. It should also be considered to be of outstanding significance in the heritage of the world. In recent times also it attracted international luminaries to work for the development of city institutions of national eminence.

Attributes are:

The intangible cultural beliefs and tenets conducive to social bondage in living resulting into a unique system of Management of the community through ‘pol panchayat’

- Pol gate as ‘panchayat’

Location and setting;

‘Ahmadabad city is located on Latitude- 23°00`; Longitude- 72°35´, a city situated in cotton-growing hinterland north of Gulf of Cambay, about 100 km upstream of the mouth of the Sabarmati River.¹

As mentioned earlier, the site for the first fortified palace and town was selected on the eastern bank of the Sabarmati River on one of the higher planes of the ravines, which topographically, sloped down in its south-west corner. The bank selected for establishing the new city offered a fairly level plain elevated on height from riverbed and running north-south offering a lower side on south-west which helped drain off the land the surface water. The

¹ Soundara Rajan, K. V., 1980. Archaeological Survey of India, New Delhi
overall site also offered higher plains and sizable area for the town settlement through which small rivulets passed. This land was also in proximity to smaller, older existing settlements – one of them known as Asha Bhil no Tekro on south east and the other an older township, also considered an army camp known as Karnavati to the south-west of the site. This two earlier historic settlements provided a suitable site for the new town and that seems to have been the main factor for selection of this site for the new town of Ahmadabad. The construction of the fort, the three gates at the end of the *Maidan-e-Shahi* and the *Jama Masjid*, with a large *maidan* on its north and south, were the first acts of Sultan Ahmed Shah to establish this Islamic town. On either side of the *Maidan-e-Shahi* and on the periphery around the *Jama Masjid*, the ‘*pur*’ or suburbs came up in succeeding phases of development. For the historic town, the attributes are;

- The First Acts of the Sultan Ahmad Shah, namely the Fort, the *Jama Mosque* and the three gates
- The historic plotting of the settlement areas, the aspect of Urban Archaeology and geography of the historic town.
- The water structures associated with settlement planning of historic times

**Language and other forms of intangible heritage**

During the Sultanate rule the city was famous for its patronage for literature and language and also for scholarship also in science. The city was famous for its educational institutions which supported students from all over and the thrust on science was significant. The city was also famous for its Libraries of repute which collected some rare works of scholarship from Islamic countries.

**URDU AND GUJARAT** The author of *Mirat-e-Ahmadi* mentions how the scholars and Sufis flocked to Gujarat for the benefits which the Sultan Bestowed. That is why we can see that the first steps to bring Urdu Grammar to the forefront are clearly visible in Gujarat itself. The pure Hindu Narrations of Gujri Grammar became clean, fresh and accepted that even the later generations, when putting their articulate Sufi views forward like the way and structure of this narrative. It is important to mention that this language, when it came from the North and mixed with the language of Gujarat, then this mixing separated and the language Gujri Urdu came into being. This language which we call Urdu today, was scarcely being made in faraway areas of this nation, whilst here in Gujarat and Dakkan had already taken form as grammar and poetry.

Later during British Agency Rule, Alexander Kinloch Forbes in 1865 helped establish the Gujarati Sabha, later named as Farbas (Forbes) Sabha to encourage Gujarati language and literature in the city.

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2 *Mirat-e Ahmadi*, the Oriental Society, M S University of Baroda, Baroda.

3. MANAGEMENT OF THE WORLD HERITAGE CITY
3. Management of the World Heritage City

Management of Historic City of Ahmedabad is an inherently complex task owing to its scale, significance, variety of issues as well as complex ownership and use patterns. It requires collaborative efforts of various administrative authorities at city, state and national level along with support of institutional partners and all stakeholders.

Management strategy for the city must ensure preservation of the OUVs of the site and effective management of change in the historic urban environment.

3.1 Ownership

Historic city of Ahmadabad and its environs:

The proposed nominated property, historic city of Ahmadabad with an approximate area of 536 ha is divided in 65,000 land parcels of varying size and ownership.

It comprises mostly of private residential or commercial property owned by individuals or families (Hindu Undivided Families); public open spaces, infrastructure facilities and a large number of institutional properties owned by the Ahmedabad Municipal Corporation and other State & Central Government departments; institutional properties owned & managed by community and religious trusts, typically temple trusts (Hindu & Jain) & WAQF board (Islamic Trust).

While a few of the listed monuments are owned by the Archaeological Survey of India (GOI) or the State Department of Archaeology (GOG), many are owned & managed by religious or community trusts like the WAQF board.

The properties within the buffer zone have similar ownership pattern.

3.2 Governance

The main administrative authority for the nominated property and buffer zone is the Ahmedabad Municipal Corporation (AMC), the urban local body under the authority of State Govt. AMC works in close collaboration with Ahmedabad Urban development Authority (AUDA) for issues related to urban governance and management. They work collaboratively on development of urban policy as well as framing and implementation of Development plan and other legislative measures under the provisions of relevant state and central government Acts.

AMC’s governance structure comprises of a political & executive wing. The politicall wing made up of elected local representatives under the leadership of the Mayor constitutes boards and committees which are responsible for policy decisions regarding the city. The
executive wing under the leadership of a Municipal commissioner is responsible for execution of all plans and policies of local self government including those related to public health, sanitation, infrastructure development and maintenance, city engineering, cultural heritage conservation and overall management.

Heritage Department within AMC is the nodal agency for coordinating, planning and executing all tasks regarding Conservation and Management of Cultural Heritage in the city. It works in collaboration with other administrative authorities and management bodies as well as various stakeholder groups for Heritage Conservation and management.

Various Administrative Authorities for the city:

- Community level (Mahajan / Pol Panchayat / Residents committee),
- Ward level (Elected Municipal Councillor),
- City level (Mayor / Commissioner / Heritage Conservation Committee (HCC) / TDO / Commissioner of Police Traffic),
- District level (Collector / Elected representative to the Legislative Assembly & Member of Parliament),
- State level (Minister of Culture/Directorate of Archaeology/Chief Town Planner),
- Central government level (Offices of Minister of Culture / Secretary Culture / Director General, Archaeological Survey of India)

List of Primary Stakeholders:

- Central Govt.
- Indian Railways
- State Govt.
- AMC and its relevant departments
- AUDA
- ASI
- NMA (CA)
- HCC appointed by the GoG, for AUDA
- SDA, Gujarat
- TCGL
- Residents and business owners
- Religious and Community Trusts
- National & International NGOs in the field
- Conservation professionals & allied experts
- Visitors
3.3 Planning and policy framework

The planning and policy framework includes information on key legislative instruments, policy documents, guidelines and implementation processes for the conservation and site management. The cultural heritage assets in the historic city are protected by various acts of the local, region and central govt. based on their relative significance, each with their own protection requirement and set of guidelines for conservation.

Existing legislative and policy framework at local, regional (state) & national (Central Govt.) level:

1. AMC’s Building by-laws and provisions of GDCR under Development Plan (DP) 2021, AUDA at city level
2. The Gujarat Town planning and Urban Development Act, 1976,
5. Indian antiquities and Art Treasures Act, 1972, GOI
6. AMASR Act 1958, and its Amendment and Revalidation Act, 2010 , ASI, GOI, at national level

Protective Designation & application of Legislative Framework:
The protection and their respective regulations are applicable to various cultural heritage assets, sites and properties which are part of a statutory protection list of the national, regional or local government and their surrounding as specified by the law.
In case of the Historic City of Ahmadabad, this includes:

2. Monuments of Regional Importance protected by State Department of Archaeology governed by The Gujarat Ancient Monuments and Archaeological Sites and Remains Act, 1965
3. List of heritage buildings prepared and approved by the local Government (AMC), governed by GDCR - Chapter 10, DP 2021 & GDCR 17.2 vide gazette notification of 2007
Heritage Management & Development Plan:

The Development plan prepared by the local govt. and sanctioned by the state govt is the main planning tool for cities in India. The plan which is typically updated every 10 years sets out the directions of city’s development and defines policies on topics like housing, infrastructure, health and sanitation, economy, transportation, built & natural environment, heritage conservation etc. The policy is implemented by a variety of planning and regulatory tools like, Land use planning, zoning, development control regulations (DCR) and Local area plans.

Nominated property:

The nominated property of the Historic City of Ahmadabad (except for the monuments protected by central and state govt. lists and their respective prohibited zone and regulated areas) will be governed by the provisions of the Development plan 2021(Map-01, attached) & GDCR -Chapter 10 for historic Core City (Appendix -2) which includes special provisions for the historic city. In the latest Development Plan (DP 2021) prepared by AUDA the historic walled city is recognized as a core heritage zone with a view of conserving its architectural heritage and urban settlement patterns. The plan most notably restricts street widening and regulates Land Use & F.S.I with aim of conserving the traditional built forms and maintaining appropriate population/use density. The statutory list of Heritage buildings prepared under the provisions of GDCR and availability of special financial incentives in form of TDR is also a positive step towards conservation.

Apart from this, based on conservation goals and need to preserve the OUVs of the world heritage site, a few modifications and additions to the DCR deemed necessary for holistic management of the site are under considerations and may be incorporated at a later stage.(Appendix – 2b)

The DP 2021, Chapter 10 further proposes preparation of a local Area Plan for the core walled city which can outline detailed measures for management like measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations. The local area plan is a valuable tool as it integrates various legal framework and policy decisions on a single document greatly facilitating management and its preparation shall be one of the main actions to be undertaken as part of the first heritage management plan.
4. MANAGEMENT ISSUES & OBJECTIVES
4. Management Issues & Objectives

4.1 Introduction

The historic city with an area of 5.35 km$^2$ is now at the centre of an urban agglomeration of 1800 km$^2$. Ahmadabad is the seventh largest and one of the fastest growing cities in the country and suffers from typical pressures of modern urban development.

This section explores the issues and challenges faced by the historic city and identify objectives to address them. A thorough understanding of the site and its OUV, its vulnerabilities and threats, qualities of its cultural heritage and development opportunities arising from them is necessary to achieve the objectives of the management plan.

Identifying the issues

The issues have been identified through site surveys and detailed documentation and assessment of the situation in the historic city of Ahmadabad conducted for the World Heritage nomination dossier between 2011 & 2014, as well as consultation with experts and local authorities responsible for management. They have been grouped in 5 major themes:

1. Managing Change
2. Conservation
3. Interpretation, Education & Research
4. Physical Access
5. Visitor Management

4.2 Managing Change

While change in a living heritage city is inevitable, managing and containing undesirable and insensitive changes to the built environment for maintenance of the significance of the site is one of the major challenges in urban heritage conservation. Various factors of change can be identified for the purpose of devising conservation objectives and mitigation mechanisms for the historic city of Ahmedabad.

A large no of changes in the historic city can be directly linked to the urban development pressures and cyclical events triggered by them like:

- **Urban development & Changing aspirations** – Aspirations for a modern way of life$^4$ and improved amenities triggered the initial processes of change in the historic city with outmigration of many prominent and well to do citizen to the new suburbs in the

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$^4$ Modern neighborhoods provided large residential properties with open land, facility of car ownership and use, modern amenities in homes and increased privacy and individuality as opposed to the lack of modern infrastructure, social pressures of community living and incompatibility of cars with narrow streets
beginning of 20th C. This resulted in many properties falling out of use (vacant), lack of maintenance, dilapidation of buildings and their eventual sale and transformation for commercial used.

- **Change of use** – Availability of unused properties at nominal price led to ingress of commercial activities within the pol.\(^5\) The impacts of this change like increased traffic congestion, increased pressure on infrastructure, large floating population, gender imbalance with increased presence of men, incompatible changes to the built fabric and encroachment of the public open space for parking and commercial use led to deteriorating quality of life for residents further fuelling the trend of outmigration and in turn commercialisation.

- **Incompatible use** – Introduction of warehousing and diverse manufacturing activities which are structurally incompatible with the historic buildings and increase vulnerability to disaster risks is a serious issue.

- **Demographic change** – Significant change in the built environment is observed due to out-migration of original residents and occupation of the properties by new migrants coming from rural areas and other regions of the country. The migrants who have no association to city’s culture and social traditions adapt historic buildings and environment as per their need and way of life often subdividing and altering the structures considerably. While the extent of demographic change varies from one pol to another, in some cases when combined with commercialisation it results in complete alienation of original inhabitants.

- **Insensitive new developments & changing typologies**: Real estate speculation, rising property prices in last decade, changing way of life and commercialisation have resulted in introduction of incongruent modern building typology like apartment buildings on stilts, and commercial/shopping complexes with no reference to the context impacting the overall urban form. Poor quality of construction and a loss of structural cohesion at the street level results in increased vulnerability to natural disasters, particularly earthquake.

\(^5\) Traditionally commercial activities in historic city were restricted to large market places and numerous specialised markets along the primary and secondary streets. These streets often had mixed use with commercial establishment on ground floor and residential use above. Predominant use in the city was residential, and particularly so in the pol settlements with its special character of community life.
• **Change & Vulnerability to Disaster Risks:** Natural vulnerability to fire owing to extensive use of wood as a construction material is increased due to lack of maintenance of electrical networks, use of insensitive materials (particularly steel girders), insensitive change of use with many structures functioning as warehouses for inflammable materials and location of small scale industries using dangerous chemicals (this are in most cases illegal uses). The resilience to earthquake offered by the composite wood and brick structures and generation of settlements by mutually supporting houses is lost due to insensitive additions/alterations and new developments using incompatible new materials with no concern for structural safety as well as introduction of new apartment typology breaking the cohesiveness and loss of mutual support derived from traditional series of houses.

• **Changing settlement patterns:** New developments by way of subdivision or amalgamation of historic property parcels results in changing building footprints and loss of traditional settlement pattern which is an important attribute of the site.

• **Deteriorating quality of life:** Collapse of traditional management structures and community linkages, traffic congestion and unwelcome changes in the public realm, commercialisation and large influx of floating population and visitors in traditionally private areas of the pol and associated concern for safety, alienation of residents from the public realm and management of their environment, dilapidation of built environment, ageing infrastructure and lack of investment has led to substantial deterioration in quality of life.

• **Lack of deterrent for law breakers in present regulations:** Insensitive developments and violations of provisions of regulations by unscrupulous real estate entrepreneurs and property owners is a reflection of lack of stringent actions and provisions for heavy penalties for violators. The fines stipulated are too low and relatively affordable in view of the property prices and money they stand to make by illegal activities.

**Objectives:**

• To counter the negative impact and manage the changes to the built environment which are results of various socio-cultural & economic developments.

• Promote land use regulations, planning policies, infrastructure upgradation and revival of community institutions to improve quality of life and desirability of historic
city as a living environment which may help contain pressures of demographic change.

- Institute regulations and guidelines for building form, materials and land use which are sympathetic to the architectural and urban character as well as necessary for disaster risk mitigation
- Recognise the value of traditional settlement patterns and institute regulations for their preservation. (Except certain unavoidable scenarios)
- Manage the ingress of commercialisation through regulations as well as incentivising the shifting of non compatible commercial activities to other areas outside the historic city.
- Strengthen participatory planning processes and encourage stakeholder involvement in to include all members of public and not only listed building owners.

4.3 Conservation Issues

- **Lack of maintenance:** One of the major reasons for lack of maintenance is the disuse (vacancy) or partial use of the property due to change of use from residential to commercial. Subdivision of the property with complex ownerships and occupancy patterns render holistic conservation very difficult and results in incompatible changes and maintenance measures depending on financial situation of the owner of each part.

- **Lack of financial incentives:** Owners of rent controlled property are not allowed to charge market rents or repossess their properties in most cases making them disinterested in its maintenance which is a considerable financial burden without return. Lack of financial incentives for conservation of various properties of contextual significance and public realm which are important attributes of the city’s OUV but not part of the heritage list.

- **Lack of effective legislation:** In absence of traditional management practices and regulations governing conservation processes, scant concern is shown for neighbour’s safety by many unscrupulous individuals during reconstruction activities. The settlement form with closely packed house sharing longitudinal walls is extremely vulnerable to haphazard demolition and reconstruction activities often leading to a domino effect of destruction and loss of cultural heritage when one of the houses in the series is demolished and reconstructed.
• **Environmental pressures**: Pollution due to increased vehicular movement, general ageing of historic structures combined with impact of lack of maintenance and natural vulnerability of wood to termite infestation and decay due to moisture penetration are the main environmental pressures.

• **Economic pressures**: High cost of timber, a main structural component in many traditional buildings and increased labour costs for traditional construction techniques often makes building conservation a costly affair.

• **Limited Human Resources**: While it is still possible to find craftsmen that are conversant with traditional building practices and materials, they are relatively few in numbers leading to high cost of labour.

**Objectives:**

- Ensure that owners and users of site are aware of the cultural heritage values of their properties and requirements for their conservation; Establish and follow best practices in architectural and urban conservation processes through Information dissemination and Preparation of conservation guidelines.
- Monitor, plan and implement maintenance & management programmes at the larger urban settlement level based on state of conservation which incentivise maintenance of non listed properties of contextual importance.
- Execute architectural Conservation; maintenance and Adaptive Re-use Projects.
- Facilitate availability of traditional materials and craftsmanship through skills development initiatives.
- Development innovative financial tools and incentives for conservation like TDR, bank loans, Repair assistance through government subsidies, CSR funding etc.
- Develop urban design, conservation and public realm strategy for urban intervention projects; Plan and implement up gradation projects for public places to ensure their maintenance and improve quality of life.

### 4.4 Interpretation, Education & Research

**Issues**

- A substantial amount of documentation and research regarding the unique character and cultural heritage values is available in archives of various institutions and govt. agencies,
but interpretation and education about city’s OUV has remained somewhat a specialised subject with much scope for improvement.

- The benefits of various interpretation and awareness programmes run by the local govt. and institutions have less visibility outside the focus groups.
- While special events on world heritage day and world heritage week have become an established practice to celebrate the OUV of the site, their focus has remained on key monuments and areas and have a huge scope for expansion
- In spite of periodic findings of Sultanate and pre-sultanate era remains from various sites in and around the historic city, the potential of Urban Archaeology as an important tool for education and interpretation of site which may considerably strengthen the OUV of the site remains untapped.

**Objectives**

- Establish an Interpretation facility/centre providing well researched, comprehensive and up to date documentation about the site;
- Education and information dissemination programmes to create awareness about the significance of cultural heritage assets
- Promote and undertake research and documentation on the historic city to further strengthen its OUV; Investigate urban archaeology of the historic city through archaeological excavations to strengthen the site’s historic significance

**4.5 Physical Access**

**Issues**

- **Congestion:** Increased ownership of private vehicles, commercial activities and large no. of visitors throughout the day results in heavy traffic congestion and appropriation of streets and open spaces by vehicular parking rendering walking and access considerably difficult and unsafe.
- Increase **commercial activities** and use of delivery vehicles have resulted in congestion as well as destruction of urban heritage (pol gates which restricted larger vehicles) in many cases.
- Lack of efficient and affordable transport alternatives for residents and visitors alike and hence use of private vehicles or hired rickshaws.
- Difficulty of access for people with mobility issues due to encroachment of footpaths, streets and public places by vehicle and irregular, unsuitable nature of surface materials
Objectives:

- Recover the inherently pedestrian character of the site, reduce pollution and ensure safety on streets;
- Reduce traffic congestion by promoting alternate modes of transport & pedestrianisation;
- Reduce traffic volumes by providing alternate routes for through traffic destined for railway station;
- Minimise traffic and parking related issues resulting from floating population of the city by intelligent land use planning, introduction of stiff parking fees and alternate parking facilities outside the boundary of the nominated properties;
- Regulate traffic volumes by time/day based and vehicle type based restrictions;
- Design for better accessibility keeping in mind the needs of persons with reduced mobility.

4.6 Visitor Management

Issues:

- The historic city of Ahmedabad while high on tourists’ choice is often seen as a day visit destination and most tourists and visitors prefer to stay in the modern facilities located in the newer parts of the city due to negative perceptions of amenities and traffic congestion in the old city.
- As of now tourism products are restricted to heritage walks, special festival celebrations and handicrafts shopping. In terms of stay options boutique hotels and home stays catering to the discerning and often rich tourists is observed since last few years promoted by the tourism and heritage conservation policy.
- An early sign of a gentrification process with some of the most remarkable properties being converted in tourist facilities by dislocating often poor inhabitants is observed calling for careful management of the processes of changes. To reap the economic benefits of tourism communication of site’s heritage significance and need for its conservation along with creation of necessary infrastructure to be taken up on a priority basis.
- Signage and information dissemination in both English and local language, creation of tourist maps and circuits, public amenities for visitors need to be developed.
While major negative impacts of tourism are not yet seen in the historic city, but, proactive planning is necessary to realise the benefits and mitigate issues that may arise in future as is observed at many places after world heritage inscription.

**Objectives:**

To device a sustainable tourism policy that prioritises sustenance of site’s Outstanding Universal Values (OUV), be pro-conservation and effective in managing change:

- Ensure quality interpretation and information facilities for visitors.
- Improve visitor experiences through better and safe accessibility.
- Encourage sustainable tourism as a tool for economic development and cultural exchange.
- Manage possible negative impacts of tourism developments on local communities and infrastructure through visitor education, management of visitor flows, signage and interpretation.
- Devise effective financial strategy that aims at allocation of a significant proportion of revenue derived from tourism programme to the protection, conservation and presentation of the site.
- Establish working partnerships between AMC, TCGL (GoG undertaking), & Dept. of tourism (GoI) for joint efforts in tourism management. Establishment and monitoring of environmental, cultural, social and economic indicators to measure tourism sustainability stakeholder responses to policies.
5. PROGRAMME FOR ACTION
5. Programme for Action

5.1 Introduction

This action plan has been developed by the Heritage Department, AMC, for realisation of the objectives of Management plan as well as to mitigate issues and challenges faced by the proposed World Heritage site of the Historic City of Ahmadabad.

The key tools for management identified in UNESCO recommendations on HUL like: Civic Engagement Tools, Knowledge and planning tools, Regulatory Systems & Financial Tools have been explored for planning future actions. The plan outlines proposed projects and processes to be implemented by the Heritage Department, AMC and its various partners to achieve the objectives of the Management plan. The plan identifies immediate and future actions to be taken based on issues and objectives identified in the previous section.

5.2 Implementation

Responsibilities and Administration:
The Heritage Department, AMC, under the authority of Municipal commissioner is the responsible agency for implementation of the Heritage management plan and its action plan. The department will also function as the world heritage secretariat.

The major areas of work for the heritage department are counselling, assessments, approvals & implementation of various conservation actions (Refer fig. 5.1 & Appendices – 4, 5, 6 & 7). It has support of HCC, NMA, AUDA, independent committees, and advisory panel of subject experts to assist it in its various tasks.
The actions will be supported by undertaken in collaboration with other authorities listed in section 3.3, as well as chief stakeholders in the city.

Funding & Resources:
Presently, the Ahmedabad Municipal Corporation, the local govt. authority is the primary source of funding for various actions of this plan through its annual budget and special financial incentives to heritage building owners.

Funding for projects, research and capacity building is available from various govt. agencies, NGOs as well as institutions. The potential and available sources of funding are:

1. Direct Local Self Government (AMC) Funding for Cultural Heritage Conservation as part of the annual budget of Heritage Dept
2. Ministry of Culture, State Government
3. Tourism Corporation of Gujarat Limited, State Tourism Department
4. Ministry of Culture, Centre
5. Ministry of Urban Development schemes for Urban regeneration and infrastructure development
6. Funding from TDR incentives for privately owned listed buildings\(^6\)
7. Tax incentives from local and state govt subsidies
8. Bank Loans
9. Trusts & NGOs
10. Corporate Social Responsibility initiatives
11. UNESCO and other national and international agencies for technical assistance, knowledge sharing and capacity building initiatives.
Etc.

**Reviewing the Management Plan:**
Historic City of Ahmadabad World Heritage site Advisory Panel, Heritage Dept, AMC and HCC will jointly work in order to review and update the management plan every 5 years.

**Monitoring the Management Plan:**
Continuous monitoring of the state of conservation of the site and achievements of the plan using clearly defined indicators are essential tasks for successful management of the site. A specially constituted monitoring committee will be responsible for monitoring the management plan and suggesting amendments/alterations to its components. The committee will meet every 3 months to review the achievements of and challenges faced in the implementation of the plan.

A separate monitoring committee/commission will undertake the tasks of monitoring the state of Conservation of the world heritage site. The committee will be convened every two years for the purpose of submitting periodic monitoring report to UNESCO. The committee shall be convened 6 months prior to the reporting date so that they can undertake inspection & evaluation.

\(^6\) Refer Appendix. 3 for detailed note on TDR mechanism.
Fig. 5.1 Administrative Structure of the Heritage Department & Flow Chart
Programme for Action (Action Plan):

Based on understanding of issue and the objectives, a programme has been prepared for actions to be undertaken within next five years. The actions have been classified as Immediate and Future in view of the time needed to initiate and implement them. It must be noted that many of the actions marked as immediate have already been planned and a few of them are in progress. Further details on ongoing actions for Conservation are available in Appendix – 7

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Agencies Involved</th>
<th>Funding</th>
<th>Time frame</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.3 Managing Change Actions</td>
<td>1] Regulatory Systems Monitoring and assessment of present regulatory measures; strengthening existing regulatory framework where required to mitigate negative impact of change; integrate disaster risk management as a priority for cultural heritage conservation through regulatory framework; Integrate management system for all cultural assets within the nominated property which are presently under purview of different govt. regulations; Introduce impact assessments as a necessary step of urban management; Ensure suitability of new interventions and constructions to the historic context. <em>(Note all actions proposed in this section will eventually be integrated in the local area plan which will be the comprehensive planning and management instrument)</em></td>
<td>1.a Preparation of Local Area Plan for the Historic city</td>
<td>Heritage Dept., AMC, AUDA &amp; GSDMA</td>
<td>AMC</td>
</tr>
<tr>
<td></td>
<td>1. b Minor modifications in the current DP to strengthen the protection of OUVs and facilitate heritage management.</td>
<td>AMC &amp; AUDA,</td>
<td>AMC</td>
<td>Immediate Action</td>
</tr>
<tr>
<td></td>
<td>1.c Include relevant recommendations from the risk assessment study within the regulatory framework</td>
<td>AMC &amp; AUDA,</td>
<td>AMC</td>
<td>Immediate Action</td>
</tr>
<tr>
<td></td>
<td>1.d Outline the Heritage &amp; Visual Impact Assessment process for new projects and</td>
<td>AMC, AUDA &amp; NMA</td>
<td>AMC</td>
<td>Immediate action</td>
</tr>
<tr>
<td></td>
<td>1.e Preparation of Heritage Bylaws for Prohibited / Regulated areas of ASI &amp; SDA monuments as per the agreement with NMA, and their integration in DP / local area plan</td>
<td>AMC, AUDA, ASI &amp; NMA</td>
<td>AMC</td>
<td>Immediate action</td>
</tr>
<tr>
<td></td>
<td>1.d Guidelines for new constructions/contemporary architecture in historic context</td>
<td>AMC, AUDA &amp; Subject experts</td>
<td>AMC</td>
<td>Immediate actions</td>
</tr>
<tr>
<td></td>
<td>2] Ensure that up to date information about the cultural assets, listed</td>
<td>2.1 All records on significance of the site and its cultural assets as</td>
<td>AMC</td>
<td>Future action</td>
</tr>
</tbody>
</table>
buildings and site in general is made widely available to public and partners to ensure protection and help plan future actions.

| 3] Strengthen participatory planning processes to include widest range of stakeholder involvement | 3.1 Implement a mechanism to allow continuous feedback from stakeholders on various issues, policies and actions of the management plan. | AMC | AMC | Future action |

### 5.4 Conservation Actions

| 4] Ensure that owners and users of site are aware of the cultural heritage values of their properties and requirements for their conservation | 4.1 Preparation & publication of Heritage inventories & conservation guidelines | Heritage Dept., AMC & Expert consultants | AMC | Immediate actions |
| 4.2 Counseling for conservation and restoration of listed buildings to be made widely available to all concerned stakeholders | Technical cell, AMC | AMC | Immediate action |

| 5] Monitor, plan and implement maintenance & management programmes based on state of conservation; Execute architectural Conservation; maintenance and Adaptive Re-use Projects; Incentivise maintenance of non liste properties; Facilitate availability of traditional materials and craftsmanship | 5.1 Restoration and adaptive reuse of the Gordhandas Dalsukhram Choksi Municipal School | Consultants | AMC | Immediate action |
| 5.2 Restoration of Calico Dome | Consultants | AMC | Immediate actions |
| 5.3 Restoration of Fort wall, Shahpur & Raikhad | Heritage Dept. AMC | AMC | Immediate actions |
| 5.4 Restoration of Fort wall near Manek Burj and all along the river | Heritage Dept. AMC | U.D.Dept, Govt of Gujarat | Immediate actions |
| 5.5 Restoration of Kankariya Lake | AMC | UD dept., Gujarat State | Immediate actions |
| 5.6 Restoration of City Gate | Heritage Dept. AMC | AMC & Gujarat SDA | Immediate actions |
| 5.7 Restoration of Amritvarshini Vav | Heritage Dept. AMC | AMC & Gujarat SDA | Immediate actions |

<p>| 6] Develop urban design, conservation and public realm strategy for urban intervention projects; Plan and implement up | 6.1 Reimagining Manek Chowk – Intervention in public place | EMBARQ-India,WRI &amp; Heritage Dept, AMC | AMC | Immediate actions |
| 6.2 Sankdi Sheri Model | INTACH &amp; | AMC &amp; | Immediate |</p>
<table>
<thead>
<tr>
<th>Gradation projects for public places to ensure their maintenance and improve quality of life.</th>
<th>Street Intervention</th>
<th>Heritage Dept, AMC</th>
<th>INTACH</th>
<th>actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3 Develop a suitable public realm strategy for guiding urban intervention projects</td>
<td>AMC &amp; Subject experts</td>
<td>AMC</td>
<td>Immediate actions</td>
<td></td>
</tr>
<tr>
<td>6.4 Pilot Rehabilitation plan for public realm in traditional settlements ‘pol’ - Jada Bhagat Ni Pol, Zaveri Pol inside Zaverivad &amp; Dandigara Ni Pol</td>
<td>Heritage Dept, AMC</td>
<td>AMC</td>
<td>Immediate actions</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7) Capacity building for conservation for administrative staff of AMC; Craftsmen training in traditional building crafts &amp; conservation;</th>
<th>7.1 Capacity building and training for AMC staff in Heritage Management</th>
<th>Heritage Dept. AMC + INTACH, India</th>
<th>AMC</th>
<th>Immediate Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.2 Awareness and education programmes for school children</td>
<td>AMC, DEO, &amp; Private educational institutions</td>
<td>AMC</td>
<td>Immediate Action</td>
<td></td>
</tr>
</tbody>
</table>

### 5.5 Interpretation, Education & research

<table>
<thead>
<tr>
<th>8) Establish an Interpretation facility/centre providing well researched, comprehensive and up to date documentation about the site;</th>
<th>8.1 Establishment of an interpretation centre within the historic city with high quality facilities &amp; materials</th>
<th>Heritage Dept. AMC &amp; Consultants</th>
<th>AMC</th>
<th>Immediate actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Creation of a dedicated website for World heritage nomination</td>
<td>IT Dept. &amp; Heritage Dept., AMC</td>
<td>AMC</td>
<td>Immediate Action</td>
<td></td>
</tr>
<tr>
<td>8.3 Pilot Study on restoration of traditional water resources and water harvesting systems</td>
<td>Heritage Dept., AMC</td>
<td>WHS, AMC &amp; City engineer’s office</td>
<td>Immediate Action</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>9) Education and information dissemination programmes to create awareness about the significance of cultural heritage assets</th>
<th>9.1 Capacity building and training for AMC staff in Heritage Management</th>
<th>Heritage Dept. AMC + INTACH, India</th>
<th>AMC</th>
<th>Immediate Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.2 Awareness and education programmes for school children</td>
<td>AMC, DEO, &amp; Private educational institutions</td>
<td>AMC</td>
<td>Immediate Action</td>
<td></td>
</tr>
<tr>
<td>9.3 Celebration of UNESCO World Heritage Day and World Heritage Week as an opportunity for celebration and learning about the site</td>
<td>AMC</td>
<td>AMC</td>
<td>Immediate Action</td>
<td></td>
</tr>
</tbody>
</table>

<p>| 10) Promote and undertake research and | 10.1 Detailed documentation of all | Heritage Dept. AMC | AMC | Future Action |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Task</th>
<th>Responsible Bodies</th>
<th>Allocation</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investigate urban archaeology of the historic city through archaeological excavations to strengthen the site’s historic significance</td>
<td>10.2 Archaeological investigations in the historic citadel ‘Bhadra’ Area</td>
<td>AMC, ASI &amp; Expert institutional partners</td>
<td>Not allocated</td>
<td>Future Action</td>
</tr>
</tbody>
</table>

### 5.6 Physical Access

<table>
<thead>
<tr>
<th>Task</th>
<th>Responsible Bodies</th>
<th>Allocation</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recover the inherently pedestrian character of the site, reduce pollution and ensure safety on streets; Reduce traffic congestion by promoting alternate modes of transport &amp; pedestrianisation; Reduce traffic volumes by providing alternate routes for through traffic destined for railway station; Minimise traffic and parking related issues resulting from floating population of the city by intelligent land use planning, introduction of stiff parking fees and alternate parking facilities outside the boundary of the nominated properties; Regulate traffic volumes by time/day based and vehicle type based restrictions; Design for better accessibility keeping in mind the needs of persons with reduced mobility.</td>
<td>Traffic Police &amp; AMC &amp; Experts</td>
<td>Not allocated</td>
<td>Future Action</td>
</tr>
<tr>
<td>Formulate a traffic management policy within the larger framework of transportation planning of the city</td>
<td>Traffic Police &amp; AMC &amp; Experts</td>
<td>AMC</td>
<td>Immediate Action</td>
</tr>
<tr>
<td>Traffic management plan for heavily congested areas</td>
<td>Traffic Police &amp; AMC &amp; Experts</td>
<td>AMC</td>
<td>Immediate Action</td>
</tr>
<tr>
<td>Development of parking structures at strategic locations</td>
<td>Traffic Police &amp; AMC</td>
<td>AMC</td>
<td>Immediate Action</td>
</tr>
</tbody>
</table>

### 5.7 Visitor management

<table>
<thead>
<tr>
<th>Task</th>
<th>Responsible Bodies</th>
<th>Allocation</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure quality interpretation and information facilities for visitors; Improve visitor experiences through better and safe accessibility; encourage sustainable tourism as a tool for economic</td>
<td>Heritage Dept.AMC Old building</td>
<td>AMC/TC GL</td>
<td>Immediate Action</td>
</tr>
<tr>
<td>Creation of Tourism/Visitor help desk at AMC Danapith Old building</td>
<td>Heritage Dept.AMC &amp; TCGL</td>
<td>AMC/TC GL</td>
<td>Immediate Action</td>
</tr>
<tr>
<td>Creation of high quality maps, mobile apps and other information and interpretation material to</td>
<td>Heritage Dept.AMC &amp; TCGL</td>
<td>AMC/TC GL</td>
<td>Immediate Action</td>
</tr>
<tr>
<td>12.1 Development and cultural exchange; financial strategy to ensure that a part of income generated through tourism is invested back in conservation and maintenance; Establish partnership between AMC &amp; TCGL for joint efforts in tourism management</td>
<td>be made available to tourism help desk, Law garden and various city civic centres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>12.3 Capacity building of local youth and residents in tourism industry</td>
<td>TCGL &amp; Institutional partners</td>
<td>Not allocated</td>
<td></td>
</tr>
<tr>
<td>12.4 Promoting home stays and traditional craft products and economic development.</td>
<td>AMC &amp; TCGL</td>
<td>AMC/TCGL</td>
<td>Immediate Action</td>
</tr>
</tbody>
</table>
Appendix-1

Cultural assets of the World Heritage City

- Map of Valuable properties
- Tables showing ward wise distribution of valuable properties
- List of ASI protected Monuments
### Structures with Heritage Value
**within the Walled City of Ahmedabad**

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Ward Name</th>
<th>VALUE</th>
<th>GRADE - II/A</th>
<th>GRADE - II/B</th>
<th>GRADE - III</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shahpur 1</td>
<td></td>
<td>10</td>
<td>19</td>
<td>62</td>
</tr>
<tr>
<td>2</td>
<td>Shahpur 2</td>
<td></td>
<td>14</td>
<td>29</td>
<td>66</td>
</tr>
<tr>
<td>3</td>
<td>Dariapur 1</td>
<td></td>
<td>1</td>
<td>13</td>
<td>52</td>
</tr>
<tr>
<td>4</td>
<td>Dariapur 2</td>
<td></td>
<td>12</td>
<td>35</td>
<td>134</td>
</tr>
<tr>
<td>5</td>
<td>Kalupur 1</td>
<td></td>
<td>15</td>
<td>46</td>
<td>119</td>
</tr>
<tr>
<td>6</td>
<td>Kalupur 2</td>
<td></td>
<td>12</td>
<td>97</td>
<td>247</td>
</tr>
<tr>
<td>7</td>
<td>Kalupur 3</td>
<td></td>
<td>3</td>
<td>28</td>
<td>50</td>
</tr>
<tr>
<td>8</td>
<td>Khadia 1</td>
<td></td>
<td>10</td>
<td>63</td>
<td>185</td>
</tr>
<tr>
<td>9</td>
<td>Khadia 2</td>
<td></td>
<td>5</td>
<td>61</td>
<td>189</td>
</tr>
<tr>
<td>10</td>
<td>Khadia 3</td>
<td></td>
<td>9</td>
<td>68</td>
<td>225</td>
</tr>
<tr>
<td>11</td>
<td>Jamalpur 1</td>
<td></td>
<td>1</td>
<td>15</td>
<td>32</td>
</tr>
<tr>
<td>12</td>
<td>Jamalpur 2</td>
<td></td>
<td>4</td>
<td>61</td>
<td>200</td>
</tr>
<tr>
<td>13</td>
<td>Raikhad</td>
<td></td>
<td>3</td>
<td>15</td>
<td>34</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>99</strong></td>
<td><strong>550</strong></td>
<td><strong>1595</strong></td>
<td></td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>2244</strong></td>
</tr>
</tbody>
</table>

**Note:** For Further details of Listed Buildings please refer Annexure Volume-2, Annexure - 13
Structures with Heritage Value within the Walled City of Ahmedabad (Institutions)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Ward Name</th>
<th>VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>GRADE-I</td>
</tr>
<tr>
<td>1</td>
<td>Shahpur 1</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Shahpur 2</td>
<td>7</td>
</tr>
<tr>
<td>3</td>
<td>Dariapur 1</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>Dariapur 2</td>
<td>1</td>
</tr>
<tr>
<td>5</td>
<td>Kalupur 1</td>
<td>0</td>
</tr>
<tr>
<td>6</td>
<td>Kalupur 2</td>
<td>2</td>
</tr>
<tr>
<td>7</td>
<td>Kalupur 3</td>
<td>4</td>
</tr>
<tr>
<td>8</td>
<td>Khadia 1</td>
<td>4</td>
</tr>
<tr>
<td>9</td>
<td>Khadia 2</td>
<td>0</td>
</tr>
<tr>
<td>10</td>
<td>Khadia 3</td>
<td>1</td>
</tr>
<tr>
<td>11</td>
<td>Jamalpur 1</td>
<td>1</td>
</tr>
<tr>
<td>12</td>
<td>Jamalpur 2</td>
<td>10</td>
</tr>
<tr>
<td>13</td>
<td>Raikhad</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>52</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td><strong>449</strong></td>
</tr>
</tbody>
</table>

Note: For Further details of Listed Buildings please refer Annexure Volume-2, Annexure - 14
<table>
<thead>
<tr>
<th>S. No.</th>
<th>NAME OF MONUMENT(S)</th>
<th>VILLAGE</th>
<th>TALUKA</th>
<th>STATE</th>
<th>A.S.I MONUMENTS/PROTECTED AREA</th>
<th>SURVEY NO./ PLOT NO.</th>
<th>PRESENT OWNERSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Three Gates</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2</td>
<td>Bhadra Tower</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>200.67.12 Sq. mts.</td>
<td>C.S. No. 4152</td>
<td>P.W.D.</td>
</tr>
<tr>
<td>3</td>
<td>Sidi Saiyed's Mosque</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>1079.44.38 Sq. mts.</td>
<td>C.S. No. 2654, Shahpur, Ward No. 2</td>
<td>Government</td>
</tr>
<tr>
<td>4</td>
<td>Ahmed Shah's Mosque</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>3188.99.98 Sq. mts.</td>
<td>C.S. No.4638, Raikhad</td>
<td>Government</td>
</tr>
<tr>
<td>5</td>
<td>Teen Darwaja or Tripolia Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>297 Sq. mts. As per site plan, no records of area</td>
<td>None (Gate used as part of the street)</td>
<td>Government</td>
</tr>
<tr>
<td>6</td>
<td>Shah Khupal Masjid</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>1408.87.90 Sq. mts.</td>
<td>C.S. No. 3684, Raikhad</td>
<td>Vahivatkarta</td>
</tr>
<tr>
<td>7</td>
<td>Jami Masjid</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>9000.93.94 Sq. mts.</td>
<td>C.S. No. 4262, Jamalpur II</td>
<td>Vahivatkarta</td>
</tr>
<tr>
<td>8</td>
<td>Tomb of Queens of Ahmed Shah</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>1811 Sq. yards</td>
<td>C.S. No. 3893, Jamalpur II</td>
<td>Vahivatkarta</td>
</tr>
<tr>
<td>9</td>
<td>Ahmed Shah's Tomb</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>764.22.28 Sq. mts.</td>
<td>C.S. No. 4045, Jamalpur II</td>
<td>Sunni welfare Committee</td>
</tr>
<tr>
<td>10</td>
<td>Panch Kuwa Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>130.43.62 Sq. mts.</td>
<td>C.S. No. 4576, Kalupur I</td>
<td>AMC</td>
</tr>
<tr>
<td>11</td>
<td>Queen's (mallik Sarang Mosque)</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>2020.09.01 Sq. mts.</td>
<td>C.S. No. 441, Khadia - 1</td>
<td>Vahivatkarta welfare committee</td>
</tr>
<tr>
<td>12</td>
<td>Queen's Tomb</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>498.33.34 Sq. mts.</td>
<td>C.S. No. 431, Khadia - 1</td>
<td>Vahivatkarta welfare committee</td>
</tr>
<tr>
<td>13</td>
<td>Delhi Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>301.00.68 Sq. mts.</td>
<td>C.S. No. 4353, Dariyapur Ward II</td>
<td>AMC</td>
</tr>
<tr>
<td>14</td>
<td>Qutubudin Shah's Mosque</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>2880.46.78 Sq. mts.</td>
<td>C.S. No. 45, Shahpur</td>
<td>Vahivatkarta</td>
</tr>
<tr>
<td>15</td>
<td>Kalupur Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>65.22 Sq. mts.</td>
<td>C.S. No. 4577</td>
<td>AMC</td>
</tr>
<tr>
<td>16</td>
<td>Sarangpur Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>114 Sq. mts.</td>
<td>C.S. No. 4354, Khadia - I</td>
<td>AMC</td>
</tr>
<tr>
<td>17</td>
<td>Dariyapur Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>183.95 Sq. mts.</td>
<td>C.S. No. 4352</td>
<td>AMC</td>
</tr>
<tr>
<td>18</td>
<td>Premabhai Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>100.34 Sq. mts.</td>
<td>C.S. No. 5157</td>
<td>AMC</td>
</tr>
<tr>
<td>19</td>
<td>Muhaftiz Khan's Mosque</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>1734.13.36 Sq. mts.</td>
<td>C.S. No. 1103, Dariyapur II</td>
<td>Vahivatkarta Sunni welfare Committee</td>
</tr>
<tr>
<td>20</td>
<td>Rani Rupvati's Mosque</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>Total area of C.S. no. 1444 &amp; 1445 is 1988.21.71 Sq. mts.</td>
<td>C.S. No. 1444 &amp; 1445</td>
<td>Vahivatkarta (Private)</td>
</tr>
<tr>
<td>21</td>
<td>Kaji Mohamed Chisti's Mosque (Shaikh Hasan)</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>Total area 1783.29.62 Sq. mts.</td>
<td>C.S. No. 204 to 209 Shahpur - I</td>
<td>Vahivatkarta (Trustee)</td>
</tr>
<tr>
<td>23</td>
<td>Rani Sipri's Mosque &amp; Tomb</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>Total area 1669.75.22 Sq. mts</td>
<td>C.S. No. 3150 &amp; 3151, Khadia - 2</td>
<td>Vahivatkarta Sunni Muslim welfare Committee</td>
</tr>
<tr>
<td>24</td>
<td>Astodia Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>102.0079 Sq. mts</td>
<td>C.S. No. 6937, Jamalpur - I</td>
<td>AMC</td>
</tr>
<tr>
<td>25</td>
<td>Raipur Gate</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>117.05.62 Sq. mts</td>
<td>C.S. No. 4355, Khadia I</td>
<td>AMC</td>
</tr>
<tr>
<td>26</td>
<td>Halbat Khan’s Masjid</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>2155.54.31 Sq. mts.</td>
<td>C.S.No. 2371 Jamalpur I</td>
<td>Vahivatkarta</td>
</tr>
<tr>
<td>27</td>
<td>Nawab Sardar Khan’s Masjid &amp; outer Gateway in S. No. 6814</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>2007 Sq. yards</td>
<td>C.S. No. 6814, Jamalpur I</td>
<td>Private</td>
</tr>
<tr>
<td>28</td>
<td>Nawab Sardar Khan’s Rouza with its compound C.S. No. 6811</td>
<td>Ahmedabad</td>
<td>Ahmedabad</td>
<td>Gujarat</td>
<td>2506 sq. yards</td>
<td>C.S. No. 6811, Jamalpur I</td>
<td>Private</td>
</tr>
</tbody>
</table>

Source : Archeological Survey Of India, Vadodara Circle
Planning and policy framework

2. a Excerpts from the DP 2021, AUDA – chapter 10, 13 & 15
2. b Recommendations to be considered for modifications in the DP
2. c GDCR 17.2, Gazette Notification of September 2007
10.0 CORE WALLED CITY

10.1 Introduction
10.1.1 Heritage Conservation Plan
Structures, Buildings and Precincts in the Core Walled City shall be notified under ‘Heritage Areas’ by the Competent Authority as identified in the Heritage Conservation Plan prepared by the Competent Authority with the help of Heritage Committee. The list of the Heritage Areas shall be made available to the applicant on request. The remaining areas shall be referred to as ‘Other Areas of Core Walled City’ in this Regulation.

10.1.2 Local Area Plan
Local Area Plan shall be prepared for areas within Core Walled City. The Local Area Plan shall include measures for plot utilization, fire protection, accessibility, street design, pedestrianisation, transportation network, infrastructure, parking management, green network including parks and open spaces, etc. The regulations identified in the Local Area Plan shall prevail over the base zone regulations.

10.2 Minimum Area of a Building-unit
1. Minimum area of a Building-unit shall be 18sq.mts with no side less than 3.0mts in width.
2. Amalgamation shall be permitted and in such cases 10% of the land shall be kept open on the road side

10.3 Permissible Uses
10.3.1 For Heritage Areas
1. The Permissible Uses for the Heritage Areas are: Dwellings-1,2&3; Business and Hospitality-1
2. The owners of these heritage structures and buildings shall be required to conserve the following original aspects of their Buildings:
   (a) All Façades
   (b) Building Footprint
   (c) Character of Open Spaces such as courtyards, khadki, streets, etc.

10.3.2 For Other Areas of Core Walled City
1. The Permissible Uses in Other Areas are: Dwelling-1,2&3; Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1 and Assembly-1; and these are regulated on the basis of the width of the abutting road:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width</th>
<th>Permissible Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>less than 12 mtr</td>
<td>Dwelling 1, 2&amp;3; Mercantile-1, Business,</td>
</tr>
<tr>
<td>2</td>
<td>12 mts and above</td>
<td>Dwelling 1, 2&amp;3; Mercantile-1, Business, Religious, Educational-1, Institutional, Hospitality-1, Assembly-1, Public-Institutional.</td>
</tr>
</tbody>
</table>
3. The extent of Commercial (Mercantile-1 & Business) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts and as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width</th>
<th>Floors on which Commercial Use Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9mts and less than 12mts</td>
<td>Ground Floor Only</td>
</tr>
<tr>
<td>2</td>
<td>12mts and Above</td>
<td>All Floors</td>
</tr>
</tbody>
</table>

10.4 Floor Space Index:
1. The maximum permissible FSI of a Building-unit shall be 2.0.
2. Mezzanine floor is included in computation of FSI.

10.4.1 Tradable Development Right (TDR)
1. Tradable Floor Space shall be provided for a Building-unit with Heritage Structures or Building, or for Building-units within a Heritage Precinct notified by the Competent Authority in the Heritage Conservation Plan.
2. Such Heritage Buildings shall be classified on the basis of their respective heritage value as per Heritage Conservation Plan. The Tradable Floor Space shall be provided as an incentive for Heritage Buildings for these categories as stated in the table below on the basis of the respective utilized FSI, irrespective of the area of Building-unit:

<table>
<thead>
<tr>
<th>No.</th>
<th>Heritage Structure</th>
<th>Tradable FSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Highest Heritage Value</td>
<td>50% of total utilised FSI</td>
</tr>
<tr>
<td>2</td>
<td>High and Moderate Heritage Value</td>
<td>30% of total utilised FSI</td>
</tr>
<tr>
<td>3</td>
<td>Non-Listed</td>
<td>Nil</td>
</tr>
</tbody>
</table>

3. The Competent Authority shall issue Tradable Right Certificate (TRC) identifying the amount of Tradable Floor Space for the Building.
4. Maximum 10% of this Floor Space may be used for extensions or alterations to the existing notified Heritage Building within the limit of maximum permissible FSI. The rest may be utilized through TDR mechanism in other zones where chargeable FSI is permissible.
5. A transparent mechanism based on e-governance shall be prepared by the Competent Authority for monitoring the trading of TRC.

10.4.2 Relaxation in Built-up and FSI
As per Planning Regulation 9.4.5.

10.4.3 Areas not counted towards computation of FSI:
1. All interior open-to-sky spaces such as courtyards and chowk, utility ducts in any form, shape and size required by Regulations.
2. Area used for parking at basement or hollow-plinth.
3. Basement exclusively used for parking shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished plinth level. Only in case of mechanised parking, there is no restriction on maximum height or number of basement floors used for parking purpose.
4. For basement provided exclusively for parking, other permissible uses shall be permitted up to a maximum area of 25% of the total built-up area of the basement floor. This non-
parking area shall be calculated towards the computation of FSI.

5. Hollow plinth provided for parking with the following conditions:
   (a) Such hollow plinth shall be provided within the building-unit except on road-side facade.
   (b) Hollow plinth provided for the purpose of parking shall have maximum height of 3.5 mts from finished ground level to finished first floor level and a minimum height of 3.0 mts from finished ground level to finished first floor level.
   (c) Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15 sq.m. This area shall not be considered towards computation of FSI.

6. Loft provided as per Performance Regulation 23.1.10 up to a maximum of 30% of the enclosing space.

7. Staircase and stair cabin provided as per Performance Regulation 23.0 with the following conditions:
   (a) Staircase with maximum intermediate landing width equal to the width of stair,
   (b) Maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5x mts) provided at either side of the stair landing as common area (illustrated across).

8. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation 23.0 with the following conditions:
   a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x mts) with an additional space (0.5x mts) at either side of the lift provided as common area as illustrated across.
   b. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts) as illustrated across.

9. The width of the lift landing shall be considered twice the width of the lift well including walls including additional space provided at either side of the landing, and the depth shall be of twice the width of the lift well as illustrated across.

10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 23.1.15

11. Electric room and electric substation as specified by Competent Electric Company.

12. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.

10.5 Permissible Ground Coverage
10.5.1 For Building-units with area 500 sq.mts or less
In case of open or partially built plot, the ground coverage shall be the entire area of the Building-unit.
10.5.2 For Building-units with area more than 500sq.mts and up to 1500 sq. mts
The permissible ground coverage shall be up to maximum 75% of the entire building-unit area.

10.5.3 For Building-units with area more than 1500sq.mts
The permissible ground coverage shall be up to maximum 65% of the entire building-unit area.

10.6 Maximum Permissible Building Height
1. The maximum permissible building height shall be regulated according to the width of the road on which it abuts and as prescribed below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width (in meters)</th>
<th>Maximum Permissible Building Height (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 7.5mts</td>
<td>Twice the width of the abutting road or open space</td>
</tr>
<tr>
<td>2</td>
<td>Above 7.5mts and up to 12mts</td>
<td>15.0</td>
</tr>
<tr>
<td>3</td>
<td>12.0mts and above</td>
<td>25.0</td>
</tr>
</tbody>
</table>

2. For Building-units abutting a khadki, chowk, fadia, alley or cul-de-sac, the maximum permissible Building Height shall be regulated as per the width of the road leading to such khadki, chowk, fadia, alley or cul-de-sac as mentioned in table above.

10.7 Open-to-Sky Space:
Open-to-sky space shall be provided for natural light and ventilation in conformity with the following Regulations. The location and dimensions of the open space shall be based on the dimensions of the Building-unit and the proposed building height, whichever is higher shall be applicable.

10.7.1 Regulation based on Building Dimensions:
1. For any Building having depth of 9.0mts or more from its front open space, an open-to-sky space with area of 5.6sq.mts with no side less than 1.8mts at plinth level shall be provided for every 9mts depth. If the width of the Building is up to 4.5mts, then the size of this open to sky space shall be 3.0sq.mts with no side less than 1.5mts.
2. If the depth of the Building does not exceed 18mts and has openings at least on two sides over a street or open to sky space of 2.4mts or more in width, then above provision shall not be applicable.
3. In case additional open-to-sky space is provided beyond the minimum requirements, it shall be counted towards the computation of the FSI.

10.7.2 Regulation based on Building Height:
1. Minimum width of any interior open-to-sky space, which is used for light and ventilation of the room, shall be regulated on the basis of the building height as per provisions of Planning Regulation 9.4.6 and as per table below:

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Building Height (in meters)</th>
<th>Minimum width (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 10mts</td>
<td>2.0</td>
</tr>
<tr>
<td>2</td>
<td>Above 10mts and up to 15mts</td>
<td>3.0</td>
</tr>
<tr>
<td>3</td>
<td>15mts and above</td>
<td>4.0</td>
</tr>
</tbody>
</table>

2. This open-to-sky space shall be provided at the level at which the light or ventilation is borrowed.
3. For the purpose of the above Regulations, the depth of the room shall not be more than three times the width of the room which abuts on the air space.

10.7.3 General Requirement for Open-to-Sky space
1. Every exterior or interior, open space shall be kept free from any erection thereon and shall be kept open to sky with suitable and sufficient access.
2. No open drain except for rain water shall be constructed in any open space required by these Regulations.
3. Every such interior or exterior open air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner’s own premises.
4. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these Regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.
5. Every open space, whether exterior or interior, provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23cms cornice or 30cms eave or grill with opening not less than 8cms X 8cms. No weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.
6. Opening for ventilation shall open into an open to sky space with minimum dimension of 0.9mts X 0.9mts.

10.8 Common Plot
Common Plot shall be provided based on Planning Regulation 13.9 as applicable.
10.9  Parking:

10.9.1  For Heritage Areas
For Heritage Structures, Buildings and Precincts identified in the Heritage Conservation Plan, parking requirements shall not be required if the proposed uses are hospitality and/or sympathetic adaptive re-use to residential.

10.9.2  For Other Areas in Core Walled City
1. Parking spaces for vehicles shall be provided within the Building-unit for every new Building and/or extension in existing building constructed for the first use and/or when the use of old building is changed to any of the uses mentioned in Planning Regulation 13.10.
2. For Building-unit with area less than 100sq.mts for residential use, parking shall not be required. For Building-units with area more than 100sq.mts, parking shall be provided as per Planning Regulation 13.10.
3. For Building-unit with area less than 60sq.mts for non-residential use, parking shall not be required. For Building-units with area more than 60sq.mts, parking shall be provided as per Planning Regulation 13.10.
4. In case it is not feasible to provide the required parking as per Regulations due to any constraint, the Competent Authority may recover fees for deficit parking. This fee shall be decided by the Competent Authority and revised from time to time.

10.10  Basement:
1. Basement may be provided with adequate structural safety during construction such as shoring and strutting and as per Performance Regulation 26.0.
2. Road-side margin of 4.5mts shall be provided.
3. For margins except Road-side margin, space of 3.0mts shall have to be kept from adjoining building-unit boundary for construction of basement.
4. Basement shall be allowed for parking if the area of Building-unit is more than 600sq.mts.
5. For Building-units with area more than 1500sq.mts, basement shall be allowed for parking at two levels.

10.10.1  Use of Basement
1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material.
2. No habitable use shall be permitted in the basement.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

10.11  Addition or Extensions to Existing Structure:
10.11.1  For Heritage Areas
Additions and/or alterations shall have to be carried out based on the guidelines provided in the Heritage Conservation Plan without compromising the original character of the buildings.

10.11.2  For Other Areas in Core Walled City
1. The addition shall comply with all Regulations for construction of a new building.
2. No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with
the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension.

3. No addition or extension to a building shall be allowed which would diminish the minimum extent of open air space which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.
13.0 ZONES - R1, R2, R3, C, L, KZ, IG, IS, CZ

The following regulations are applicable for the following zones: Residential Zone I, II and III (R1, R2 and R3); Commercial Zone (C); Logistics Zone (L); Knowledge and Institutional Zone (KZ); Industrial Zone-General (IG), Industrial Zone –Special (IS) and Closed Textile Mills Zone (CZ). Regulations under Closed Textile Mills Zone (CZ) shall be applicable for the closed textile mills within the list of mills provided in Schedule 27.

13.1 Permissible Uses

The specific type of building uses permissible on a Building-unit shall be on the basis of the respective zone and regulated by the road width it abuts on and the area of the Building-unit.

13.1.1 Permissible Uses in Knowledge & Institutional Zone (KZ)

Permissible uses shall be as per Planning Regulation 9.2.12 or defined as per Local Area Plan, where Local Area Plan is prepared.

13.1.2 Permissible Uses in Closed Textile Mills Zone (CZ)

1. Definition:
   (a) “Textile Operations” means operations like spinning, weaving, winding, warping, sizing, processing and garment making, yarns, fabric making.
   (b) “Closed Textiles Mill/s” means textile mills registered under the Companies Act or included in the list of textile mills which forms the part of Chief Justice Miyabohoy Committee report or those mills where the property records or the revenue or such other government records which certify that such mill is assessed as textile mill and had textile operations.
   (c) “Closed Textile Mill Land” means such land which as per revenue records/city survey records is used for closed textile mill.

2. Permissible Uses & FSI in Closed Textile Mill Zone (CZ) shall be as per:
   (a) Base Zone : Industrial – General Zone (IG), with its respective uses and FSI as specified in Regulation 9.2.9
   (b) Uses as per Knowledge and Industrial Zone (KZ) and Residential Affordable Housing (RAH) with respective permissible FSI specified as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Proposed Use</th>
<th>Base FSI</th>
<th>Additional Chargeable FSI @ 40% Of Jantry Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Knowledge Zone (KZ) &amp; Residential Affordable Housing (RAH)</td>
<td>1.8</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Within TOZ</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>2.2</td>
</tr>
</tbody>
</table>

(c) For all closed textile mills, wherein the variation is made under section 19 vide different notifications published on different dates, before 11.02.2013 (the date of publishing under section 13), the use and FSI shall be applicable as sanctioned in relevant
notifications, in any cases either the development permission has been granted or not.

3. When permissible uses - Dwelling-1,2&3 are allowed on Closed Textile Mill Zone (CZ) under KZ or RAH, certification shall be required from Gujarat Pollution Control Board.

4. In the land of closed textile mills, for the any development permission, any owners/applicants intending to develop such land for any purpose shall contribute to the competent authority, land admeasure an aggregate of 40% the portion of plot/building unit/final plot for which development permission is sought.

13.1.3 Permissible Uses by Road width

1. The types of uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width</th>
<th>Building Uses Permissible as per respective Zone indicated in the Zoning table in Regulation 9.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>less than 9 mts</td>
<td>Dwelling-1&amp;2</td>
</tr>
<tr>
<td>2</td>
<td>9 mts and less than 12 mts</td>
<td>Dwelling-1,2&amp;3, Mercantile-1, Business, Education-1</td>
</tr>
<tr>
<td>3</td>
<td>12 mts and less than 18 mts</td>
<td>Dwelling-1,2&amp;3, Mercantile-1, Business, Educational-1, Assembly-1, Temporary Use, Public-Institution</td>
</tr>
<tr>
<td>4</td>
<td>18 mts and less than 24 mts</td>
<td>Dwelling-1,2&amp;3, Mercantile-1, Business, Religious, Educational-1,2, Institutional, Hospitality-1, Assembly-1 &amp;4, Service Establishment, Temporary Use, Parks, Public-Institutional</td>
</tr>
<tr>
<td>5</td>
<td>24 mts and less than 30 mts</td>
<td>Dwelling-1,2&amp;3, Mercantile-1, Business, Religious, Educational-2, Institutional, Hospitality-1&amp;2, Assembly-1,4, Service Establishment, Temporary Use, Parks, Public-Institutional</td>
</tr>
<tr>
<td>6</td>
<td>30 mts and more</td>
<td>Dwelling-1,2&amp;3, Mercantile-1,2&amp;3, Business, Religious, Educational-2, Institutional, Hospitality-1&amp;2, Assembly-1,2,3,4 Service Establishment, Storage, Transport, Sports and Leisure, Temporary Use, Parks, Public-Institutional</td>
</tr>
</tbody>
</table>

**Note:** Industrial uses and Public Utility shall not be regulated on the basis of Road Width.

2. The extent of commercial (mercantile-1 and business) uses permissible in a Building-unit in all Zones except Commercial Zone shall be regulated according to the width of the road on which it abuts as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width</th>
<th>Floors on which Commercial Use is Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9 mts and less than 12 mts</td>
<td>Ground Floor Only</td>
</tr>
<tr>
<td>2</td>
<td>12 mts and less than 18 mts</td>
<td>Ground and First Floor Only</td>
</tr>
<tr>
<td>3</td>
<td>18 mts and Above</td>
<td>All Floors</td>
</tr>
</tbody>
</table>

3. All permissible non-residential uses in R1 and R2 zones may be permitted on the ground floor or any other floor in a residential dwelling if provided with separate means of access/staircase.

4. A part of residential building may be permitted for use as office in case of professional requirements such as for advocates, doctors, architects, engineers, chartered accountants etc. This is subject to a maximum 50 sq.mts and parking for this purpose shall be provided as per commercial basis.
13.1.4 Permissible Uses by Area of the Building-unit

<table>
<thead>
<tr>
<th>No.</th>
<th>Building Use</th>
<th>Area of Building unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Religious</td>
<td>Minimum 500 sq.mts</td>
</tr>
<tr>
<td>2</td>
<td>Fuelling Station without Service Station</td>
<td>Minimum 1000 sq.mts</td>
</tr>
<tr>
<td>3</td>
<td>Hospitality-1</td>
<td>Less than 2000 sq.mts</td>
</tr>
<tr>
<td>4</td>
<td>Education-1 except Pre-school, Hospitality-2, Fuelling Station with Service Station</td>
<td>Minimum 2000 sq.mts</td>
</tr>
<tr>
<td>5</td>
<td>Education-2, Assembly 1,2,3&amp;4, Institutional</td>
<td>Minimum 3500 sq.mts</td>
</tr>
</tbody>
</table>

13.2 Regulations based on Area of Building-unit

13.1.5 Area and Dimension of a Building-unit
1. Minimum area of a Building-unit shall be 100sq.mts.
2. No side of the Building-unit shall be less than 9 mts.
3. The ratio of width to the depth of the Building-unit shall not be more than 2.
4. The above condition of the ratio is not applicable if the smallest side of the Building-unit is 10.5mts or more in length and building units allocated under TP Scheme prior to this regulation under Second Revised Development Plan.

13.1.6 Minimum Area of a Building-unit in R3 Zone
Minimum area of a Building-unit is 1000sq.mts.

13.3 Development of Land
13.3.1 Internal Road and Approach to Building and Common Plot
1. Internal road width shall be measured from its origin to the next wider road it meets.
2. In case of single building the width of approach/ internal road shall be measured based on the distance from the TP or DP road up to the edge of the building in case of hollow plinth, or location of the farthest entrance of a building in case of solid plinth.

In case of buildings connected internally or externally the length of internal road shall be considered up to the edge of the hollow plinth of the farthest building (in case of building with hollow plinth) and up to the location of the farthest entrance of the building in case of solid plinth.
3. In case of layout with two or more buildings of Dwelling-3 type dwelling units, commercial units or independent establishments, the width of Internal Road on which the building abuts shall be as applicable for a length of above 45m category (Refer sketch in schedule 28). In case of more than two buildings including Dwelling-1 and/or Dwelling-2 type, approach of as applicable width shall be allowed up to the second dwelling unit only of Dwelling-1 or Dwelling-2 type as per table 13.3.1.4

4. The width of the Internal or Approach Road shall be based on the length and use of the Building-unit as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Length of Road (meters)</th>
<th>Width of road for Residential Use (meters)</th>
<th>Width of road for Non-Residential Use (meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 15 mts or less (Approach)</td>
<td>3.0</td>
<td>4.5</td>
</tr>
<tr>
<td>2</td>
<td>Above 15 mts and up to 45 mts (Approach)</td>
<td>4.5</td>
<td>6.0</td>
</tr>
<tr>
<td>3</td>
<td>Above 45mts and up to 150mts</td>
<td>7.5</td>
<td>9.0</td>
</tr>
<tr>
<td>4</td>
<td>Above 150mts and up to 450mts</td>
<td>9.0</td>
<td>12.0</td>
</tr>
<tr>
<td>5</td>
<td>Above 450mts</td>
<td>12.0</td>
<td>18.0</td>
</tr>
</tbody>
</table>

Note: If margin required is bigger than width of Approach Road or Internal Road whichever is higher shall be applicable.

13.3.2 General Requirements for Internal Roads

1. The Internal Road shall be provided up to each individual building.

2. Internal road width shall be measured in length from the farthest point of its origin to the next wider road it meets.

3. In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

4. Curves at the junction: The curves shall be provided at the junction of roads as prescribed below:
<table>
<thead>
<tr>
<th>No.</th>
<th>Width of the road in meters</th>
<th>Radius of road curvature (meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7.5 or less</td>
<td>4.5</td>
</tr>
<tr>
<td>2</td>
<td>More than 7.5 and up to 18</td>
<td>6.0</td>
</tr>
<tr>
<td>3</td>
<td>More than 18</td>
<td>7.5</td>
</tr>
</tbody>
</table>

Note: The width of the wider road shall be taken into consideration in determining the radius of the curvature at the junction of roads of different widths.

5. The shape of the plots and the junction of the roads, at the corners shall be designed as directed by the Competent Authority.

6. The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant’s Building Unit; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5mts or 12mts. x 6 mts. turning "T" shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5mts if the length does not exceed 110mts.

7. The Development Permission shall be regulated as per the proposed road network by the competent authority.

8. For development area in non-T.P.area, the width of one road shall be decided by the Competent Authority.

### 13.3.3 Amalgamation and Subdivision of Building-unit

The owner or developer shall be required to get the land reconstituted by the Competent Authority as ‘Building-unit’ or ‘Building-units’ before amalgamation or subdivision of the land. Development Permission shall not be granted without fulfilment of this requirement.

### 13.3.4 Amalgamation and Subdivision of Building-unit with Existing Structures

In the case of Building-units with existing buildings, its sub-division or amalgamation shall not be approved unless it fulfils all the requirements under these Regulations.

### 13.3.5 Layout for Amalgamation and /or Subdivision of Building-unit

1. In case of subdivision or amalgamation, the depth of Building-unit shall not exceed twice the width of the proposed Building-unit fronting on the road. However, this condition of ratio will not be applicable if the length of the smaller side of the subdivided Building-unit is equal or more than 10.50mts.

2. Amalgamation of Building-unit abutting on a road with width equal or more than 18.00 mts, shall be permitted if depth of the Building-unit shall not exceed three times the frontage of the Building-unit abutting on road.

3. No side of the sub-divided plot shall be less than 9mts.

### 13.3.6 Contribution of Land for any development in Non-TP Areas

1. For development in confirmation with zoning, where the Town Planning Scheme is not declared except Agriculture Zone, the Competent Authority shall enforce owners/applicant
2. The competent authority shall plan for proper access, circulation and mobility in the area, prepare a road network plan, which shall synchronize with any, existing road or development plan.

3. The above contributed land shall be adjusted by preparing TPS.

4. The use of Public Purpose Land shall be applicable irrespective of the zones or road width.

13.3.7 Development on kabrastan, burial ground etc.
The land occupied by the graveyards, kabrastans, burial grounds, crematoria and allied actions in the Development Plan shall be kept permanently open. Competent Authority may permit structures to be built for specific purpose.

13.3.8 Development on Open Space Plots
1. 20% of the area of the “Open Space Plots” provided under TP Schemes may be utilised for the construction with required margins for the common/institutional/community uses. Such construction shall be permitted with basement, ground floor or a floor on hollow plinth.

2. In case the building is on hollow plinth, in addition to the stair cabins and ramps, 5% of the total permissible built-up area of this plot shall be allowed to be built-upon for the construction for store room, security cabin, toilet etc. at the ground level. The rest of the “Open Space Plot” shall be left to open to sky.

13.4 Floor Space index (FSI)

13.4.1 Permissible Floor Space Index (FSI)
1. The maximum permissible FSI shall be regulated as per Planning Regulation 9.2.

2. Area covered by Atrium and mezzanine floors shall be counted towards computation of FSI.

13.4.2 Relaxation in Floor Space Index (FSI)
As per Planning Regulation 9.4.5

13.4.3 Areas not counted towards computation of FSI:
1. Hollow Plinth: Spaces of hollow plinth provided for the purpose of parking with maximum height of 3.5mts and a minimum height of 3.0mts from finished ground level to finished first floor level.
2. Hollow Plinth can have provision for electric meter room, room for telephone distribution board, bathroom, water room, servant room, and security cabin and entrance foyer if the total area does not exceed 15sqm. This area shall not be considered towards computation of FSI.

3. All interior open to sky spaces, utility ducts in any form, shape and size required either by design or Regulations. However, an atrium shall be counted towards the computation of FSI.

4. Open-to-sky space of common plot is not counted towards FSI.

5. Loft provided as per Performance Regulation 23.0 up to a maximum of 30% of the enclosing space.

6. Basement exclusively used for parking. Such basement shall have minimum height of 2.8mts, and maximum height of 3.8mts, measured from finished basement floor level to finished upper/plinth level. Only in case of mechanised parking, there is no restriction of maximum height or number of basement floors used for parking purpose.

7. In any marginal open space- weather sheds, sun breakers and horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation, but shall in no cases become a part of the habitable space.

8. Staircase, Stair Cabin provided as per Performance Regulation 23.0:
   a. Staircase with maximum intermediate landing width equal to the width of stair including the wall;
   b. Maximum landing width at floor level shall be three times the width of stair (x mts) including additional space (0.5x mts) at either side of the staircase provided as common area.
   c. Staircase provided within an individual dwelling unit in an apartment building, shall be included in computation of FSI.

9. Lift, lift well with lift cabin, lift landing of lift well and water tank, including the walls provided as per Performance Regulation 23.0
   a. The width of the lift landing shall be considered equal to the maximum width of the lift well including walls (x mts) with an additional space (0.5x mts) at either side of the lift provided as common area (illustrated across).
   b. The depth of the lift landing shall be two times the maximum width of the lift well including walls (x mts).

10. Vehicular ramps and pedestrian ramps provided as per Performance Regulation 23.1.15.

11. Skip Floor and Refuge area provided for fire safety as per Performance Regulation 24.0. Skip floor shall have a maximum clear floor height of 2.4mts and shall not be enclosed with walls. Skip floor may be used for service area such as provision of air-handling units, etc.

12. Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company.

13. Area provided and used for parking at any floor level.

14. Open-to-sky space used for solar-water heating system, outdoor units for air-conditioners or mechanical ventilation shall be exempt from FSI.
13.5 Building Height

13.5.1 Maximum Permissible Height

The Maximum Permissible Building Height shall be as per provisions of Planning Regulation 9.4.6 and regulated according to the width of the road on which it abuts as prescribed below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width (in meters)</th>
<th>Maximum Permissible Building Height (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Less than 9 mts</td>
<td>10.0</td>
</tr>
<tr>
<td>2</td>
<td>9.0 mts and less than 12 mts</td>
<td>15.0</td>
</tr>
<tr>
<td>3</td>
<td>12.0 mts and less than 18 mts</td>
<td>25.0</td>
</tr>
<tr>
<td>4</td>
<td>18.0 mts and less than 40 mts</td>
<td>45.0</td>
</tr>
<tr>
<td>5</td>
<td>40.0 mts and above</td>
<td>70</td>
</tr>
</tbody>
</table>

Provided that, if the height of the building is more than 45 mtrs, the provision of Regulation No. 4.8 shall also be applicable.

13.6 Margins

13.6.1 Road Side Margins for Residential and Non-Residential Uses (Except Industrial and Special Buildings)

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width (in meters)</th>
<th>Road Side Margin for Building-unit area up to 2000sq.mts and building height up to 25m (in meters)</th>
<th>Road Side Margin for Building-unit with area above 2000sq.mts and building height up to 25m (in meters)</th>
<th>Road Side Margin for Building-unit with height more than 25m (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 9</td>
<td>3.0</td>
<td>3.0</td>
<td>-</td>
</tr>
<tr>
<td>2</td>
<td>Above 9 and up to 12</td>
<td>4.5</td>
<td>4.5</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>Above 12 and up to 18</td>
<td>6.0</td>
<td>6.0</td>
<td>7.5</td>
</tr>
<tr>
<td>4</td>
<td>Above 18 and up to 30</td>
<td>6.0</td>
<td>7.5</td>
<td>7.5</td>
</tr>
<tr>
<td>5</td>
<td>Above 30</td>
<td>6.0</td>
<td>9.0</td>
<td>9.0</td>
</tr>
</tbody>
</table>

1. Road Side Margin in a Building-unit shall be regulated by the Road width it abuts on as mentioned in the table above (subject to other Regulations):
2. For Building-units with two or more abutting roads, the Road-side margin shall be applicable on all such abutting sides as illustrated below:
3. Road side margin as per the road width or margin as per building height whichever is higher shall be applicable.

13.6.2 Build-to-Line
1. The Build-to-Line shall be considered as the imaginary line formed after leaving the Road Side margin and the required side margins.
2. This Regulation shall be applicable for all Building-units as mentioned in Local Area Plans.

13.6.3 Minimum Road Side Margin for Industrial Use
The Road Side Margin for Industrial use shall be regulated by the Road width it abuts on as mentioned in the table below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Width of Road (meters)</th>
<th>Road Side Margins (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 12mts</td>
<td>As per side margin</td>
</tr>
<tr>
<td>2</td>
<td>Above 12mts and up to 18mts</td>
<td>6.0</td>
</tr>
<tr>
<td>3</td>
<td>Above 18mts and up to 30mts</td>
<td>7.5</td>
</tr>
<tr>
<td>4</td>
<td>Above 30.0mts and more</td>
<td>9.0</td>
</tr>
</tbody>
</table>

13.6.4 Side and Rear Margins
The minimum Side and Rear (all other than Road side) Margins in a Building-unit shall be regulated on the basis of the area and proposed height of the Building as indicated in the tables Reg. No. 13.6.5. These are not applicable for Special Buildings.

13.6.5 Minimum Side and Rear Margins for Building-units up to 500sq.mts for Dwelling-1 & 2
1. Required Side and Rear Margins:

<table>
<thead>
<tr>
<th>No.</th>
<th>Area of the Building-unit</th>
<th>Required Margins</th>
<th>Rear Required Margins</th>
<th>Side Required Margins</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 150 sq.mts</td>
<td>2.25mts</td>
<td>Not Required</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Above 150 sq.mts and up to 300 sq.mts</td>
<td>2.25mts</td>
<td>1.5mts (Any one side)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Above 300 sq.mts and up to 500 sq.mts</td>
<td>2.25mts</td>
<td>3mts (Both sides)</td>
<td></td>
</tr>
</tbody>
</table>

Note: for building unit area above 500 sqmtr the minimum side and rear margin shall be as per clause no. 13.6.7
2. In case of subdivision of a Survey No./ Final Plot with a sub-divided Building-unit up to 500 sq.mts., Building-unit shall have minimum 3mts margin on the side abutting the adjacent Survey No./ Final Plot. Refer illustration below for further clarity:

13.6.6 Minimum Side and Rear Margins for Industrial Use
Minimum side and rear margin along the periphery of the Building-unit and the minimum margin between two detached structures shall be as stated below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Area of the Building-unit</th>
<th>Required Side and Rear Margins (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 1000 sq.mts</td>
<td>4.5</td>
</tr>
<tr>
<td>2</td>
<td>Above 1000 sq.mts</td>
<td>6.0</td>
</tr>
</tbody>
</table>

Note: A subdivided industrial building unit having area up to 1000 sq.m can keep one of the side margins as a zero margin provided with consent from the respective adjacent co-owner.

13.6.7 Minimum Side and Rear Margins for other than Dwelling-1 and 2

<table>
<thead>
<tr>
<th>No.</th>
<th>Area of the Building Unit</th>
<th>Building Height</th>
<th>Required margin (in mts)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 750 sqmtrs.</td>
<td>Up to 25 mtrs</td>
<td>3.0</td>
</tr>
<tr>
<td>2</td>
<td>More than 750 sq.mts.</td>
<td>Up to 15 mtrs</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Above 15 mtrs and up to 25 mtrs.</td>
<td>4.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Above 25 mtrs and up to 45 mtrs.</td>
<td>6.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Above 45 mtrs and up to 70 mtrs.</td>
<td>8.0</td>
</tr>
</tbody>
</table>

13.6.8 Minimum Margin between Buildings
1. Minimum distance between two buildings shall be as per the table below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Building Height</th>
<th>Required Margins (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 15mts</td>
<td>4.5</td>
</tr>
<tr>
<td>2</td>
<td>Above 15mts and up to 25mts</td>
<td>6.0</td>
</tr>
<tr>
<td>3</td>
<td>Above 25mts and up to 45mts</td>
<td>9.0</td>
</tr>
</tbody>
</table>
2. If two buildings next to each other have different heights, required margin for taller building shall be applicable. For example- if one building is of 25mts and the adjacent building is of 45mts in height, the minimum margin between these two buildings shall be 9.0mts.

3. In case of required margin is not provided than the length of common wall between any two semi-detached buildings shall not be less than 25% of the maximum width of the building parallel to common wall joining together at every floor.

### 13.6.9 Margins from Common Plot

<table>
<thead>
<tr>
<th>No.</th>
<th>Building Height</th>
<th>Required Margins (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 25 mts</td>
<td>3.0</td>
</tr>
<tr>
<td>2</td>
<td>Above 25 mts</td>
<td>6.0</td>
</tr>
</tbody>
</table>

### 13.6.10 Permissible Uses in Margins

1. For Dwelling-1 and Dwelling-2 (Except Row House, Cottage Industries and Pre-Schools):
   a. Ancillary uses such as parking garage, servant quarter, w.c. and bathroom shall be permitted as a part of the permissible FSI of the Building Unit, in side or rear marginal space but in no case in Road-side margins; with maximum permissible ground coverage of 16.5 sq.mts and maximum permissible height of 3.0 mts.
   b. Surface water tank up to 1.5mts in height
   c. Open, cantilever staircase with maximum width of 1.00mts and landing space of maximum 2.00mts at floor level shall be permitted in side or rear margins except on road side margin.
   d. Doors, windows or projections shall not be permitted along the common wall of the adjoining property.
   e. No rainwater from the roof shall be drained in the adjoining property.
   f. Partition wall shall be allowed along the Building Unit boundary on common boundary of semi-detached building and on marginal space between two structures up to a maximum height of 1.5mts.

2. For Dwelling-1,2&3: Underground water tank, percolation well, bore well and pump room with a maximum size of 2mts X 2mts and with a maximum height of 2mts.

3. For Building-units of all uses other than Industrial and Institutional: A structure for security cabin including toilet of maximum dimensions of 2.0mts X 4.0mts
with maximum height of 2.4mts shall be permitted in the Road-side margin. The area of such construction shall be counted towards computation of FSI.

4. **For Industrial and Institutional use:** a security cabin structure up to a maximum ground coverage of 15sq.mts with maximum height of 2.4mts shall be permitted in the road-side margin. Such a structure shall be at a minimum distance of 4.5mts from the Building. The area of such construction shall be counted towards computation of FSI.

5. **Pedestrian access path and stepped approach** as per Performance Regulation 23.1.5 shall be permissible in the marginal space.

6. **Common Plot** shall be permitted in the marginal space.

7. **Vehicular Ramp** connecting ground level with basement level shall be permitted in side and/or rear margin only for:
   - Building-unit with area up to 2000 sq.mts; or
   - Building-unit with buildings up to 25mts in height

8. For a building-unit using marginal space for providing electrical infrastructure such as sub-station (as per Regulation 13.6.10 (9)), underground water tanks (as per regulation 27.4 and others) these permissible uses shall be allowed on only one marginal side except Road-side margin. The other marginal spaces shall be kept clear and accessible at ground level as illustrated above.

9. **Electrical Infrastructure:** Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except Road-side margin of the Building-unit. The area of such construction shall not be counted towards FSI.

10. **Refuge Area for Building with height more than 25mts:** Cantilever Refuge area required as per Section D: Performance Regulations 24.0 may be permitted.

11. **Fire Escape Staircase for Building with height more than 45mts:** Fire Escape Staircase required as per Section D: Performance Regulations 24.0 shall be permitted in marginal space except road-side margin.

12. **Pedestrian Ramp:** as per Section D: Performance Regulation 23.1.5 shall be permissible in marginal space.

13. **Parking** shall be permitted in margins except in Approach Road as illustrated below and as per regulation 13.10.1.7 and 13.10.1.8
14. **Basement** provided as per Planning Regulation 13.11 shall be permitted within side and rear margins.

15. In any marginal open space, weather sheds sun breakers horizontal or vertical projections shall be permitted up to 0.60mts. These projections may also be part of the façade articulation at various levels, but shall in no cases be at the floor level such that they become a part of the habitable space. Such projections shall be allowed above a minimum height of 2.4mts from the ground level.

16. For any Building-units with following uses- Dwelling-1, Assembly-1&2, Educational-1&2, Institutional, Public Institutional; the building-unit level may be permitted to be raised up to plinth level.

13.6.11 **Restricted Use in Margins**

1. The required marginal open spaces except permissible uses as per Planning Regulation 13.6.10 shall be kept permanently open to sky.

2. This space shall not be used for stocking materials or loose articles for the purpose of trade or otherwise, putting up fixed or movable platforms.

3. Parking shall not be allowed in the marginal space provided as approach road.

4. Vehicular ramp leading to parking in floors above ground level shall not be permitted in the margin.

5. Pedestrian ramps connecting ground floor with upper floors shall not be permitted in the marginal spaces.

6. The sunk in lower ground floor or basement provided for the purpose of light/ ventilation shall not be permitted in the marginal open space.

7. No difference shall be permitted in the ground level of the marginal space of the building (in cases where the permitted margin of the basement is lesser than the permitted margin

![Diagram of permitted ground coverage](image)

13.7 **Permissible Ground Coverage**

For R1, R2, C, L, KZ, IG, IS and CZ Zones, the entire area available after providing for the required Margins, Common Plot and other Regulations may be utilized for construction of the super structure.
13.7.1 Permissible Ground Coverage for R3 Zone
The Permissible Ground Coverage shall be 15% and up to 8m height.

13.8 Internal Open-to-Sky Space
The minimum width of any interior open-to-sky space used for light or ventilation of the rooms shall be regulated based on the smaller side of this open-to-sky space as follows:

<table>
<thead>
<tr>
<th>No.</th>
<th>Building Height</th>
<th>Minimum dimension of the smaller side</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Up to 15mts</td>
<td>1.5mts</td>
</tr>
<tr>
<td>2.</td>
<td>Above 15mts and up to 25mts</td>
<td>2.5mts</td>
</tr>
<tr>
<td>3.</td>
<td>Above 25mts and up to 45mts</td>
<td>3.0mts</td>
</tr>
<tr>
<td>4.</td>
<td>Above 45mts</td>
<td>6.0mts</td>
</tr>
</tbody>
</table>

13.9 Common Plot

13.9.1 Minimum Area of Common Plot
Common Plot is required for Building-units of area 2000sq.mts or more in all zones other than agriculture zone as per following Regulations:

<table>
<thead>
<tr>
<th>No.</th>
<th>Use</th>
<th>Area of the Building-unit</th>
<th>Minimum Required Area of Common Plot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dwelling-1,2&amp;3; Mercantile-1,2&amp;3; Business; Hospitality-1&amp;2, Service Establishment</td>
<td>2000sq.mts or more</td>
<td>10% of the area of Building-unit</td>
</tr>
<tr>
<td>2</td>
<td>Industrial and Logistic</td>
<td>Up to 5000 sq.mts</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Above 5000sq.mts and up to 20,000 sq.mts</td>
<td>8% of the area of Building-unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20,000 sq.mts and above</td>
<td>1,600 sq.mts + 5% of the area exceeding 20,000 sq.mts</td>
</tr>
<tr>
<td>3</td>
<td>Religious, Educational-1&amp;2, Institutional, Assembly, Public Institutional</td>
<td>2,000 sq.mts or more</td>
<td>20% of the Building-unit area or 200 sq.mts; whichever is more</td>
</tr>
<tr>
<td>4</td>
<td>For All Uses</td>
<td>10,000sq.mts or more</td>
<td>Additional 6% as per Planning Regulation 13.9.2.9</td>
</tr>
</tbody>
</table>

Note: For Building-units with area less than 2000sq.mts and having buildings with height more than 25mts, a common plot shall be provided of 10% of the area of Building-unit or 200sq.mts, whichever is more.
13.9.2 General Requirements for Common Plot

1. The Common Plot area shall be exclusive of approaches.

2. The area of the Common Plot may be sub divided such that the minimum area of the Common Plot shall be 200 sq.mts; with no sides less than 10.0mts.

3. Angle between adjacent sides of the Common Plot shall be 60 degrees or more.

4. No construction shall be permissible in the Common Plot except Electric substation, Transformer room, Auxiliary power generator, Box-type transformer, section feeder pillar, meter room, over and underground water tank and pump room, security cabin, Community/ Society common amenities shall be allowed to be constructed in the Common Plot subject to the following requirements:
   a. Maximum Ground Coverage of 15% of the respective Common Plot.
   b. Maximum Height of construction shall be 7.5mts from the level of the Building Unit except in the case of overhead water tank, where more height may be permitted.
   c. Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility shall be considered towards computation of FSI of the Building Unit.
   d. Such a building shall be required to maintain the minimum margin requirements between buildings with respect to the adjacent buildings as per Planning Regulation 13.6.8 and Road Side Margins as per Planning Regulation 13.6.1

5. In case of Residential Use, 50% of the Common Plot may be allowed to be used as parking space including drive way and aisles. Parking in common plot shall be permitted in road-side margin after leaving minimum 1.5mts from the Building unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.

6. In case of ‘all other uses except Residential Use’, complete area of the Common Plot may be allowed to be used as parking space including driveway and aisles. Such parking shall be permitted in road-side margin after leaving minimum 1.5mts from the building-unit boundary. This minimum 1.5m shall be utilised for shade giving trees and plantation purpose.

7. In cases where layout or subdivision of Building Unit is sanctioned with provision of required Common Plot, Common Plot shall not be insisted in case of sub-division of such sub-divided new Building-unit and / or amalgamation of such sub-plots and / or further development of such sub-divided new Building-unit irrespective of its area.

8. The Owner shall be required to give an undertaking that the Common Plot shall be used exclusively for the residents / occupants of the Building-unit. On sanction of the Development Permission, the Common Plot shall deem to have vested in the society/ association of the residents/ occupants. The Common Plot shall not be sold to any other person.

9. For a Building-unit having area of 10,000sq.mts or more an additional 6% area of the Building-unit shall be provided for thick plantation. This area shall be exclusive of the margins and Common Plot. The area demarcated for this shall have a minimum dimension of 1.5mts. The types of trees shall be selected such that they are shade-giving trees as mentioned in Schedule 24.

10. Common Plot shall not be allowed within Atrium or any covered space.
### Section C: Planning Regulations

#### 13.10 Parking

Parking spaces for vehicles shall be provided within the Building-unit for every new Building and/or extension in existing building constructed for the first use and/or when the use of old building is changed to any of the uses mentioned in the table below:

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Use</th>
<th>Minimum Parking Required</th>
<th>Visitor’s Parking and Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dwelling-1, Dwelling-2</td>
<td>1 car parking – for more than 80 sq.mts and up to 300 sq.mts of plinth area per unit. Additional 1 car parking for every 100sq.mts additional plinth area per unit. This shall be permitted within the marginal space</td>
<td>Nil</td>
</tr>
<tr>
<td>2</td>
<td>Residential Mixed Use (Residential + Commercial)</td>
<td>(a) For respective Residential use, parking shall be provided as Dwelling-1,2 or 3, as the case may be. (b) For respective Commercial use, parking shall be provided 50% of used Total Utilised FSI</td>
<td>10% of Residential parking requirement (a); and 20% of the Commercial parking in (b) shall be provided as visitors parking</td>
</tr>
<tr>
<td>3</td>
<td>Assembly-1,2&amp;3</td>
<td>50% of Total Utilised FSI</td>
<td>20% of the required parking shall be provided as visitors parking</td>
</tr>
<tr>
<td>3a</td>
<td>Assembly-4</td>
<td>50% of Building-unit Area</td>
<td></td>
</tr>
<tr>
<td>3b</td>
<td>Assembly- Stadium</td>
<td>1 sq.mts of parking area per person of the Total stadium capacity</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Mercantile, Business, Religious, Hospitality, Transport</td>
<td>50% of Total Utilised FSI</td>
<td>20% of the required parking shall be provided as visitors parking</td>
</tr>
<tr>
<td>4a</td>
<td>Institutional Buildings, Public-Institutional Buildings</td>
<td>50% of Total Utilised FSI</td>
<td>In case of Hospitals and nursing homes, additional parking of Ambulance shall be provided at the ground level.</td>
</tr>
<tr>
<td>5</td>
<td>Industrial-1,2,3&amp;4; Storage,</td>
<td>10% of the Total Utilised FSI</td>
<td>Nil</td>
</tr>
<tr>
<td>6</td>
<td>Educational</td>
<td>(a) Primary &amp; Pre schools- 25% of Facility for drop-off and</td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Type of Use</td>
<td>Minimum Parking Required</td>
<td>Visitor’s Parking and Remarks</td>
</tr>
<tr>
<td>-----</td>
<td>-------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the Total Utilised FSI</td>
<td>pick-up shall be provided within the premise.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) Secondary &amp; Higher Secondary Schools – 40% of the Total Utilised FSI</td>
<td>10% of the required parking shall be provided as visitors parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(c) Colleges and coaching classes – 40% of the Total Utilised FSI</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Sports &amp; Leisure</td>
<td>25% of Building-unit Area</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Parks</td>
<td>10% of Building-unit Area</td>
<td></td>
</tr>
</tbody>
</table>

Note:
1. In case the maximum permissible FSI is not utilised, for any extension or additions in the future, additional parking as per regulation shall have to be provided as required for this additional utilised FSI.
2. Building unit having area up to 750 sqmts shall be permitted to provide as per regulation of the utilised FSI area for parking in the place of 50% for uses as mentioned in the above table.
3. Building unit having an area above 750 sqmts and up to 2000 sqmts shall be permitted to provide 40% of the utilized FSI area for parking in the place of 50% for uses as mentioned in the above table.

13.10.1 General Requirements for Parking

1. Parking requirement for a Mixed-Use development shall be calculated on prorate basis of the FSI consumed specific to the different uses.
2. Parking is permitted at any floor level above ground and at more levels of basement as per required parking, with provision of vehicular ramp.
3. 50% of the required visitors parking shall be provided at the ground level.
4. 50% of all required parking shall be provided for cars.
5. Parking area includes parking space, driveway and aisles but excludes approach road, vehicular lift and vehicular ramps.
6. Parking layouts with minimum size requirements for parking space, driveways and access lanes shall be provided as prescribed in Section D: Performance Regulation No. 23.2 and Regulation No. 23.1.15.
7. Parking shall be permitted in side or rear margins except in Approach Road as per Regulation 13.6.10
8. Parking shall also be permitted in road-side margin after leaving clear margin of 4.5mtrs from the building-unit boundary towards road-side. In case of building unit abutting more than one road and having area up to 1000 sq. mts shall be permitted to utilise narrow road side margin for parking. Provided that, parking shall be allowed in any road side margin having building unit area up to 750 sqmtrs.
9. Parking area should be retained as effective parking space and shall be maintained with light and ventilation system if provided in an enclosed area
10. In cases where misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. Building use shall be permitted only after the required parking spaces are provided. High penalty shall be levied considering the period of
misuse of the parking space and the benefit derived out of misuse as decided by the Competent Authority from time to time.
11. For multi-level parking, a vehicular ramp shall be necessary.
12. If parking is provided on a terrace with vehicular elevator, vehicular ramp is not necessary if parking space is provided with provision of floor sprinklers.
13. Parking shall not be permitted within an Atrium.

13.11 Basement
In a Building-unit, the Basement shall be permitted on the following conditions.

13.11.1 Margins
1. No Basement shall be permitted in the required Road side marginal space.
2. The side and rear side margins for the basement shall be 3.0 mts from the Building-unit/Plot boundary. A combined shared basement parking shall be permitted using full marginal space other than road side margin of building unit with the consent of the adjoining building unit owner for new development.
3. For building-units with area less than 500 sq.mts, basement shall be permitted with margins as per Planning Regulation 13.6.5. However, minimum margin of 3.0m is required from the common wall of adjacent existing building.
4. Basement shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.

13.11.2 Extent of Basement
1. Basement shall not be allowed for the purpose of parking for Building-units with area less than 600 sq.mts.
2. Basement is permitted, irrespective of size, for all other permissible uses other than parking at only one level. This area shall be counted towards FSI.
3. Basement may be permitted at more levels as per required parking.

13.11.3 Height of Basement
Maximum Height of the Basement shall be 3.8mts and minimum height shall be 2.8mts from finished basement floor level to finished upper level.

13.11.4 Permissible Uses in Basement
1. Permitted uses in Basement are: parking, safe deposit vault, A.C. Plant, storage other than inflammable material, Sewage Treatment Plant.
2. No habitable use shall be permitted in the basement.
4. For basements exclusively for parking, any other permissible use is permitted only in basement level-1 up to a maximum area of 25% of the total built-up-area of the basement floor. This non-parking area shall be calculated towards the computation of FSI.

13.11.5 Services
No water connection or drainage connection shall be permitted in the Basement. In no case shall a connection with normal drainage line be provided in the Basement.

13.12 Addition to Existing Structure:

1. The addition shall comply with the Regulations for construction of a new building.
2. For approved, individual, existing, detached and semi-detached dwelling units, permissible upper floors may be permitted as per sanctioned margins, staircase and projections.

13.13 Addition in Building-units with Existing Buildings:

1. For Building-units with approved existing buildings, additional buildings shall be permitted with compliance to Regulations for construction of a new building.
2. The additional buildings shall be permitted as per remaining FSI (i.e. after deducting the utilised FSI of the approved existing building from the maximum permissible FSI of the entire building-unit) with compliance to respective margins, permissible height, uses and all other applicable regulations.

13.14 Development in Existing Chawls

Subject to the following conditions and provision of structural safety as per Performance Regulation 26.3, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

1. Additional Ground coverage area on ground floor shall not be permitted
2. Subject to other Regulations, owners of individual rooms may construct two additional floors over the ground floor.
3. While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions.
4. Individual owners shall have to provide water closet and bathrooms.
15.0 TRANSIT ORIENTED ZONE

15.1 Introduction
a. This is an Overlay Zone which provides opportunity for mixed use and high density development along the Bus Rapid Transit (BRT) corridor and Metro Rail Transit (MRT) corridor except in Core Walled City, Residential Zone-III, Industrial Zone-General (IG), Industrial-Special Zone, SPD-2 Science Park and on GIDC Estates.
b. Local Area Plans, including measures for Plot utilisation, road widening, parking management and pedestrianization, shall be prepared for this Zone. Regulations identified for Local Area Plan shall prevail over these Regulations.
c. If the line of Transit Oriented Zone divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No., that is not in TOZ. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this zone after the date of publication of the Development Plan-2021.

15.2 Permissible Uses
1. The types of uses permissible in a Building-unit shall be as per Base Zone and as mentioned in Zoning Table in Planning Regulation 9.2.
2. The extent of commercial (mercantile-1 and business) uses permissible in a Building-unit shall be regulated according to the width of the road on which it abuts as under:

<table>
<thead>
<tr>
<th>No.</th>
<th>Road Width</th>
<th>Floors on which Commercial Use is Permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9 mts and less than 12 mts</td>
<td>Ground Floor Only</td>
</tr>
<tr>
<td>2</td>
<td>12 mts and Above</td>
<td>All Floors</td>
</tr>
</tbody>
</table>

3. Permissible uses shall also be regulated by the area of the Building-unit as per Regulation 13.1.4.

15.3 Development of Land
As per provisions of Planning Regulation 13.3

15.4 Floor Space Index (FSI)
1. The maximum permissible FSI of a Building-unit shall be 4.0.
2. Base FSI shall be available as per Zoning Table 9.2. Additional FSI shall have to be purchased by payment as per Schedule 20 to the Competent Authority.

15.4.1 Relaxation in Floor Space Index (FSI)
As per Planning Regulation 9.4.5

15.4.2 Areas not counted towards computation of FSI:
As per Planning Regulation 13.4.3
15.5 Maximum Permissible Height
The Maximum Permissible Building Height shall be regulated as per Planning Regulation 13.5 and as per Planning Regulation 9.4.6.

15.6 Margins
As per provisions of Planning Regulation 13.6

15.7 Permissible Ground Coverage
Entire Area available after providing for the required margins, Common plot and other Regulations may be utilized for construction of the super structure.

15.8 Internal Open Space
As per provisions of Planning Regulation 13.8

15.9 Common Plot
As per provisions of Planning Regulation 13.9

15.10 Parking
As per provisions of Planning Regulation 13.10

15.10.1 Relaxation in Parking
For Building-units within the Transit Oriented Zone with Commercial (Business and Mercantile-1) Use, the parking requirement shall be as under:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Minimum Parking Required</th>
<th>Visitor’s Parking and Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business,</td>
<td>35% of Total Utilised FSI</td>
<td>20% of the required parking shall be provided as visitors parking</td>
</tr>
<tr>
<td>Mercantile-1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: In case the maximum permissible FSI is not utilised, for any extension/additions in the future, additional parking shall have to be provided as required for this additional utilised FSI.

15.10.2 General Requirements for Parking
As per provisions of Planning Regulation 13.10.1

15.11 Basement
As per provisions of Planning Regulation 13.11

Note:
1. In case of Metro Rail Transit (MRT) corridor the regulations of the Transit Oriented Zone shall be applicable only after finalization and notification of the MRT corridors by the State Government of Gujarat. And any change in BRTS route shall be considered for TOZ development at the time of approval replacing earlier route.

The revenue generated from the sale of chargeable FSI for this zone shall be distributed between AMC, AUDA, MRT & Sardar Sarovar Narmada Nigam Limited as decided by the Competent Authority.
2.b Proposed modifications & additions to GDCR Chapter 10, DP 2021

As the entire historic city is proposed for nomination, the distinction between heritage areas and non-heritage areas within GDCR, section 10, of the core walled city is proposed to be modified. Uniform regulations will be applied to the whole historic city and special regulations will apply only to protected monuments and listed buildings as per the provisions of GDCR, ASI & NMA Act respectively.

In addition to the existing enabling provisions of DP and special GDCR, regulatory measures based on following recommendations are under deliberations to be included in the GDCR Chapter 10, for further strengthening its provisions:

1. The original plotting within the historic city and the topography shall be preserved.

2. The network of street, public open places ‘chowks’ of the historic city and semi-private open spaces shared by a group of properties accessed through khadki gateway shall be preserved.

3. All traditional easement rights - air, water and right of way passages to be conserved irrespective of them being publicly owned, jointly owned by neighbors or privately owned for ensuring healthy living environment.

4. All historic amenities and settlement infrastructure elements, chowk, wells, pol gates, chabutaro, temples & mosques shall be protected and maintained as important elements of urban context.

5. All historic trees and natural features of the site shall be preserved.

6. Form and Design for new buildings must follow an attitude to relate with the scale and proportions established by the historic examples so that the resultant harmonious character retains the integrity of the settlement.

7. All new construction in areas of the historic city must follow, in principle, the approach and attitude which are based on the traditions, while introducing contemporary techniques as far as it respects the role of crafts skills and methods. Also employs materials which are natural and allows resilience and renewability. Drastic shifts in these would amount to loss of harmonious integrity and there by heritage values. Use of Modern materials, particularly detrimental to the character of the historic built environment like aluminum composite panels shall be restricted.

8. Predominantly commercial use shall be restricted to traditionally commercial streets and bazaar areas while being prohibited within the boundaries of residential settlements ‘pol’.

9. Change of use shall be sympathetic to original use of historic settlements to ensure suitable quality of life for the inhabitants.

10. All requests for demolitions for dangerous buildings will be subject to certification by qualified conservation architects and structural engineers in the new structure of AMC heritage dept.

11. Any development work – demolition, restoration or reconstruction shall require acquisition of permit for the same from the TDO, and shall be allowed only after ensuring the structural stability and safety of all its immediate neighbors, for which plans shall be submitted to the TDO.
12. “Damage to heritage buildings/ elements and or endangering the safety of buildings/ precincts in the immediate vicinity shall be punishable. In case of proven deliberate damage, in addition to penal action stipulated under the Act concerned, a penalty equivalent to \( X \) times the property value as per the prevailing Jantri rates must be imposed.

13. Any large scale infrastructure development or building project will require the promoter to carry out Heritage Impact and Visual Impact assessment as per the processes and format laid out by AMC.

14. The footprint of Bhadra citadel has been identified as a potential archaeological reserve and best practice in preventive archeology shall be mandatory before any development activities. \(^1\)

15. The conservation guidelines for listed buildings as approved in special heritage GDCR 17.2 of September 2007 shall be incorporated in the present GDCR with relevant modifications.(if necessary)

16. Traditional functions and context of the neighborhood should guide regulations on Land use and building heights instead of street widths.

\(^1\) This is necessary to strengthen the OUV of the site given the potential of finding wealth of archaeological fragments from Sultanate and earlier era as seen in recent excavations at Bhadra Plaza & Bhadra fort.
PART IV-B


URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

Notification


NO.GH/V/258 of 2007/DVP-112007-1595-L : WHEREAS, the Government of Gujarat was of the opinion that it was necessary, in the public interest, to make variations in the G.D.C.R. of revised Development Plan of Ahmadabad Urban Development Authority sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/59 of 2002/DVP/1599/1368/L Dated 18th May 2002. (hereinafter referred to as "the said G.D.C.R. of Development Plan" and "the said Authority")

AND WHEREAS, the variations proposed to be made in the said G.D.C.R. of Development Plan were published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dated 05-05-2007 on page no. 128/1-7 under Government Notification: Urban Development and Urban Housing Department No. GH/V/157 of of 2007/DVP-112007-1595-L dated 05-05-2007 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variations to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9th Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette.

AND WHEREAS, the Government of Gujarat received and considered suggestion or objection.

NOW THEREFORE, in exercise of the powers conferred by the section 19 of the said Act. The Government of Gujarat hereby:

(a) sanctions the said variations to be made in the said G.D.C.R. of Development Plan, as set out in Schedule appended here to and;

(b) specifies that the variation so set out shall come into force from the date of this notification;

IV-B Ex-289-1

289-1

Proviso of Regulations no. 17.20 of sanctioned in force G.D.C.R. of AUDA is replaced with Annexure - 1 enclosed herewith.

By order and in the name of the Governor of Gujarat,

K. B. PANKHANIA,

Officer on Special Duty & Ex-Officio Deputy Secretary
to the Govt. of Gujarat.

17.20 HERITAGE REGULATIONS:

17.20.1 APPLICABILITY

This regulation will apply to those buildings, artifacts, structures, areas and precincts having aesthetic and/or architectural and/or cultural and/or environmental significance (hereinafter referred as listed heritage buildings! listed heritage precincts) and natural areas of scenic beauty including but not limited to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas (hereinafter referred to as 'natural features') which will be listed in a notification to be issued by Government.

For the purpose of this regulation, 'precinct' will hereinafter refer to any area delineated within the Ahmedabad Urban Development Area, containing listed heritage buildings, artifacts, structures of historic and/or aesthetic and/or architectural and/or cultural and/or environmental significance being bound on all sides by paths and/or roads and/or water bodies and/or railway lines and/or plot lines and/or buildings for which special regulations may henceforth be devised.

17.20.2 RESTRICTION ON DEVELOPMENT REDEVELOPMENT REPAIRS ETC.

i) No development or redevelopment or engineering operation or additions- alterations, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the listed heritage buildings or listed heritage precincts or listed natural features shall be allowed except with the prior written permission of the Competent Authority. Before granting any such permission, the Competent Authority shall consult the Heritage Conservation Committee to be appointed by Government (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.

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

iii) Providing that only in exceptional cases, for reasons to be recorded in writing, the competent Authority may refer the matter back to the Heritage Conservation Committee for reconsideration.

iv) It shall be the duty of the owners of heritage building and building in heritage precincts to carry out regular repairs and maintenance of the building at their own cost. The Government, the Municipality or the local bodies and authorities shall nor be responsible for such repair and maintenance except for the building owned by the Government, the Municipality or the local bodies.

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

17.20.3 PREPARATION OF LIST OF HERITAGE BUILDINGS, HERITAGE PRECINCTS AND LISTED NATURAL FEATURES

The list of buildings, artifacts, structures, areas and precincts of historic, and/or aesthetic and/or architectural and/or cultural significance and/or environmental significance and the said list of those
natural features of environmental significance and/or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc. to which this regulation applies shall not form part of this Regulation for the purpose of Section 19 of the Gujarat Town Planning and Urban Development Act, 1976.

The list shall be supplemented / altered / deleted / modified from time to time by Government and/or the Competent Authority on the advice of the said Heritage Conservation Committee, or by Government suo moto or by the Competent Authority suo moto, or by the Heritage Conservation Committee suo moto, provided that after the list is supplemented/altered/deleted/modified, the modifications to the list shall be published in the official gazette and in such other manner as may be prescribed along with a notice in the prescribed manner, inviting objections and suggestions from the public within a period of 30 days from the date of its publication. The objections and suggestions received shall be duly considered by Government and/or the Competent Authority and on the advice of the Heritage Conservation Committee the list shall be finalized and notified.

When a building or group of buildings or natural features is listed it would automatically mean unless otherwise indicated that the entire property including its compound subsidiary structures etc. form part of the list.

17.20.4 POWER TO ALTER, MODIFY OR RELAX OTHER GENERAL DEVELOPMENT CONTROL REGULATIONS

On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing the Competent Authority may/shall alter, modify or relax the provisions of other General Development Control Regulations of the Draft Development Plan for AUDA (hereinafter referred to as the said Regulations if it is needed for the conservation, preservation or retention of historic and/or aesthetic and/or cultural and/or architectural quality of any listed heritage buildings or listed heritage precincts and/or the preservation of any listed natural features. Provided that any list which is in draft form and pending for approval will, in the interim period, also be deemed to be a part of the heritage list for purposes of development permission

17.20.5 SPECIAL REGULATIONS FOR LISTED HERITAGE PRECINCTS

In cases of heritage precincts and (where deemed necessary by the Heritage Conservation Committee) of natural features notified as per the provisions of this Heritage Conservation Regulation no. 17.20.2 above, development permissions shall be granted in accordance with the special regulations prescribed for respective precincts natural features which shall be framed by the Competent Authority on the advice of the Heritage Conservation Committee.

Before finalizing the special regulations for precincts/natural features, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette shall be considered by the Competent Authority / Heritage Conservation Committee.

After consideration of the above suggestions and objections, the Competent Authority acting on the advice of the Heritage Conservation Committee, shall modify (if necessary) the aforesaid draft special regulations for precincts/natural features and forward the same to Government for sanction.

Provided that pending consideration of suggestions and objections and pending final sanction from Government to the above draft special regulations for precincts, the Competent Authority/Heritage Conservation Committee shall have due regard to the above draft special regulations while considering applications for development/ re-development, etc., in the respective precincts/natural features.

APPLICABILITY OF DEVELOPMENT PROPOSALS TO LISTED HERITAGE BUILDINGS / LISTED HERITAGE PRECINCTS

(i) If road widening lines are prescribed under Section 12(2)(d) and/or Section 40(3)(c) of the Gujarat Town Planning & Urban Development Act, 1976, and or any other Act. They shall be such so that they will protect and not detract from the listed heritage precincts / natural features.
(ii) If there are any new roads or road widening lines proposed under Section 12(2)(d) in the Revised Draft or Sanctioned Development Plans the Competent Authority shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly. Pending this action, the road widening/development of new roads shall not be carried out.

(iii) No widening of the existing roads under the Gujarat Municipalities Act or in the Revised Draft or Sanctioned Development Plan for Ahmedabad shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features.

(iv) If there are any Development Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Competent Authority on the advice of the Heritage Conservation Committee shall move Government to get these reservations deleted modified as need be.

17.20.7 INCENTIVE USES FOR LISTED HERITAGE BUILDINGS

Section 10, Section 11, and Section 12 of these regulations define areas where commercial/ office / hotel uses are not permitted. However, in cases of buildings included in the Heritage Conservation List, if the owner/ owners/ lessees 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 that effect, the owner/ owners/ lessees may be allowed by the Competent Authority on the advice of the Heritage Conservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to commercial office use/hotel use. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial/ office/ hotel use shall be disallowed.

17.20.8 CREATION OF NEW INCENTIVES FOR HERITAGE CONSERVATION

Incentives may be created for heritage conservation of listed heritage buildings / listed heritage precincts by the Competent Authority on the advice of the Heritage Conservation Committee. Where applicable under the provisions of the General Development Control Regulations of the Revised Development Plan for AUDA or special regulations for listed heritage buildings/listed heritage precincts, these incentives may include Transfer of Development Rights, the creation of a Repair Fund, Tax incentive etc.

The specific provisions for these incentives, where applicable, may be framed by the Competent Authority on the advice of the Heritage Conservation Committee following the Bombay and Hyderabad models for heritage regulation, and the same submitted to the government for sanction.

17.20.9 MAINTAINING SKYLINE AND ARCHITECTURAL HARMONY

Buildings within listed heritage precincts and in the vicinity of listed Grade I heritage buildings / listed natural features shall maintain the skyline and follow those architectural styles so as not to diminish or destroy the value and beauty of or the view from the said listed heritage precinct / listed heritage building or of the listed natural features. The term "vicinity" shall be interpreted by the Heritage Conservation Committee. The development within the listed heritage precinct or in the vicinity of the listed Grade I heritage building / listed natural features shall be in accordance with the guidelines framed by the Heritage Conservation Committee.

17.20.10 RESTRICTIVE COVENANTS

Restrictions existing as on date of this Notification imposed under covenants, terms and conditions by the leasehold plots either by Government or by Municipality / Panchayat shall continue to be imposed in addition to the General Development Control Regulations. However, in case of any conflict with the heritage preservation interest/ environmental conservation, this Heritage Regulation shall prevail.

17.20.11 GRADING OF THE LISTED HERITAGE BUILDINGS/ LISTED HERITAGE PRECINCTS

In the last column of the said list of Heritage Buildings, Heritage Precincts, grades such as I, II, III have been indicated. The meaning of these grades and basic guidelines for development permissions are as follows.
Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

<table>
<thead>
<tr>
<th>GRADE I</th>
<th>GRADE II</th>
<th>GRADE III</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) DEFINITION</td>
<td>Heritage II (A&amp;B) comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit or cultural or historical significance though of a lower scale than 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 buildings and precincts of importance for townscape; they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determining the character of the locality and can be representative of the lifestyle of a particular community or region and may also be distinguished by setting on a street line, or special character, of the facade and uniformity of height, width and scale.</td>
</tr>
<tr>
<td>B) OBJECTIVE</td>
<td>Heritage Grade I richly deserves careful preservation.</td>
<td>Heritage Grade II requires intelligent conservation.</td>
</tr>
<tr>
<td>C) SCOPE FOR CHANGES</td>
<td>GRADE II (A) Internal changes and adaptive reuse and external changes may be 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 facade.</td>
<td>External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with the surrounding area and should be such that they do not detract from the existing heritage building Precinct.</td>
</tr>
<tr>
<td>D) PROCEDURE</td>
<td>Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.</td>
<td>Development permission for the changes would be given by the Competent Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.</td>
</tr>
<tr>
<td>E) VISTAS - SURROUNDING DEVELOPMENT</td>
<td>All development in areas surrounding Heritage Grade I shall be regulated and controlled, ensuring that it does not mar the grandeur of. or the view from Heritage Grade I.</td>
<td>IV-B Ex-289-2</td>
</tr>
</tbody>
</table>
17.20.12 DEMOLITION I RECONSTRUCTION I ALTERATION

Nothing mentioned under these regulations should be deemed to confer a right on the owner / occupier of the plot to demolish and/or reconstruct and/or make alterations to his listed heritage building / buildings in a listed heritage precinct if in the opinion of the Heritage Conservation Committee, such demolition I reconstruction I alteration is undesirable.

17.20.13 EXTERIOR DESIGN AND HEIGHT OF BUILDINGS

So as to preserve the beauty of the heritage precincts and/or buildings, 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 prior approval.

17.20.14 COMPOSITION OF HERITAGE CONSERVATION COMMITTEE

A. The Government shall constitute a Heritage Conservation Committee and frame the terms of reference.

B. The composition and qualifications of the Heritage Committee shall be as follows:

<table>
<thead>
<tr>
<th>No.</th>
<th>Designation</th>
<th>Qualification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Chairperson</td>
<td>Retired Municipal Commissioner of the Municipal Corporation or retired Secretary of Govt, of Gujarat with relevant experience.</td>
</tr>
<tr>
<td>2</td>
<td>Member</td>
<td>A Structural Engineer having experience of 10 years in the field</td>
</tr>
</tbody>
</table>
| 3   | 2 Members            | Two Architects having 10 years experience in design and membership in the Council of Architecture:  
|     |                      | i) Urban designer                                                             |
|     |                      | ii) Architect having experience in conservation architecture                 |
| 4   | Member               | A technical officer of the Archaeological Survey of India (not below the rank of Asst. Director) |
| 5   | Member               | A technical officer of the State Archaeological Dept. (not below the rank of Asst. Director) |
| 6   | Member               | An Environmentalist having in-depth knowledge and experience of 10 years of subject matter |
| 7   | Member               | An Architectural /Urban Historian having 10 years experience in The field.    |
| 8   | Member               | Chief Town Planner, Govt, of Gujarat or his representative not below the rank of Senior Town Planner. |
| 9   | Member               | Chief Executive Authority, AUDA                                               |
| 10  | Member               | Senior Town Planner, AUDA                                                    |
| 11  | Member Secretary     | Head or Adviser of the Heritage Cell, Ahmedabad Municipal Corporation       |

The tenure of the members of category (2), (3), (6), and (7) above shall change after every three years provided that the same person shall be eligible for re-appointment as Member.

The Committee shall have the powers to co-opt up to three additional members who may have lesser experience, but who have special knowledge of the subject matter. Provided that the additional members may be co-opted for special purposes or on sub-committees of the Heritage Conservation Committee.

C. The terms of reference of the Committee shall be, inter-alia,

(i) to advise the Competent Authority whether development permission should be granted (under Regulation no. 17.20.2), and the conditions of such permissions.

(ii) to prepare a supplementary list of buildings, artifacts, structures, areas, precincts of historic, aesthetic, architectural, cultural, or environmental significance and a supplementary list of natural features of environmental significance or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, etc., to which this Regulation shall apply (vide Regulation no. 17.20.3)

(iii) to advise whether any relaxation, modification, alteration, or variance of any of the General Development Control Regulations, is called for (vide Regulation no. 17.20.4).
(iv) to advise the Competent Authority in framing special regulations for listed heritage precincts (vide Regulation no. 17.20.5).

(v) to advise the Competent Authority on applicability of development proposals affecting listed heritage buildings/listed precincts and on moving the Government to modify the same (vide Regulation no. 17.20.6)

(vi) to advise the Competent Authority whether 10 allow commercial/office/hotel uses in the listed heritage buildings/heritage precincts and when to terminate the same (vide Reg. 17.20.7)

(vii) to advise the Competent Authority in creating new incentives for heritage conservation (vide Regulation no. 17.20.8).

(viii) to recommend to the Competent Authority guidelines to be adopted by those private parties or public/government agencies who sponsor beautification schemes at public intersections and elsewhere within listed heritage buildings/listed heritage precincts.

(ix) to prepare special designs and guidelines/publications for listed heritage buildings, control of height and essential facade 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 replacements keeping the old form intact to the extent possible.

(x) to prepare guidelines relating to design elements and conservation principles to be adhered to and

(xi) to prepare other guidelines for the purposes of this Regulation.

(xii) to advise the Competent Authority on any other issues as may be required from time to time during the course of scrutiny of development permission and in overall interest of heritage/environmental conservation.

(xiii) to appear before the Government either independently or through or on behalf of the Competent Authority in cases of appeals related to listed heritage buildings/listed heritage precincts.

(xiv) Criteria for listing of Heritage sites:

<table>
<thead>
<tr>
<th>(a) Value for architectural, historical or cultural reasons</th>
<th>Abbreviations</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Architectural</td>
<td>A</td>
</tr>
<tr>
<td>- Historical</td>
<td>A (his)</td>
</tr>
<tr>
<td>- Cultural</td>
<td>A (Cul)</td>
</tr>
<tr>
<td>(b) The date and/or design and/or unique use of the building or artefact</td>
<td>B</td>
</tr>
<tr>
<td>- period</td>
<td>B (per)</td>
</tr>
<tr>
<td>- design</td>
<td>B (des)</td>
</tr>
<tr>
<td>- use</td>
<td>B (uu)</td>
</tr>
<tr>
<td>(c) Relevance to social or economic history</td>
<td>C (seh)</td>
</tr>
<tr>
<td>(d) Association with well-known persons or events</td>
<td>D (bio)</td>
</tr>
<tr>
<td>(e) A building or groups of building and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value</td>
<td>E</td>
</tr>
<tr>
<td>- Style</td>
<td>E (sty)</td>
</tr>
<tr>
<td>- Historical</td>
<td>E (his)</td>
</tr>
<tr>
<td>(f) The unique value of a building or architectural features or artefact and/or being part of a chain of architectural development that would be broken if it were lost</td>
<td>F</td>
</tr>
<tr>
<td>(g) Its value as a part of a group of building</td>
<td>G (grp)</td>
</tr>
<tr>
<td>(h) Representing forms of technological development</td>
<td>H (tec)</td>
</tr>
<tr>
<td>(i) Vistas of natural/scenic beauty or interest, including water-front areas, distinctive and/or planned lines of sight, street line, sky line or topographical</td>
<td>I (sec)</td>
</tr>
<tr>
<td>(j) Open space sometimes integrally planned with their associated J areas having a distinctive way of life and for which are have the potential to be areas recreation</td>
<td>J</td>
</tr>
<tr>
<td>(k) Natural heritage sites</td>
<td>NH</td>
</tr>
<tr>
<td>(l) Sites of scenic beauty</td>
<td>(sec)</td>
</tr>
</tbody>
</table>
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

Notification


In this notification. In the SHEDULE following corrections are made ;

1. In Sr. No. 1(i) in 1st line R.S.Nos. 120/p, 122/p are added after R.S.No. 117/p, in second line R.S.No. 187/p is added after R.S.No. 185/p and in 3rd line the name of village " Nagbhui " is replaced by " Sughad "

2. In Sr. No. 2 (i) in 2nd line R.S.No. 62/p is replaced by 67/p. In Sr. No. 2 (iii) in 3rd line R.S.No. 133/p is replaced by R.S.No. 132/p, and R.S.Nos. 196/p, 188/p are added after R.S.No. 134/p. In Sr. No. 2(x) in 4th line R.S.No. 157/p before R.S.No. 156/p is deleted and R.S.No. 237/p is added after R.S.No. 206/p as well as in fifth line R.S.No. 7/p is added after R.S.No. 224/p. In Sr. No. 2 (xi) in 2nd line R.S.No. 179/p is added after R.S.No. 178/p and in 3rd line R.S.No. 82/p is added before R.S.No. 151/p as well as R.S.No. 95/p is added before R.S.No.97/p.

3. Add A new Sr. No. 18 in the Use Zone Table of sanctioned General Development Control Regulation of Final Development Plan of Ahmedabad Urban Development Authority.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Zone</th>
<th>Type of development for which the zone is primarily intended</th>
<th>Type of development which may be permitted by competent Authority</th>
<th>Type of development which may not be permitted</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>International Convention Centre</td>
<td>Exhibition hall, Entertainment Centre, Star Hotels, Gaming activates. Institutional Tourism related activity.</td>
<td>Commercial, Residential Information Technology, Public Utility &amp; Services, Religious.</td>
<td></td>
<td>i) Maximum permissible F.S.I., shall be 2.0 ii) Maximum permissible built up area 30 % iii) The maximum height of building shall be control by all other relevant laws prevailing.</td>
</tr>
</tbody>
</table>

By order and in the name of the Governor of Gujarat,

K. B. PANKHANIA,
Officer on Special Duty & Ex-Officio Deputy Secretary to the Govt. of Gujarat.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

Notification


Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No.7 (Nanamava) Rajkot (hereinafter referred to as "the said Draft Scheme") submitted by the Rajkot Municipal Corporation (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for the finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No.7 (Nanamava) Rajkot (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section 65 of the said Act, the Government of Gujarat hereby:

(a) Sanctions the said Preliminary Scheme with modifications enumerated in schedule appended here to;

(b) States that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fixes the 21-10-2007 as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

Allotment of F. P. No. 33/2 in lieu of O.P. No. 33/2 is deleted and is allotted to Rajkot Municipal Corporation for "Sale for Commercial" and allotment of F.P. No. 33/B to Rajkot Municipal Corporation for "Sale for Commercial" is deleted and is allotted in lieu of O.P. No. 33/2.

Above changes are shown on accompanying Plan No.3 (O.P.+F.P. Plan), Preliminary Scheme documents, maps, redistribution statement shall be modified accordingly.

By order and in the name of the Governor of Gujarat,

K. B. PANKHANIA,

Officer on Special Duty & Ex-Officio Deputy Secretary to the Govt. of Gujarat.
2.d. Ministry of Culture, Central Govt Circular regarding heritage bye laws for prohibited and regulated areas of ASI Monuments:

The presence of 28 ASI listed monuments with their respective prohibited (100m from the periphery) and regulated areas (further 200m from the prohibited area) results in more than 50% area of the area of historic city coming under the purview of AMASRA 1958, which was till now regulated by ASI. This resulted in many difficulties for the residents as well as authorities having to deal with delays stemming from two different sets of regulations and administrations. This often led to ineffectiveness of this very important regulation.

Ministry of Culture, Govt. of India vide its letter dated 17/04/2015 has issued instructions to all state government and union territories in India to frame heritage bye laws for the prohibited and regulated areas of monuments protected under AMASRA 1958.

The bye bye-laws would be prepared in accordance with the guidelines framed by NMA and be approved by NMA after examination.

Once approved and incorporated in the Development plan, the responsibility of regulating the development activities will be further delegated to the local authority in place of ASI as was the case earlier. The new proposal with delegation of power to the local authority will bring greater clarity and efficiency in the application of the provisions of the Act. The guidelines are under preparation by AMC and shall be suitably incorporated in the Development Plan after approval and notification by the Central Govt.
No. 7-4/2015-ASI
Government of India
Ministry of Culture

Room No 219, ‘C’ Wing
Shastri Bhawan, New Delhi
Dated: 17th April, 2015

To
The Secretary,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

Sub: Preparation of heritage bye laws and incorporation of the same in the City Master Plan.

Sir,

As you are aware several discussions have taken place in the recent past relating to streamlining of approval procedures for construction related activities in various cities of India. Archaeological Survey of India (ASI), which is an attached office of this Ministry, implements an Act titled Ancient Monuments and Archaeological Sites Remains Act, 1958 under which an area up to a distance of 100 mtrs. from the outer periphery of the ASI monuments is prohibited area and an area up to 200 mtrs beyond this is regulated area on all sides. It may be recalled that after discussions with the Ministry of Urban Development, Ministry of HUPA, National Monument Authority (NMA), Archaeological Survey of India (ASI), Department of Space, etc., it has been decided that the provisions of AMASRA, 1958 relating to the prohibited and regulated areas around the protected monuments of ASI, would be incorporated in the Master Plan/Development Plan of different towns and cities. Further, it was also decided in the last meeting taken by Secretary, Culture on various aspects relating to this issue on 24.03.2015 with all concerned that the development authorities and town and country planning departments, as the case may be, may be nominated as expert heritage bodies for framing of heritage bye laws relating to the protected monuments of ASI which at present number 3685. The requisite details in the matter may be provided by ASI to respective development authorities or town and country planning departments once we have information on the development authorities, etc. for different cities. Accordingly, it is requested that the details of respective development authorities/town and country planning...
departments in respect of various cities of India may be provided to this Ministry and ASI for taking necessary action in the matter.

2. To reiterate, the process for incorporating provisions in the master plans of various cities and towns would be as follows:

(i) ASI would provide the details of their notified monuments/sites along with the maps clearly showing the prohibited and the regulated areas between 0-100 metres and 100-300 metres respectively from the outer limits of the notified area of these monuments/cities. 'One Million Plus' cities would be prioritised.

(ii) The Town and Country Planning departments or the development authorities or the local authorities, as the case may be, would thereafter frame heritage bye-laws pertaining to construction related activities in the prohibited and regulated areas after they have been notified as expert heritage agencies for the preparation of heritage bye-laws. Priority would be given to 'One Million Plus' cities. The heritage bye-laws would be prepared in accordance with the guidelines on the subject to be framed by National Monument Authority.

(iii) The draft heritage bye-laws so prepared would be passed on to National Monument Authority through the Competent Authority of ASI for their approval.

(iv) Once the heritage bye-laws have been approved by NMA, these would be forwarded to Ministry of Culture for its approval and thereafter the same would be notified.

(v) Once the heritage bye-laws have been notified, the same would be incorporated in the master plans of different cities and towns, by the local development authorities.

(vi) After these have been incorporated in the master plans of various cities, towns, etc., local authorities concerned would regulate the development activities in the prohibited and regulated areas in the vicinity of protected monuments/sites in place of ASI to ensure that no unauthorized or illegal construction takes place.
3. It is, hence, requested that you may advise all the State Governments to issue directions to all local development authorities/town and country planning departments that they may undertake the task of preparation of heritage bye laws pertaining to ASI protected monuments in consultation with ASI and to incorporate the provisions of AMASRA in their master plans in their respective towns/cities.

4. Ministry of Urban Development is also requested to send a copy of the list of all Development Authority/CTCPs who are to be nominated as Expert Heritage Agencies for the designated areas. A list of ASI protected monuments in enclosed at Annexure-I. A list of these monuments/sites is also available at ASI website http://asi.nic.in.

(Sanjiv Mittal)
Joint Secretary to Govt. of India

Copy to:

1. Secretary, Ministry of Housing and Urban Poverty Alleviation.
2. Secretary, Department of Industrial Development.
3. Secretary, Department of Space.
4. Chairman, ISRO.
5. Surveyor General of India.
6. Chief Secretaries of All States/Administrators of UTs.
7. Pr. Secretary/Secretaries, Deptt. of Urban Development of all States Govts./UTs.
8. DG, ASI/ADG, ASI.
9. Chairperson, NMA/ MS, NMA.
10. All competent authorities.
11. RDs/SAAs of ASI.
12. MS, INTACH.
Note on special financial incentives

Tradable Development Rights (TDR)

When an area within the local planning area is required for public purpose or to preserve the historical monuments/buildings/precincts, the owner of such site or land or building which comprises of such property surrenders it free of cost or hands over possession of the same to the Competent Authority free of cost and encumbrance or register his share to preserve the historical monuments/buildings/precincts, The Competent Authority permits development rights in the form of additional floor area which shall be equal to X times the area surrendered. The development rights so permitted may be utilised anywhere in the area within The Competent Authority either by himself or by transfer to any other person in the form of development right called Trade of Development Right

With means of Trade of Development Right the market makes land use and density allocations and compensates property owners whose development rights have been limited in order to preserve some societal good, such as historic preservation. It is a potentially powerful tool.

The majority people have a two dimensional view of their property—just a piece of land on which to build a residential house or commercial building. But the bundle of rights that comes with a piece of property is much more complex. Some physical rights, include the rights to build, other legally enforceable rights include the right to sell the land/building, subdivide it, rent it out or grant easements across it.

Trade of Development Right allows landowners to sever the building rights from a particular piece of property and sell them. Purchasers are usually other landowners who want to increase the density of their developments. In some cases Competent Authority may also buy development rights in order to design details or restrict growth or to preserve the Historical presents. It attempt for two main goals. Communities can use TDR to preserve open space, historic buildings/housing/precincts and TDR make such preservation more equitable by compensating landowners who lose the right to develop their property.
Heritage Incentive FSI: Heritage Incentive FSI or TDR ( Tradable Development Rights) means making available certain amount of additional FSI area in lieu of the B.A/FSI area give up or surrendered by the owner of the building, so that he can use extra FSI area either himself or transfer it to another in need of the extra built up area in any zone for an agreed sum of money. Within the area of Ahmedabad Municipal Corporation or, Ahmedabad Urban Development Authority, Tradable of Development Right will apply to those buildings, artefact structures having aesthetic and / or architectural and / or cultural and / or environmental significance (hereinafter referred as listed heritage buildings which will be listed in a notification to be issued).

<table>
<thead>
<tr>
<th>No.</th>
<th>Heritage Structure</th>
<th>Tradable FSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Highest Heritage Value</td>
<td>50% of total utilised FSI</td>
</tr>
<tr>
<td>2</td>
<td>High and Moderate Heritage Value</td>
<td>30% of total utilised FSI</td>
</tr>
<tr>
<td>3</td>
<td>Non-Listed</td>
<td>Nil</td>
</tr>
</tbody>
</table>

3. The Competent Authority shall issue Tradable Right Certificate (TRC) identifying the amount of Tradable Floor Space for the Building.
Appendix-4

Note on stakeholder consultations

Stakeholder participation in processes of policy planning and implementation of public projects is an administrative prerequisite and practice to be followed by the local self governments in India.

The usual method adopted to consult stakeholders is through issue of public notices in newspapers and exhibition of the proposed plans & policy document at the local govt. offices for reference by the interested members of the public/stakeholders. Stakeholders can file official objections and/or suggestions within stipulated time for the same.

For instance, before finalization of the list of heritage buildings and structures in the city of Ahmadabad, objections and suggestions in writing from the public were invited to be submitted within 30 days time, as specified in the General Development Control Regulations (GDCR). Objection and suggestions received from the public are to be presented before the Heritage Conservation Committee (HCC) appointed by the Government of Gujarat (GOG) for its consideration and advice. After receipt of advice of the HCC and its incorporation, the list of Heritage buildings/structures/precincts shall be finalized and notified in the official Gazette.

To strengthen the participatory management approach, AMC is planning stakeholders’ consultative meetings for various Urban Conservation projects. These meetings will be conducted and moderated by the Heritage Department, AMC. The stakeholders’ opinions and concerns expressed in such meetings shall be duly taken for consideration by HCC and other concerned authorities to be incorporated in the final proposals wherever feasible. Following consultations are planned in near future under this initiative:

1. AMC is in the process of organising stakeholders’ consultative meetings for the project of upgradation and Re-imagining of Manek Chowk, in the heart of the walled city. The local residents, members of merchants’ associations, community leaders, elected representatives, and officers of Govt. & Semi Govt. Organizations, NMA (CA), & HCC will be invited to participate in the meeting proposed to be held in August, 2015.

2. A larger stakeholders’ meeting in the context of World Heritage inscription dossier submission involving city elders, political representatives and citizen groups, officers of ASI, Gujarat SDA, local NGOs, representative of Govt. & Semi Govt. Organizations, NMA (CA), HCC and other concerned parties is planned for September 2015.
3. A meeting involving ASI, NMA (CA), INTACH, local residents, elected representatives, HCC and citizen groups from the old city is also planned to discuss proposed Manek Chowk - Sankdi Sheri Street Up gradation plan.
# Appendix-5

## Roles and Responsibilities of office bearers of Heritage Department, AMC

<table>
<thead>
<tr>
<th>No</th>
<th>Designation</th>
<th>Duties/ Responsibilities</th>
</tr>
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<tbody>
<tr>
<td>01</td>
<td>Director</td>
<td>- The Director will be the Head of Heritage Department. He/She will:&lt;br&gt;- Coordinate preparation of the World Heritage Nomination dossier and follow up on the process of inscription of the historic city to the World Heritage list.&lt;br&gt;- Lead planning and execution of stake holder consultations.&lt;br&gt;- Co-ordinate implementation, review and periodic up-gradation of the Heritage management plan.&lt;br&gt;- Plan and set annual targets for the activities of Heritage Department and budget allocation&lt;br&gt;- Coordinate the activities of executive and referral bodies of AMC&lt;br&gt;- Liaise with other national and international expert bodies, stake holder groups and funding organisations for partnerships in capacity building, financing and knowledge sharing.</td>
</tr>
<tr>
<td>02</td>
<td>Chief City Planner</td>
<td>- Will oversee the assessment and approval process for Development permissions with focus on interventions in public realm and urban infrastructure development in coordination with the Town Development Officer</td>
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<tr>
<td>3</td>
<td>Urban Designer</td>
<td>- Lead &amp; Coordinate interventions in the public realm and urban infrastructure development undertaken by AMC within the property and its buffer zone.&lt;br&gt;- Participate in scrutiny, development and integration of urban intervention proposals from expert consultants in the larger urban management strategy of AMC.&lt;br&gt;- Work in close coordination with the conservation architect as well as relevant engineering and urban infrastructure departments of AMC</td>
</tr>
<tr>
<td>4</td>
<td>TDO, Central Zone</td>
<td>- Will oversee the assessments and approval for Development permissions within the property and buffer zone in coordination with the Chief City Planner.</td>
</tr>
<tr>
<td>5</td>
<td>Asst.TDO</td>
<td>- Scrutiny and issue of development permission within the property.&lt;br&gt;- Lead the Heritage bye-law cell&lt;br&gt;- Application of the TDR mechanism.&lt;br&gt;- Liaison with the referral body through the office of General Manager for permissions on listed properties or in special cases as required by the regulations.&lt;br&gt;- Ass development activities&lt;br&gt;- Verification after intervention and issue of Building Use permission</td>
</tr>
<tr>
<td>6</td>
<td>TDO Inspector</td>
<td>- Coordinate monitoring and reporting of construction/ development activities&lt;br&gt;- Assist TDO in scrutiny of development permission by site inspection and verification of conservation proposal&lt;br&gt;- Site inspection for checking conformity of the conservation process during and after the work site.</td>
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</table>
| 7 | TDO Sub- Inspector | - Continued vigilance for monitoring development activities and reporting of non declared/illegal development activities within the property and buffer zone.  
- Monitoring and reporting on general health of buildings.  
- Assist TDO in scrutiny of development permission by site inspection and verification of conservation proposal.  
- Site inspection for checking conformity of the conservation process during and after the work site. |
|---|---|---|
| 8 | Conservation Architect | - Advice listed building owners and his architect for preparation of conservation proposals on request.  
- Assist TDO and Urban Designer* in scrutiny of development applications and monitoring Conservation processes in the city.  
- Lead all tasks related to preparation and execution of Conservation Projects like documentation, condition assessment, preparation of DPR and working drawings in coordination with the Dy. City Engineer, Heritage dept. for the properties owned by AMC.  
- Coordinate the activities of documentation and research cell of Heritage Department along with the Historian  
- Liaison with the advisory & referral bodies through the office of General Manager/Director as required.  
- Participate in AMC’s awareness generation and public outreach initiatives. |
| 9 | Asst. Architect | - Assist Conservation architect in documentation, condition assessment, preparation and execution of conservation proposal for the properties owned by AMC  
- Participate in the activities of documentation and research cell of Heritage Department.  
- Participate in AMC’s awareness generation and public outreach initiatives |
| 10 | Jr.Draftsman | - Assist Conservation architect and Dy. City engineer’s office for preparation of architectural documentation and execution Drawings as well as BOQs |
| 11 | Historian | - Coordinate the activities of documentation and research cell of Heritage Department along with the Conservation architect.  
- Assist Conservation Architect and the Urban Designer* on archival and historical research for Conservation proposals prepared by the heritage department.  
- Manage the Archives of heritage department  
- Work with civic centre and help develop information media on the historic city for stake holders as well as tourism help desk |
| 12 | Dy. City Engineer | - Will plan and coordinate execution of all tasks related to conservation and civil maintenance work of buildings owned by AMC as well as interventions in public realm and urban infrastructure undertaken by AMC.  
- Will participate in scrutiny of intervention proposals submitted by other actors from the technical point of view. |
| 13 | Asst. City Engineer | - Preparation of Estimates and tender documents, Liaison with stakeholders and execution of all tasks related to conservation and civil maintenance work of buildings owned by AMC as well as interventions in public realm and urban infrastructure undertaken by AMC |
| 14 | Asst. Engineer | - Assist the city engineer in execution of all tasks related to conservation and civil maintenance work of buildings owned by AMC as well as interventions in public realm and urban infrastructure undertaken by AMC.  
- Assist the city engineer in execution of all tasks related to conservation and civil maintenance work of buildings owned by AMC as well as interventions in public realm and urban infrastructure undertaken by AMC. |
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<tr>
<td><strong>Participate in scrutiny of building restoration/development permits along with the Asst. TDO &amp; Conservation Architect</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Site supervision of civil construction, repairs &amp; restoration works of the properties owned by AMC under the guidance of Asst. City Engineer and Conservation Architect</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Technical Supervisor</strong></td>
<td><strong>General Administration &amp; accounting of the Heritage Dept. And internal coordination</strong></td>
</tr>
<tr>
<td><strong>Asst. Manager</strong></td>
<td><strong>Adm. &amp; Accounts of the Heritage Dept</strong></td>
</tr>
<tr>
<td><strong>Senior Clerk</strong></td>
<td><strong>Adm. &amp; Accounts of the Heritage Dept</strong></td>
</tr>
<tr>
<td><strong>Junior Clerk</strong></td>
<td><strong>Adm. &amp; Accounts of the Heritage Dept</strong></td>
</tr>
</tbody>
</table>
AMC, with the help of Heritage Conservation Committee (HCC), follows following process for Approval of interventions on listed buildings / precincts /sites /conservation areas within Nominated property and Buffer Zone:

1. Application for restoration/repairs/reconstruction/alteration-addition to listed buildings is to be submitted to AMC.
2. Application forms & formats for approval drawings as approved by the Heritage Conservation Committee to be submitted through Heritage Department.
3. Application referred to Heritage Conservation Committee for scrutiny and recommendation.
4. Recommended application referred back to AMC who would grant permission for works through TDO, AMC in form of building permission.
5. Execution reports to be submitted periodically to the Heritage Department.
6. AMC to monitor the adherence and follow up of the approved proposal through site inspections.
7. Completed works to undergo inspection by TDO officers, Heritage Dept, AMC, to check the full compliance to approved proposals.
8. On complete compliance, the authorities certify the completion and issue building use permission.
Appendix-7

Conservation Initiatives, Heritage Dept, AMC

7a. Brief Description of Restoration projects, Ongoing and Proposed to be undertaken by Ahmedabad Municipal Corporation in Financial year 2015-2016

7b. Photo Documentation of selected restoration projects
7. a Conservation and Restoration projects:

Ahmedabad Municipal Corporation as part of its conservation programme regularly undertakes conservation and restoration of heritage buildings and important structures under its ownership, based on state of conservation. Currently the following conservation, restoration projects are either ongoing or are proposed to be carried out during the financial year 2015-2016:

1. **Restoration of Kankariya lake, Ahmedabad**

   This historic lake built by Karnadeva Solanki and later renovated by Sultan Qutbuddin in 15th century is also known as "Hauz-e-kutub". This place of historic and tourist interest is visited by about 5.5 million people annually.

   The present restoration project covers restoration of steps, embankments and retaining walls lying between gates No.2 & 3 of this huge tank. The project is funded by the GoG, under the Chief Minister's Golden Jubilee Urban Development Programme. The estimated cost of the Project is Rs.1,49,77,913.

2. **Restoration of Fort wall, Ahmedabad**

   The city wall, built during the 15th century was about 10 km long in circuit with 12 original gates and 2 more gates added during the British Period.

   Most sections of the historic fortification have long been lost to the urban expansion and renewal projects of 20th C, except the segments facing the river Sabarmati. As an important step towards conserving this very important historic heritage of the city, AMC has undertaken major repairs and restoration works on the fortifications since last 5 years. This is a long term project and shall be continued to cover all historic fragments of the wall which have now been listed as Grade I structures.

   The following segments of the Fort wall are proposed to be taken up for restoration during 2015-16:

   a) Fort wall near Gurjari Bazar, facing river front under the chief minister's “Golden jubilee Urban Development Project”- (Estimated cost of the project Rs. 1, 49, 13,745.00)

   b) Fort wall opp. Shankar Bhavan, Shahpur-(Estimated cost of the project Rs.1, 24, 69,059.00)
3. **Restoration of Calico Dome, Ahmedabad**

This Geodesic dome designed by Mr. Gautam Sarabhai using the principles developed by the 20th century legendary Engineer Buckminster Fuller is an exceptional structure of architectural heritage of 20th C. in the city. Having been abandoned since the mid 90s, it was damaged in the 2001 earthquake and suffered further collapse in the heavy rains of the year 2003. AMC purchased it from the Calico Mills during the liquidation proceedings and has protected it as listed heritage structure for which conservation work is ongoing. A Significant part of the project for restoring it to its original glory has already been completed. (Estimated cost of the project Rs. 1.00 crore).

4. **Restoration of Khanpur Gate, Ahmedabad**

Khanpur gate was one of the most significant accesses to the river from the 15th century City walls. This Grade I listed structure suffered from issues of stone degradation and required structural consolidation. The documentation and conservation proposal for the structure was prepared by the Heritage Dept. in 2014 and the project is under execution. (Estimated cost of the project Rs. 50, 03,607.00)

5. **Public place Urban Regeneration Plan for Manek Chowk, Ahmedabad**

Manek Chowk (Square) is one of the liveliest market place located in the heart of the historic city of Ahmedabad. The presence of large number of ancient monuments, such as Jami mosque, Tomb of Sultan Ahmed Shah, Tomb of Sultan’s Queens, Manek Baba’s temple, the first residential settlement of Ahmadabad - Muhurat Pol, remarkable stock exchange building from 19th C, traditional markets, including the famous night food market, make the place extremely rich in cultural heritage. Ahmedabad Municipal Corporation with a view of up gradation and effective management of Manek Chowk and its surrounding has conducted a detailed study of the existing situation in collaboration with EMBARQ India- World Resource Institute, under a bilateral MOU signed between the two. The final report of the study is expected by the end of Sept. 2015. After approval of the study report, Manek Chowk up gradation and revitalization programme will be taken up for execution.

6. **Model street intervention - Sankdi Sheri, Ahmedabad**

This street passes through some of the finest traditional settlements of the historic city of Ahmedabad and is dotted with a number of wood-carved Havelis (mansions), traditional pol houses and institutional buildings on its either side. AMC is in the process of preparing a detailed project proposal in collaboration with the INTACH,
Ahmedabad Chapter with the intention of developing a pilot project for **Model Street Intervention** for Sankdi Sheri. The proposal will address the issues of traffic management, parking, and creation of public toilets, garbage disposal, street lights and street furniture, up-gradation of infrastructure, signage and facade restorations.

7. **Restoration and adaptive reuse of the Gordhandas Dalsukhram Choksi Municipal School as Technical Cell & Building Centre in the Walled City**

This former (now vacant) school building is a listed heritage property owned by the Ahmedabad Municipal Corporation and is being restored following accepted building conservation norms for adaptive reuse as the **Technical Guidance Cell & Building Centre** for restoration and conservation of the walled City. The necessary and permissible intervention for making it suitable for adaptive reuse has already been approved by the Ahmedabad Municipal Corporation, (AMC).

In this centre technical guidance through qualified and experienced Engineers and Architects will be extended to the building owners and other stake holders. Craftsmen training for stone carvers, wood carvers and masons etc in use of traditional building materials like lime and other traditional building crafts will also be provided at the centre. Advice and guidance on repair/restoration, plan submissions, including availing incentives of TDR etc. will also be provided at the Technical Cell. Preparation of a manual on heritage building repairs and restoration will also be undertaken by the Technical Cell.

8. **Revitalisation of traditional water resources:**

As part of its sustainable development agenda, AMC has decide to restore and revive the traditional water structures like *tankas*, community wells and vavs (stepwells) for rainwater harvesting, ground water recharge and supplementary water sources in case of emergencies. This project will serve the dual motives of Conservation of traditional architectural and urban elements and water conservation.

A survey to study the feasibility for the project was initiated in June 2015. A pilot project for 5 such wells is currently under planning stage by the office of Asst. City Engineer, Heritage Dept., AMC and shall be implemented at the earliest possible.

Further, AMC is also planning to undertake the Restoration of Amritvarshini Vav, a monument of regional importance located within the historic city and protected by the State Department of Archaeology.
7.b Photo Documentation of selected restoration projects
Heritage Department, AMC
WADAJ STEPWELL (BEFORE RESTORATION)

WADAJ STEPWELL (AFTER RESTORATION)
CALICO DOME BASEMENT (BEFORE RESTORATION)

CALICO DOME BASEMENT (AFTER RESTORATION)
FORTWALL (BEFORE RESTORATION)

FORTWALL (AFTER RESTORATION)
KHANPUR GATE (DURING RESTORATION)