



State of Conservation Report on the  
Historic City of Ayutthaya  
World Heritage Property  
Thailand



Wat Ratchaburana

Submitted to the World Heritage Centre by  
by 2021

Thailand's National Report on

State of Conservation.

Historic City of Ayutthaya (Thailand) (C576)

2021

Submitted to World Heritage Centre, UNESCO

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## Contents

	Page
Summary	1
Response to the World Heritage Committee Decision 43 COM 7B.76, 43rd session of the Committee (Baku, 2019)	4
Appendix 1 The Master Plan for Conservation and Development for the Historic City of Ayutthaya (2018-2027)	16
Appendix 2 The draft revised Notification on Rules and Procedures in Pursuing Permission of Building Construction with Ayutthaya Island's Archaeological Area	26

## Executive Summary

Thailand, as a State Party to the Convention Concerning the Protection of the World Cultural and Natural Heritage 1972 (World Heritage Convention), **has actively implemented conservation and management measures and is fully committed to safeguarding the Outstanding Universal Value (OUV) of the Historic City of Ayutthaya and its integrity** in conformity with the recommendations of the World Heritage Committee under **Decision 43 COM 7B.76**. These multi-pronged efforts include: (1) the finalization and implementation of the updated Master Plan for the Conservation and Development of the Historic City of Ayutthaya; (2) the revision of the Notification on Rules and Procedure in Pursuing Permission of Building Construction within the Ayutthaya City Island's Archaeological Area; (3) the continued training and capacity-building activities on conservation in line with relevant scientific principles and with respect for traditional materials and techniques; (4 ) the development of strategic approaches and measures to monitor, evaluate and mitigate possible negative impacts on the cultural heritage; and (5) the study on the feasibility of an expansion of the World Heritage Area and its buffer zone to reflect the complete historical footprint of the Historic City of Ayutthaya in a comprehensive manner.

Accordingly, the State Party has taken necessary actions and responsive measures in line with the World Heritage Committee and the Advisory Body's recommendations as follows:

1. With regards to paragraph 3 of the Decision 43 COM 7B,76 in which the World Heritage Committee suggested that the Master Plan for the Conservation and Development of the Historic City of Ayutthaya B.E. 2561-2570 (2018-2027) and its associated strategies, namely the disaster risk prevention and community development plans, should be fully implemented, the updated Master Plan for the Conservation and Development of the Historic City of Ayutthaya B.E. 2561-2570 (2018-2027) has been submitted to the Thai Cabinet on 12 September 2019 and is undergoing final review. Notwithstanding this, the local authorities concerned have given their full support and the necessary resources to **ensure the effective implementation of the action plan within the Master Plan. In particular, disaster response (flood) has been managed in a step-by-step manner** comprising: 1) risk assessment; 2) flood prevention and mitigation measures; and 3) emergency response. As for the community development plan, **a comprehensive study on the impact on**

communities from relocation programmes in relation to the historic sites will commence in 2021.

2. On the recommendations from the International Council on Monuments and Sites (ICOMOS)'s Technical Review on the revised Notification on Rules and Procedure in Pursuing Permission of Building Construction as referred to in paragraph 4 of the Decision 43 COM 7B.76, Thailand reaffirms that **the revised Notification and regulations will be rigorously implemented to provide strict controls over new construction through: measures on building height control in the central area of the World Heritage site; expansion of the height control area; and preservation of the city's historic views, as well as close supervision of building design.**

3. On the recommendations in paragraph 5 of the Decision 43 COM 7B.76 that a comprehensive implementation of the demolition order for the building of the Faculty of Fine and Applied Arts, Phra Nakhon Si Ayutthaya Rajabhat University, should be pursued to ensure there is no negative impact on the OUV of the World Heritage Property, the **Thai authorities concerned have already notified the University to halt the construction. Legal proceedings are now underway.**

4. **There are continuous training activities to improve the capacities and skills of local craftsmen and staff involved,** focussing on compliance with scientific principles and respect for traditional materials and techniques, as encouraged by the World Heritage Committee in paragraph 6 and 7 of the Decision 43 COM 7B.76. These include training courses on the conservation and development of historic sites for on-site conservation supervisors as well as a training project on Thai wooden architecture conservation for technicians. In addition, a Memorandum of Understanding (MOU) between the Ministry of Culture and the Ministry of Labour is also under development to ensure the continuity of necessary training and to enhance standards for technicians in various fields of conservation skills. At the same time, **useful findings from the training will also be incorporated and used as a model for scientific conservation methods, which will help enhance the use of scientific processes for conservation work, particularly through the analysis of traditional materials, techniques and skills.** This process will further help

enhance the review and development of monitoring and risk assessment systems as well as mitigate any negative impact on the cultural heritage property through enabling real time responses.

5. With reference to paragraph 8 of the Decision 43 COM 7B,76 requesting the State Party to inform the World Heritage Centre of any future plans for major restoration or construction projects which may affect the World Heritage Property's OUV, **relevant Thai agencies have been conducting an Environmental Impact Assessment (EIA) in compliance with the Promotion and Conservation of the National Environmental Quality Act (No.2) 2018 on a high-speed train station construction project (Phra Nakhon Si Ayutthaya Station) as well as a study on an urban development and transportation infrastructure in relation to Transit Oriented Development (TOD). At present, no large-scale infrastructure project within the vicinity of the World Heritage Property has been approved.**

6. To strengthen ongoing efforts to safeguard the World Heritage Property's OUV and to reflect the complete historical footprint of the Historic City of Ayutthaya as referred to in paragraph 9 of Decision 43 COM 7B.76, **the State Party has set up a working group to study the feasibility of an expansion of the Historic City's inscribed area and its buffer zone and conduct a situational analysis.** The findings of the feasibility study will be presented to the Thai National Committee on the World Heritage Convention for consideration.

7. With regards to paragraph 10 of the Decision 43 COM 7B.76, Thailand would like to submit herewith **the updated Master Plan for the Conservation and Development of the Historic City of Ayutthaya B.E. 2561-2570 (2018-2027) and the revised Notification on Rules and Procedure in Pursuing Permission of Building Construction within Ayutthaya City Island's Archaeological Area** for the Advisory Body's consideration.

## Response to the World Heritage Committee Decision

43 COM 7B.76, 43<sup>rd</sup> session of the Committee (Baku, 2019)

The State Party has carried out activities in response to the recommendations of the Committee, as follows.

**Paragraph 3. Acknowledges the State Party's efforts to continue addressing conservation and management issues, and in particular the finalization of updated Master Plan for Conservation and Development (2018-2027), including a disaster risk prevention strategy, and encourages the State Party to ensure the timely adoption and implementation of the updated Master Plan and any associated strategies and to provide further information on the implementation of provisions for disaster responses and evaluation of the impact on communities of relocation programmes;**

The Conservation and Development Plan of the Historic City of Ayutthaya (BE 2561-2570) was submitted to Cabinet on 12 September 2019, and is currently within the consideration process.

Nevertheless, in the meantime, the State Party has ensured that on-going implementation activities and budget requests for the site have been in line with the Action Plan specified in the Master Plan. Local, provincial and national committees charged with coordination at the World Heritage site provide the on-going mechanism to drive activities related to various strategic dimensions within the framework of the Master Plan. Current activities are planned in accordance with priorities identified in the Master Plan, including the issues of Disaster Risk Management and community improvements.

Disaster Risk Management The issue of disaster risk is addressed in Sub-Plan 8 of the Master Plan (Disaster Risk Mitigation— sub-plan). In accordance with the Disaster Risk Management process, this takes into account emergency preparedness, response and recovery. Sub-Plan 8 seeks to manage impacts from various risks, including floods that may affect the Ayutthaya World Heritage site. Sub-Plan 8 is in line with the “Flood Risk Assessment” study conducted by the UNESCO Institute for Water Education (UNESCO-IHE) with the Fine Arts Department, the Hydro-Informatics Institute, Asian Institute of Technology and

UNESCO Bangkok, with support from the Asian Development Bank (UNESCO-IHE et al., 01, *Flood Risk Assessment Study for the Historic City of Ayutthaya, Thailand*).

Currently, measures for disaster risk management undertaken at the site include the following:

**1) Assessment of risks and emergency preparedness** The site management authorities have worked with relevant stakeholders, including the provincial authorities, in risk assessment and emergency preparedness. The relevant authorities have assessed risks from flooding, made emergency preparations, designed mitigation measures and planned response measures. Every year, a Flood Disaster Prevention and Response Centre at Ayutthaya was set up to deal with flood risks in a timely manner, from emergency response to recovery. The Centre is chaired by the Governor of Ayutthaya Province and the Director of the Ayutthaya Historical Park serves on the committee. The Centre provides a coordination platform, oversees preparation drills and is responsible for mitigating impacts. The Centre works closely with the Office of the National Water Resources and the Royal Irrigation Department to establish a flood warning system to effectively mitigate and respond to floods.

**2) Flood risk prevention and mitigation** Various agencies have undertaken a range of measures in terms of flood risk prevention and mitigation, both at the regional level and the local level, which includes water barriers and increasing water detention capacity. These measures seek to prevent flooding in the entire historic island of Ayutthaya, which in turn will ensure that the World Heritage site is well-protected. The two levels of protection (at the regional and local levels) are in line with the recommendations of the flood risk study referred to above. Archaeological studies were undertaken as part of all these projects, to identify and mitigate any possible impacts on archaeological remains.

**2.1) Regional mitigation measures** Regional mitigation measures aim to reduce impacts on the historic city of Ayutthaya. The regional by-pass channel (Bang Bon-Bang Sai Channel) will divert water away from the historic city. It is under implementation by the Royal Irrigation Department and is expected to be completed in 2022. (See Figure 1).

**2.2) Local mitigation measure using water barriers.** Water barriers have been implemented at strategic locations, including high-risk areas and high-value sites.

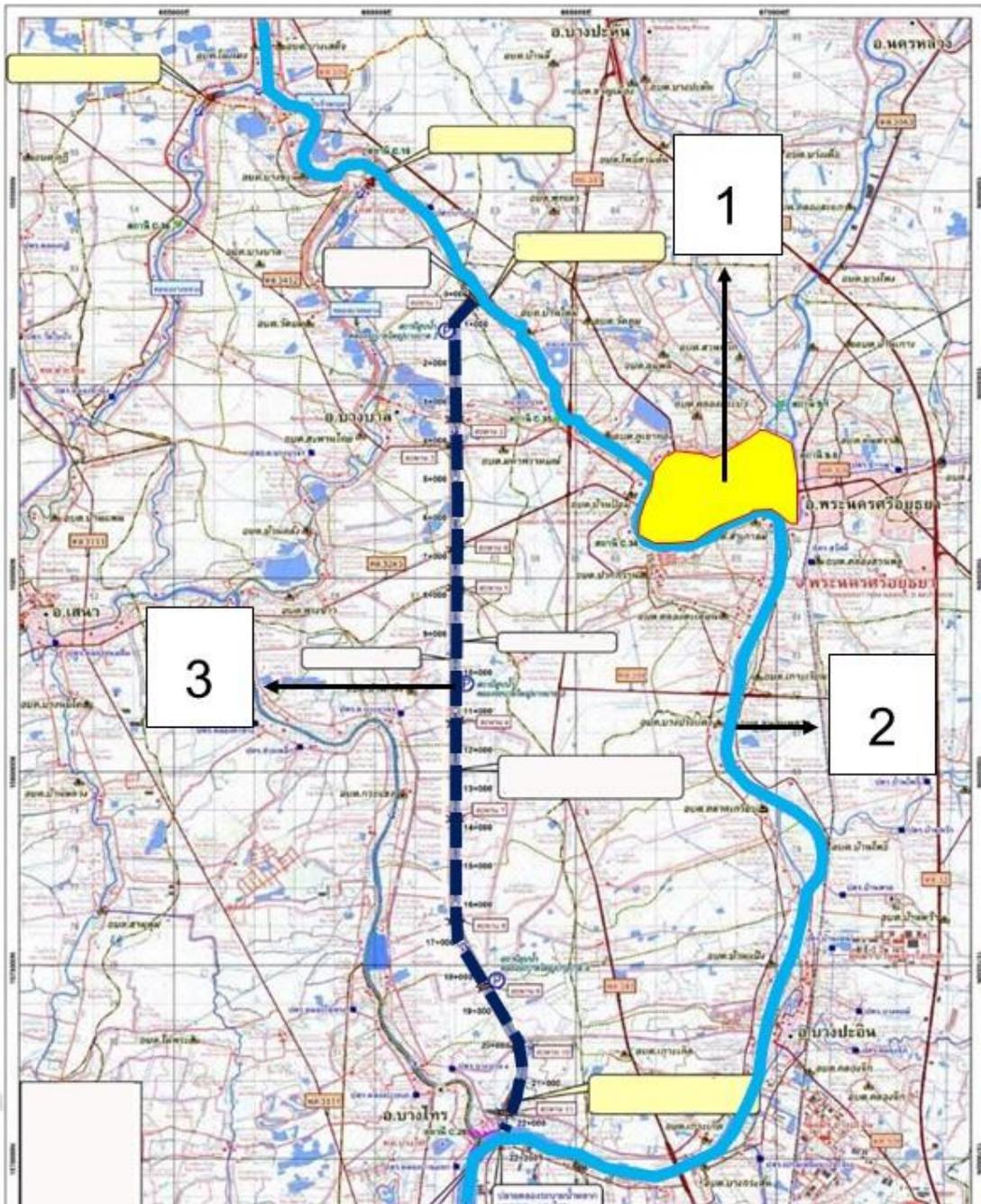
2.1.1) A water barrier system has been undertaken along the western flank of the historic island, near the Sri Suriyothai Chedi, where the Chao Phraya River is extremely narrow and the water level is very high each year. The system uses temporary barriers which can be removed and stored. The project was conducted during 2019-2020.

2.2.2) The embankment along the riverfront at the northeastern corner of the historic island, near the Chandrakasem Museum, has been reinforced. This was the location where floodwaters entered the historic city in BE 2554, leading to the entire island being submerged subsequently.

2.2.3) Installation of temporary removable barriers at highly significant, high-risk locations along the riverfront, including: Wat Dhammaram, Wat Chai Wattanaram, Portuguese Village, Dutch Village and Wat Choeng Tha (see Figure 2). These significant sites are located around the historic city and have the potential to be included in any possible expansion of the World Heritage property in the future.

**2.3) Local mitigation measure by increasing water detention capacity.** In the event of flooding, the flood risk study mentioned above emphasizes the need to increase temporary water detention capacity within the historic island, prior to discharging the water through drainage and pumping. Water detention capacity in the historic island of Ayutthaya has been increased through dredging ancient ponds, moats and canals. This include Klong Tho canal, the group of ponds associated with Phra Ram pond at the centre of the historic city and various other minor canals in Suan Somdej in the low-lying southwestern corner of the historic city. The work was completed in 2019 under the Neramit Ayutthaya project.

Figure 1



The regional by-pass channel  
(Bang Bon-Bang Sai Channel)

- 1 Historic island of Ayutthaya
- 2 Chao Phraya River
- 3 Bang Bon-Bang Sai Channel

Figure 2

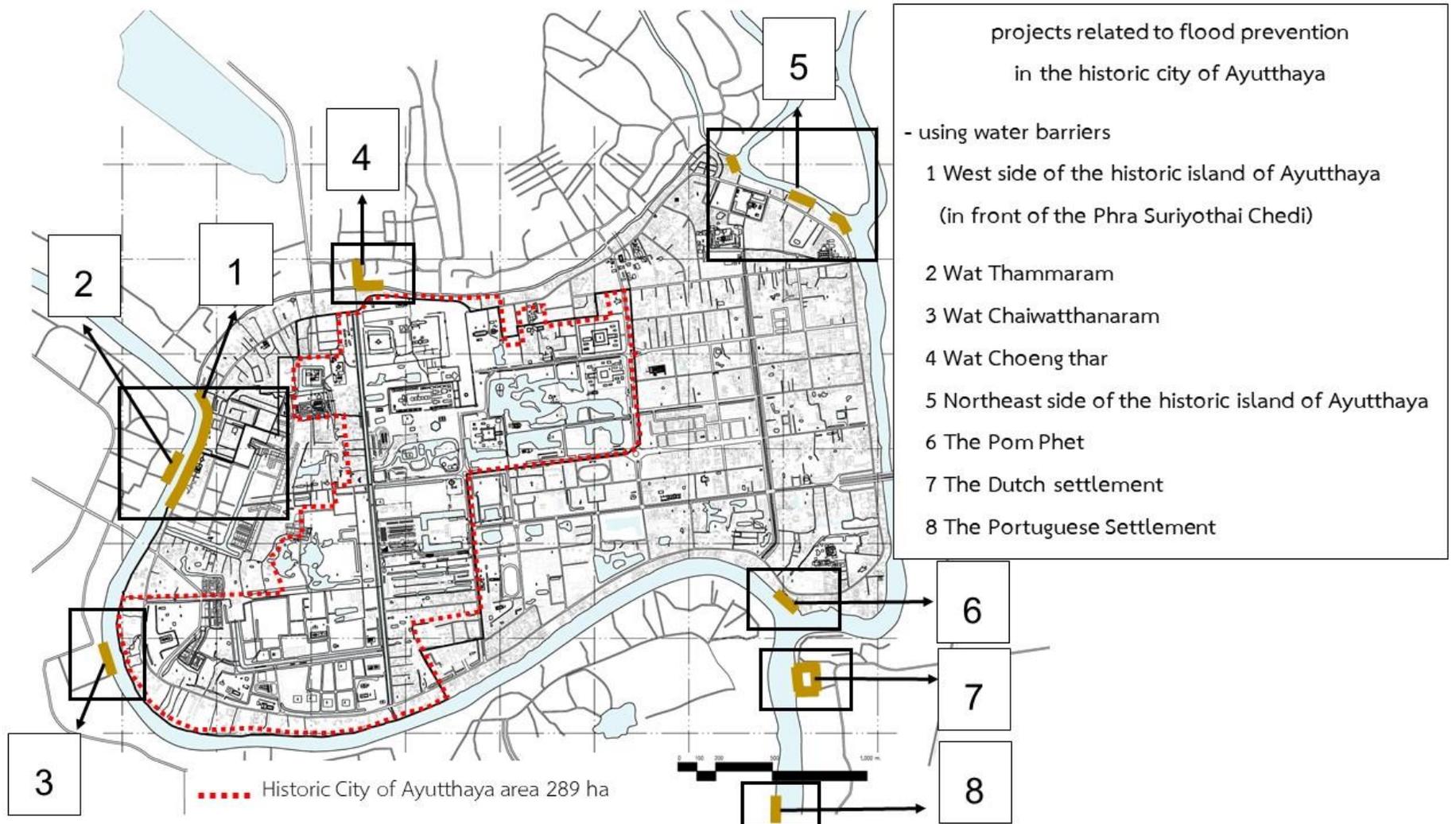
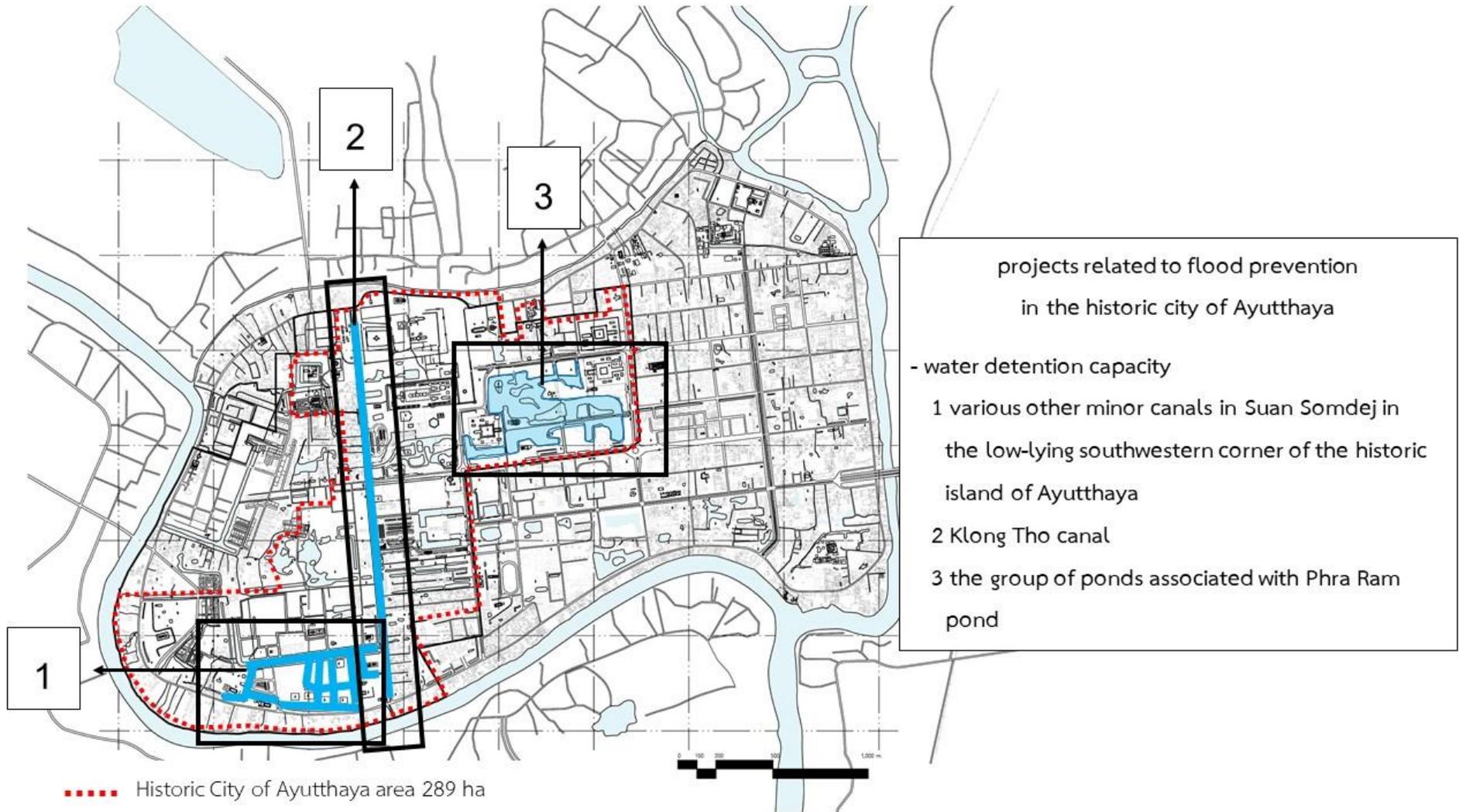


Figure 3



**3.) Emergency response** Sub-plan 8 calls for provisions for emergency response and recovery, such as preparation of staff for emergency response, evacuation plan, warning system and temporary storage.

Community impacts Sub-plan 4 under the Master Plan (Land use and community improvement) aims to manage archaeological areas in a manner that is compatible with sustainable community use. The following measures will be undertaken in 2021 with a view to assessing the social impacts to the communities which may be affected by relocation, including illegal encroachments: (i) community baseline study, (ii) consultations with stakeholders, and (iii) initial identification and assessment of potential impacts and the development of appropriate measures accordingly.

**Paragraph 4. Welcomes the updated Notification on Rules and Procedure in Pursuing Permission of Building Construction in an effort to protect the Outstanding Universal Value (OUV) of the property, on which further comments are provided in an ICOMOS technical review for consideration by the State Party;**

The retrospective Statement of OUV of the Historic City of Ayutthaya has referred to the relationship between the inscribed World Heritage property and its adjacent areas (the remaining parts of the historic island and the area surrounding the island) which together reflect the historic urban footprint of Ayutthaya as a whole. The State Party would like to clarify that the entire historic island of Ayutthaya is protected under national law, namely through gazettelement under the Act on Ancient Monuments, Antiques, Objects of Art and National Museums (BE 2504, revised BE 2535). Moreover, in the entire historic island, new urban development is controlled under the Notification on Rules and Procedure in Pursuing Permission of Building Construction within Ayutthaya City Island's Archaeological Area (current version in use since BE 2540 and currently under revision). At a larger scale, the Act also provides legal protection for related historic sites surrounding the island such as the ancient settlement of Ayodhya, various foreign enclaves, inland ports and important monumental sites such as Wat Chai Wattanaram and Wat Phukhao Thong. Therefore, in addition to the World Heritage site, these contiguous and surrounding areas of historic significance are fully protected under national and local laws and regulations, ensuring that the traces of historic Ayutthaya as a whole are preserved intact.

In response to issues raised by the ICOMOS Technical Review, the State Party would like to clarify that the revised Notification provides stricter control of new urban development in three ways, as follows:

- 1. Stricter control of building height in the World Heritage property.** The current Notification allows for building in the heart of the World Heritage property up to 8 metres high. However, the updated Notification does not allow any new construction in this area, with the exception of public facilities and utilities. The State Party would like to clarify that this refers to electrical control rooms, water pump rooms, guard booths and temporary structures such as tents used during events.
- 2. Expanded control of building heights and views of the historic city.** The updated Notification makes a new provision to control development (i) along the entire riverside perimeter of the historic city island as well as (ii) the area flanking the eastern edge of the World Heritage property (with a 30-meter strip along Cheekun Road). This provides a stricter level of control around the historic island and the adjoining area of the World Heritage property, with building heights being limited to 8 metres under Zone 2 designation. In so doing, the visual integrity of the riverside landscape as well as views from important monuments such as Wat Mahathad will be more strictly protected by controlling new developments from blocking key visual connections.
- 3. Stricter control of new building design and construction.** Whereas the current Notification only controls building heights, the updated Notification provides detailed guidance on permissible building design, such as building size, distance to monuments and archaeological sites, roof form and color.

The State Party would like to submit the draft updated Notification to ICOMOS for further review, prior to formal adoption (per Annex 2). With a view to safeguarding the property's OUV in a more comprehensive manner, the State Party has launched a study about possible approaches for expanding the existing World Heritage property and potential buffer zone. The recommendations from this study will be tabled to the Thai National World Heritage Committee, chaired by the Deputy Prime Minister, and

shared accordingly with the World Heritage Centre. In the possible event that the boundaries of the World Heritage property are adjusted in the future, the State Party will then revise the World Heritage boundary, Master Plan, Notification and other regulations accordingly to ensure comprehensive protection of the historic site.

**Paragraph 5. Requests the State Party to pursue comprehensive implementation of the demolition order for the University Faculty of Fine Arts building, to ensure that there is no negative impact on the OUV of the property;**

The Faculty of Fine Arts building of Rajabhat University Ayutthaya is located outside the World Heritage property. However, as it is in the historic island, which has been gazetted as archaeological site since BE 2540, construction which has not received prior permission from the Director General of the Fine Arts Department is considered in contravention of the Act on Ancient Monuments, Antiques, Objects of Art and National Museums (BE 2504, revised BE 2535) under Articles 7 bis, 10, 32 and 35. The Fine Arts Department has undertaken legal action against the University in order to stop construction and demolish the building. Currently, the University has stopped construction, per the court order.

Following this incident, the University as well as other stakeholders and residents within Ayutthaya have demonstrated greater awareness of the value of cultural heritage and have improved their compliance with the laws and regulations protecting historic sites. Furthermore, the University and the Fine Arts Department have increased collaboration in promoting heritage education and interpretation of the historic sites within the University. Moreover, the two organizations have entered into a MOU to develop new curricula related to these issues together.

**Paragraph 6 . Notes with satisfaction the continued training activities organized to improve the capacity of local craftspeople who undertake conservation activities, and**

**also encourages the State Party to continue organizing such capacity-building activities to respond to identified training needs;**

Since BE 2560, the State Party has been cooperating with UNESCO Bangkok and other partners including leading educational institutions in undertaking capacity-building activities related to traditional building crafts and conservation. There are three target groups for training: skilled craftspeople and artisans, site supervisors and foremen, and conservation specialists.

Staff from the Ayutthaya Historic Park took part in the following training programmes in BE 2562-2563. In BE 2562, training was conducted for site supervisors. In BE 2562-2563, training was carried out for conservation carpenters by UNESCO in cooperation with the Fine Arts Department, the Department of Skills Development under the Ministry of Labour, the Office of Vocational Education under the Ministry of Education, Silpakorn University and Mrigdayavan Palace Foundation.

In total, over 200 personnel have been trained, thus achieving the objectives of reviving knowledge about traditional building artisan skills and upgrading standards for conservation practitioners. The various training curricula continue to be developed further and refresher training has been carried out. Furthermore, in order to systematize the gains from these capacity-building activities in the long run, the Fine Arts Department and the Department of Skills Development have signed an MOU. This MOU will provide the basis for regular training and the future development of occupational skills standards for specialized conservation workers such as masons and carpenters, in accordance with the relevant regulations and international standards.

**Paragraph 7. Further encourages the State Party to monitor the inscribed monuments regularly and to ensure that any intervention is based on scientific conservation principles and respects the use of traditional materials and skills;**

The capacity building activities as explained above in Item 6 have resulted in greater use of appropriate materials, techniques and traditional artisan skills in conservation activities at the site. Research that was carried out during the course of previous training activities provided useful references, such as analysis of historic formulas for lime mortar. The training activities have also provided a model approach for restoring monuments,

including: value assessment, chemical and mechanical analysis of materials, conservation methodology, selection of appropriate materials, transmission of local knowledge and skills, as well as documentation of the conservation process. In the future, conservation guidelines and manual will be produced for the historic city of Ayutthaya.

Furthermore, the Fine Arts Department has initiated a project to install a conservation lab in the Ayutthaya Historical Park, in order to provide reinforced support for a scientific approach to studying and conserving the monuments.

The State Party monitors the monuments as part of the daily patrolling routine which is carried out in the entire historic island and the surrounding area. The Fine Arts Department is in charge of monitoring and reporting at the site, focusing on the condition of monuments as well as encroachment, with a view to preventing any damage from occurring.

In the future, the State Party will review the existing monitoring process. In addition to basic techniques (such as visual inspection, recording and reporting), it will propose enhanced monitoring techniques such as the use of sensors, better documentation, improved monitoring routes and frequency. In addition, a risk map should also be undertaken in the World Heritage property and other archaeological sites that require close monitoring for signs of deterioration, in order to prioritize future conservation work.

**Paragraph 8. Also requests the State Party to inform the World Heritage Centre, of any future plans for major restoration or new construction projects that may affect the OUV of the property, in accordance with Paragraph 172 of the Operational Guidelines, before such projects commence or any irreversible decisions are made;**

The State Party wishes to clarify that there is (1) a proposal to construct a high-speed rail station for Ayutthaya (to the east of the historic island) by the State Railway of Thailand authority and (2) a study for an associated Transit Oriented Development around this station by the Office of Transport and Traffic Policy and Planning. An Environmental Impact Assessment study for the high-speed rail project is currently being carried out, per the Promotion and Conservation of National Environmental Quality Act (BE 2561).

Furthermore, the State Party hereby clarifies that both projects have been reported to the Thai National World Heritage Committee on December 17, 2020, chaired by

the Deputy Prime Minister. The meeting passed a resolution instructing the State Railway of Thailand under the Ministry of Transport as the owner of the project to conduct a study to identify potential ways to change the alignment of the high speed railway and the location of station from the original area. Then, the meeting instructed to undertake the Heritage Impact Assessment (HIA) study once these alternative alignments have been identified.

**Paragraph 9. Further requests the State Party to pursue an extension to the boundary of the property to reflect the complete footprint of the City of Ayutthaya in consultation with the World Heritage Centre and the Advisory Bodies, with a view to submitting a re-nomination or minor boundary modification proposal;**

The State Party, with the Fine Arts Department as the focal point, has formed a committee to study the potential expansion of the World Heritage site in order to reflect the historic city footprint in a comprehensive manner. A feasibility study will be undertaken for this possible expansion of the World Heritage boundary and the possible designation of a buffer zone, in order to assess the most appropriate manner for protecting the Outstanding Universal Value and the context of the historic city. The findings of the feasibility study will be proposed to the Thai National World Heritage Committee, chaired by Deputy Prime Minister General Prawit Wongsuwan, for consideration. It will then be shared with the World Heritage Centre and Advisory Bodies.

**Paragraph 10. Finally Requests the State Party to submit to the World Heritage Centre, by 1 December 2020, an updated report on the state of conservation of the property, including the updated Master Plan for Conservation and Development and the updated Notification on Rules and Procedure in Pursuing Permission of Building Construction at the property, for review by the Advisory Bodies.**

The following documents are provided as annexes to this Report on the State of Conservation of the Historic City of Ayutthaya World Heritage property:

- 1) The Master Plan for the Conservation and Development of the Historic City of Ayutthaya (BE 2562-2570) (Annex 1)
- 2) Revised Notification on Rules and Procedure in Pursuing Permission of Building Construction (Annex 2)

Appendix 1

# The Master Plan for Conservation and Development for the Historic City of Ayutthaya (2018-2027)

## Background

The Fine Arts Department, Ministry of Culture of Thailand, has actively undertaken conservation and management measures at the Historic City of Ayutthaya since 1969. The conservation work had been moderately successful as numbers of antiques and ancient monuments were destroyed and invaded, some were naturally deteriorated. The Fine Arts Department, therefore, decided to create a Master Plan aimed for a systematic and effective conservation and development for the Historic City of Ayutthaya. The Master Plan was approved by the Cabinet on March 23, 1993 and was carried out until completed its term in 2001. Up until present, the Fine Arts Department has continued to follow the Master Plan's framework. However, there still are various challenges in the conservation work, for instance, the lack of coordination and integration of related agencies' laws and regulations, the encroachment on the archeological sites (ancient commercial areas, ancient roads and canals), traffic problem, environmental problems (pollution, polluted water). Some buildings had been underutilized, such as market place, floating market, Bueng Phra Ram (Rama lagoon) and the area at the back of the old City Hall. The 39<sup>th</sup> session of the World Heritage committee had issued a decision that recommends Thailand to undertake conservation and development measures at the Historic City of Ayutthaya with a focus on the capacity building of conservation personnels and the construction control within the area of the property. Therefore, the Board of Committee of the project to conserve and develop the Historic City of Ayutthaya, in April, 18<sup>th</sup> 2016, agreed to provide an updated 5-to 10-year Master Plan for Conservation and Development for the Historic City of (2018-2027) to ensure the continuous work of conservation and development within the historic city.

## Outstanding Universal Value

The Historic City of Ayutthaya is located in the Ayutthaya city island of Phra Nakhon Si Ayutthaya District, Phra Nakhon Si Ayutthaya Province. The total area of the World Heritage property is 289 hectares. According to the Royal Thai Government's Gazette on the Archaeological Site Designation published on 17 August 1976, the Historic City of Ayutthaya is comprised of 181 archaeological sites, in which 82 sites are visible at present

and another 99 sites are mentioned in historic sources but have not yet been found their present location. The Historic City of Ayutthaya was inscribed as the World Heritage Site at the 15th Session of the World Heritage Committee at Carthage, Tunisia on 13 December, 1991 on the basis of the Criterion (iii): “The Historic City of Ayutthaya bears excellent witness to the period of development of a true national Thai art.” The traces also bear witness to its flourish and the appropriate location of community. The designated area of the World Heritage property is covering the most important sites and monuments, including Ayutthaya Royal Palace, Wat Phra Si Sanphet, Wat Mahathat, Wat Ratchaburana, Wat Phra Ram, Wihan Phra Mongkhon Bophit, Wat Lokaya Sutha, and Wat Thammikarat.

### **Area of the property covered in the Draft of the updated Master Plan**

The draft of the updated Master Plan covers areas in the historic city where highly important archaeological sites are situated. The main area, which has been inscribed as the World Heritage Site, covers 1,810 rai (289.6 hectares). The 6 additional areas of high importance and potential that are also covered in the draft of the updated Master Plan include,

1. The Palace of the Second Royal Heir
2. The Pom Phet
3. The Old Chan Kasem Palace
4. The north exit of the Tor Canal
5. The Pratu Chai
6. The Pratu Khao Pluek fortress

### **Development Concept for the Historic City**

The draft of the updated Master Plan for Conservation and Development for the Historic City of Ayutthaya (2018-2027) aims for the living historic city where people can live harmoniously with the archeological sites under the framework of the World Heritage Committee’s guidelines, charter, and convention, as well as the State Party’s Act on Ancient Monuments, Antiques, Objects of Art and National Museums, B.E.2504 (1961) as amended by B.E.2535 (1992). The draft of the updated Master Plan also aims to fulfill the Thai government’s policy on cultural capital development (national heritage) for tourism promotion and to put in place a disaster risk management system by taking into account the

national administration strategy, government policies, related agencies' strategies, and the objectives of the World Heritage Convention.

Therefore, it lays out conservation and development work for the historic city comprising of the main area of 1,810 rai (289.6 hectares) inscribed as the World Heritage Site and the additional 6 areas of high importance and potential. It provides framework for ancient monuments restoration, public utility system development, environmental and landscaping improvement, research support and tourist services, career promotion in line with creative economy using cultural capital, and community development within the historic city area aimed at local community development along with national heritage conservation to become cultural tourist attraction.

### **Development objectives**

The draft of the updated Master Plan includes 8 sub-plans that stipulate objectives and the guidelines for development as follows:

#### **Sub-plan 1 Research and field advancement for archaeology**

The sub-plan aims to coordinate archaeological works with the restoration of the Historic City of Ayutthaya, as well as to harmonize the development with the local community and government policies.

It calls for conservation and development in the area as follows;

1. Ancient monuments that have not yet had any archaeological interventions;
2. Ancient monuments shown in the city's old map but interventions have not been carried out yet;
3. Ancient commercial areas and the monuments

#### **Sub-plan 2 Ancient monument conservation**

The sub-plan aims for the conservation and restoration of ancient monuments that have already been surveyed and excavated in order to best preserve their archaeological evidence and prevent them from dilapidation or collapse in the future. This also enables these ancient monuments to become learning and tourist sites. The sub-plan calls for:

1. The conservation of ancient monuments that have already been surveyed and excavated;
2. The restoration of ancient monuments that have already been restored.

### **Sub-plan 3 Ancient roads and canals conservation and restoration**

The conservation and restoration of ancient roads and canals are aimed to revive the ancient evidence and landscape of the Historic City of Ayutthaya and shall benefit the local people and visitors to the historic city areas. The work includes:

1. Ancient road system conservation and restoration
2. Ancient canal system conservation and restoration

### **Sub-plan 4 Land use monitoring and community improvement**

The sub-plan's objective is to ensure the sustainable harmony of the ancient monument areas and the local community. It aims for the local residents to fully benefit from the access to public facilities and utilities and the effective city management within the Historic City of Ayutthaya's cultural landscape. The sub-plan calls for:

1. The conservation and development of 8 significant areas within the Ayutthaya Historical Park, namely:

- Area 1 The most significant archaeological site area
- Area 2 Somdet Phra Srinagarindra Park area
- Area 3 Research support and tourist services area
- Area 4 Ayutthaya Historical Park Administration area
- Area 5 Existing community to be redeveloped area
- Area 6 Community relocation support area (According to the original Master Plan of 1993-2001)
- Area 7 Community relocation support area (According to the draft of the updated Master Plan 2018-2027)
- Area 8 Siriyalai Villa area

2. The development and improvement of community within the area of Ayutthaya Historical City.

3. The improvement of the public facilities and utilities system, safety, community environment, waste water treatment and landscape.

### **Sub-plan 5 Cultural landscape improvement**

The sub-plan aims to revive the atmosphere and landscape of Ayutthaya Kingdom for the public and tourists to learn and experience the history. Facilities and public utilities system will be improved to serve the local residents and tourists without interfering the archaeological evidence context. The plan is set to carry out these following activities.

1. Landscape improvement for ancient city atmosphere
2. Bypass road construction averting ancient monuments
3. Road, footpath, and road traffic system development
4. Development of electrical system and telephone system
5. Development of water supply and water consumption system

### **Sub-plan 6 Public relations and tourism promotion**

The sub-plan aims to publicize research and tourism information through various media channels, including cultural activities organization. The following measures are to be carried out.

1. Visit system management
2. Research and tourism services area arrangement
3. Research and tourism services management and administration
4. Research and conservation promotion and academic knowledge dissemination
5. National museum development
6. Cultural tourism promotion activities

### **Sub-plan 7 Community income promotion**

The sub-plan aims to support and revive local culture in order to create jobs, and increase income directly and indirectly for local people. Measures to be taken include:

1. Economic promotion: the plan mainly focuses on arts and crafts, trainings on creative economy concept, and the application of knowledge on ancient monument and antiques to create handicrafts that are signature of the Historic City of Ayutthaya.

2. Social activities: the plan focuses on promotion of knowledge advancement, better understanding, attitude adjustment of local people towards livelihood in the World Heritage Site, and hospitality and national cultural heritage conservation awareness.

## **Sub-plan 8 Disaster risk mitigation measures**

The sub-plan includes these following activities:

1. The provision and revision of disaster risk mitigation measures derived from incomplete work from the original Master Plan will be applied in line with the development goals of the historic city.
2. The Disaster/ Emergency Preparedness plan assigns persons in charge of incidents according to severity levels of disasters as stipulated in the State Party's national Disaster Prevention and Mitigation Plan (2010-2014).
3. The evacuation plan prescribes assembly point and evacuation route to consider the necessary improvement.
4. The preparation of disaster risk reduction plan within the property.
5. Ancient monument development to improve disaster risk response.

## **Expected Results**

The expected results when the draft of the updated Master Plan for the Historic City of Ayutthaya is implemented include,

1. the cooperation of all diverse sectors to sustainably conserve and develop the Historic City of Ayutthaya;
2. the Historic City of Ayutthaya will be the world's major tourist destination, which would be a source of increasing income for the surrounding communities;
3. the property is conserved and developed to support increasing number of tourists both domestically and internationally;
4. the enhancement of knowledge on archaeology and ancient monuments conservation, as well as the exchange of knowledge, techniques, and international standards on ancient monument conservation.

## **Management Mechanism**

1. Administration and project monitoring

The appointed Board of Committee on the Administration and Supervision of the project to conserve and develop the Historic City of Ayutthaya, chaired by Deputy Prime Minister in charge of Ministry of Culture, is responsible for the policy administration and management of the Historic City of Ayutthaya. The Board of Committee is tasked to perform management and coordination work, designate related sub-committees and working groups,

approve action plans, coordinate activities, revise and unify all related measures, and monitor annual works and accomplishments. The Board of Committee appoints two Sub-Committees, which are the Sub-Committee on the Management and Supervision of the Historic City of Ayutthaya and the Sub-Committee on the Technical Administration of the project to conserve and develop the Historic City of Ayutthaya.

The Sub-Committee on the Management and Supervision of the Historic City of Ayutthaya, which is chaired by the Governor of Phra Nakhon Si Ayutthaya Province and comprised of governmental agencies concerned, is tasked to manage and supervise the implementation of the draft of the updated Master Plan, the coordination of the front-line agencies, monitor and solve any problems that may occur, and also create action plans.

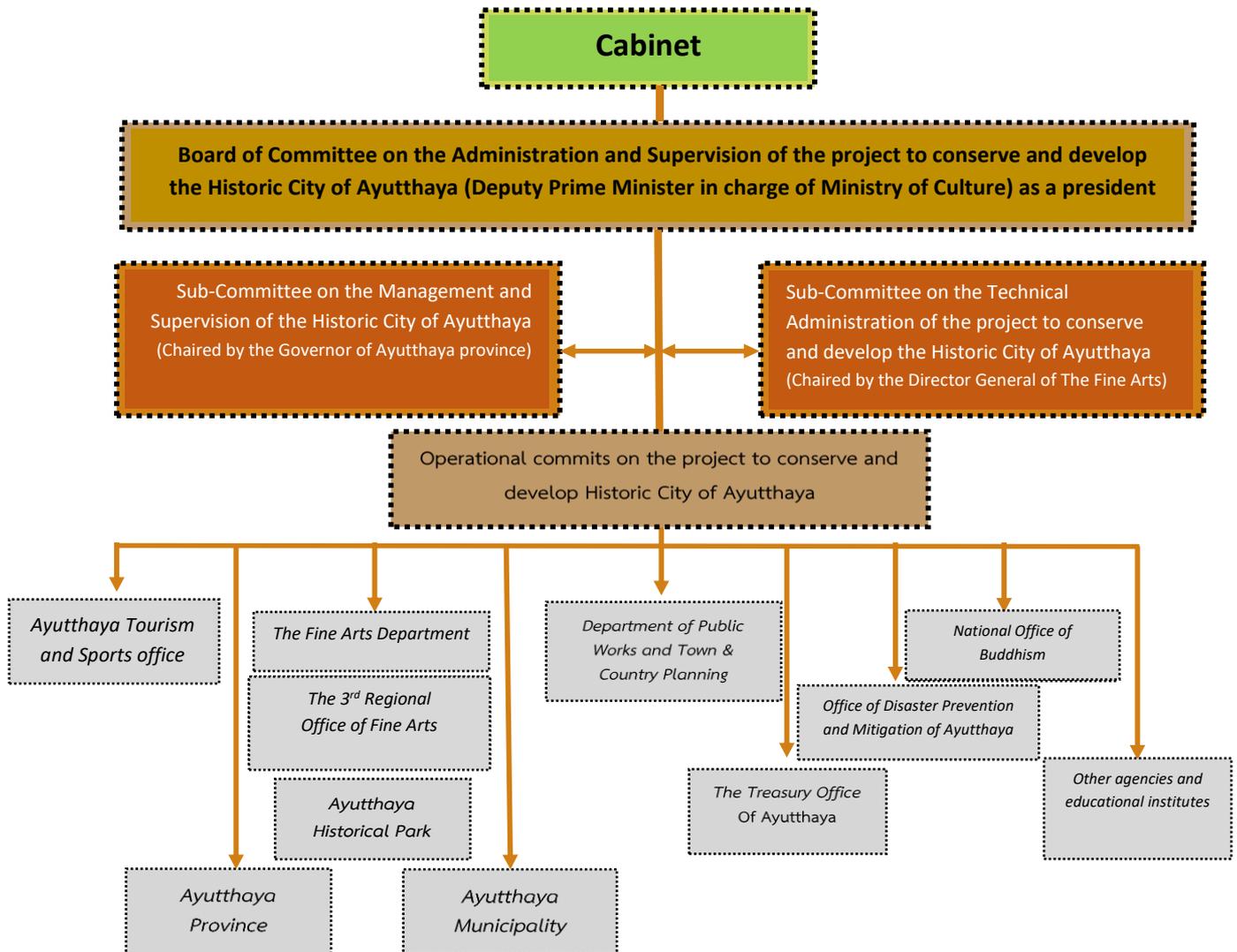
The Sub-Committee on the Technical Administration of the project to conserve and develop the Historic City of Ayutthaya, which is chaired by the Director-General of the Fine Arts Department and comprised of experts and scholars from agencies and universities, is tasked to ensure that the conservation and development of the Historic City of Ayutthaya is in accordance with academic principles, set standards, guidelines and action plans for concerned governmental agencies.

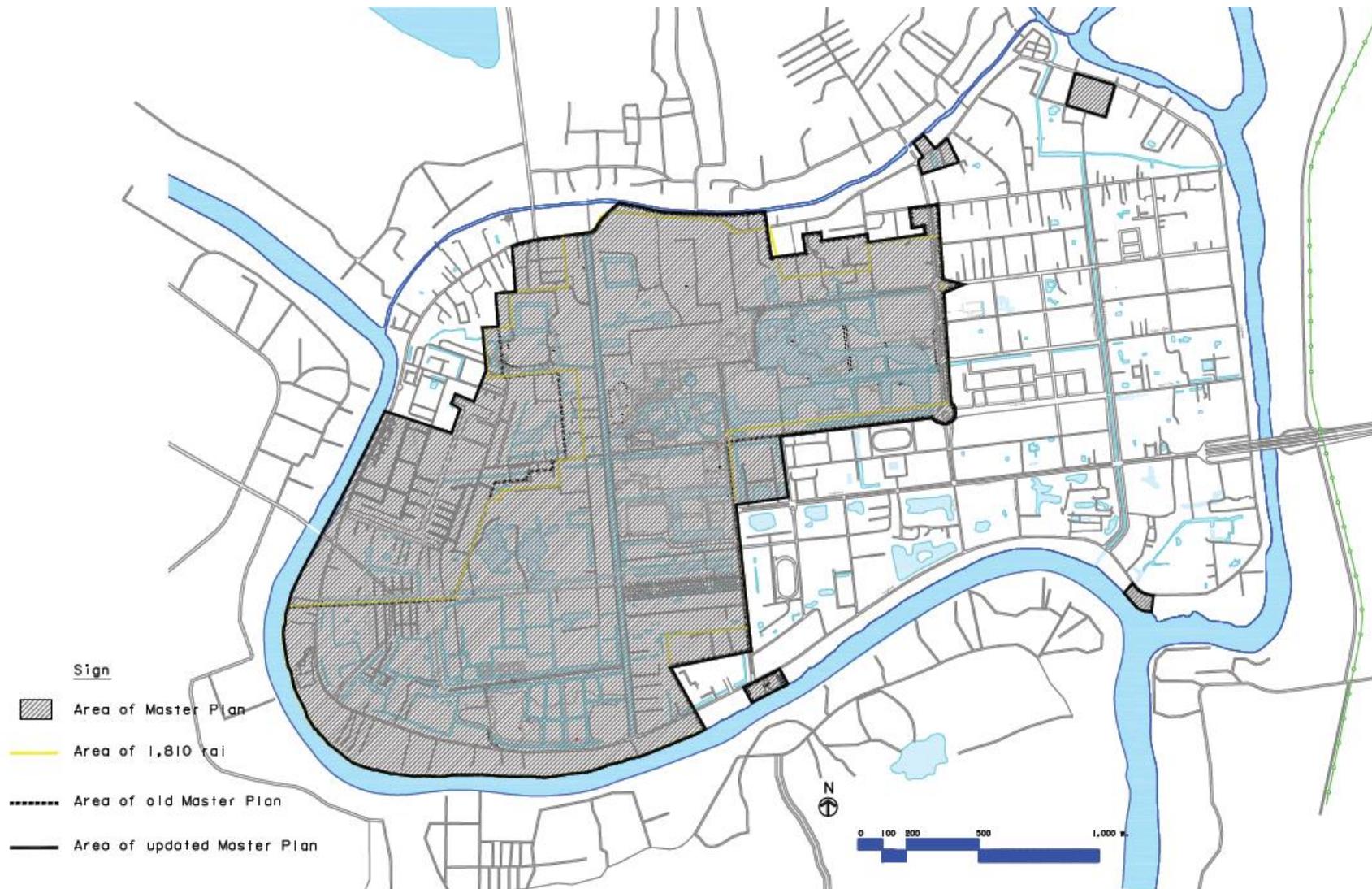
## 2. Project planning and administration

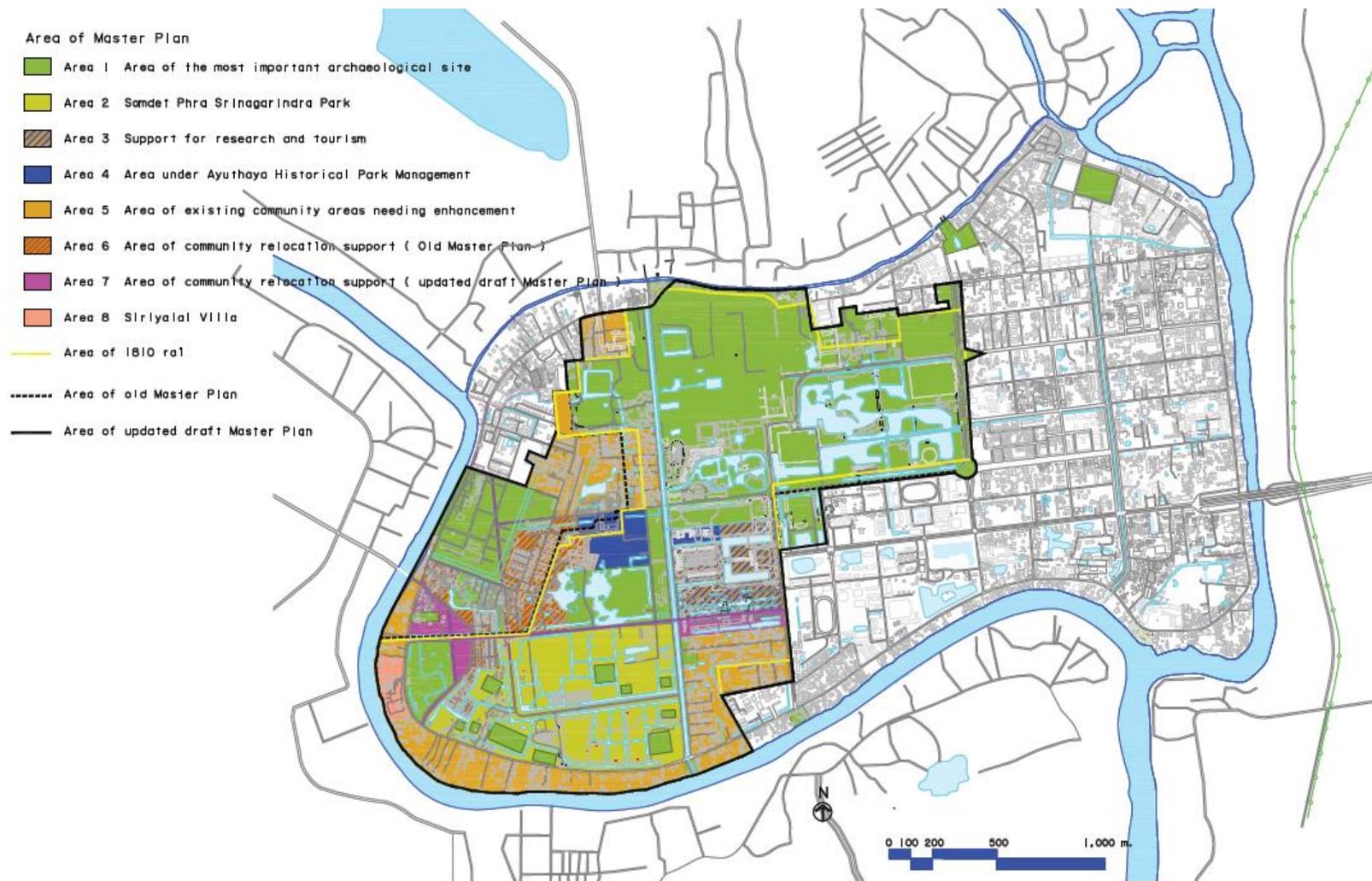
The Fine Arts Department and governmental agencies concerned shall administer the project and draft action plans on various areas along with budget planning to be proposed to the Board of Committee on the Administration and Supervision of the project to conserve and develop the Historic City of Ayutthaya for the approval. Also, the Fine Arts Department and the agencies concerned shall constantly submit progress report to the Board of Committee.

3. A study on the designation of the Historic City to be a special area Due to the fact that the Historic City of Ayutthaya has been a living archaeological site as populated communities have lived adjacent to ancient monuments, there has been inconsistency in a number of laws and regulations belonged to various agencies concerned. The draft of the updated Master Plan calls for a study on the possible designation of the Historic City to be a special area where special laws, organization, and a committee are to be specifically assigned to administer and manage the property in order to solve the inconsistent laws, the overlapping areas of authorities for a more efficient, effective and systematic administration of the property.

# Organization Chart on the project to conserve and develop Historic City of Ayutthaya







Land use and community improvement plan based on the draft of Master Plan for conservation and development of Historic City of Ayutthaya (2018-2027)

## The draft revised Notification on Rules and Procedures in Pursuing Permission of Building Construction with Ayutthaya Island's Archaeological Area

1. Zone dividing in the Ayutthaya City Island are as follows:

**Zone 1** is the area divided from Zone 1 in the current Notification which contains the Historic City's most significant monuments, namely:

- Ayutthaya Royal Palace
- Wat Phra Si Panphet
- Wat Mahathat
- Wat Ratchaburana
- Somdet Phra Srinagarindra Park
- The Old Chan Kasem Palace
- Pom Phet (early in Zone 3 of the current Notification)

In this zone, the new building is not allowed unless it is a temporary construction for public utility or facility. The maximum height of the building is 8 meters. The height is measured from the surface level of the nearest public road to the highest point of the wall or the upper edge of the roof beam.

**Zone 2** (set as Zone 1.1 in the revised Notification) is Zone 1 in the current Notification. In this zone, the legal building construction of the government and private sector is allowed. The maximum height of the building is 8 meters. The height is measured from the surface level of the nearest public road to the highest point of the wall or the upper edge of the roof beam. The additional areas of Zone 2 include:

- *the waterfront areas around Ayutthaya City Island*, which are parts of the areas of Zone 2 and 3 in the current Notification. The building height control in these areas aims to protect the island's geographic feature and preserve its landscape.

- *Wat Sena Sanaram area* (included in Zone 3 in the current Notification) Wat Sena Sanaram is the significant monument locating near the Old Chan Kasem Palace which is designated the most significant monument.

- *The 30-meter extended area along the eastern side of Chikun Road* (set as Zone 2 in the updated Notification) As this area is adjacent to Wat Mahathat and Wat Ratchaburana which are designated the most significant monuments, this height control will prevent view obscuration by tall buildings.

**Zone 3** (set as Zone 2 in the revised Notification) In this zone, the legal building construction of the government and private sector is allowed. The maximum height of the building is 12 meters. The height is measured from the surface level of the nearest public road to the highest point of the wall or the upper edge of the roof beam.

**Zone 4** (set as Zone 3 in the revised Notification) In this zone, the legal building construction of the government and private sector is allowed. The maximum height of the building is 15 meters. The height is measured from the surface level of the nearest public road to the highest point of the wall or the upper edge of the roof beam.

2. The revised Notification states that any activity causes change to the ground feature or the construction, demolition and renovation of buildings within the monument sites must be granted permission from the Director of the Fine Arts Department, according to the Act on Ancient Monuments, Antiques, Objects of Art and National Museums, B.E.2504 (1961) as amended by Act (No.2), B.E.2535 (1992).

3. The revised Notification specifies size of the building, as follows:

-The size of interior usable area of each floor of the temporary building in Zone 1 must not exceed 80 square meters.

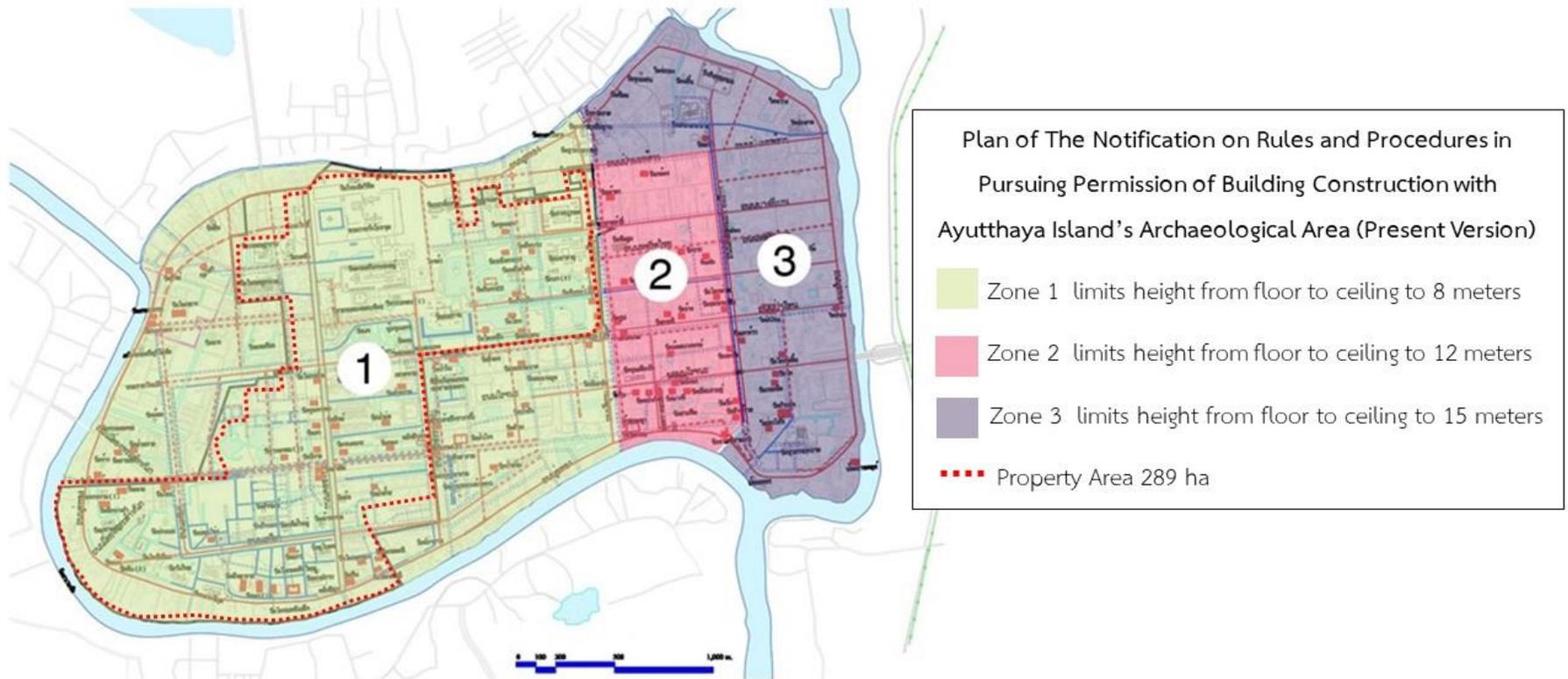
-The size of interior usable area of each floor of the public building in Zone 2,3 and Zone 4 must not exceed 320 square meters. The maximum width of the building on either side is 12 meters. The total interior usable area of the residential building does not exceed 120 square meters and the width on either side does not exceed 10 meters.

4. The revised Notification restricts the distance between the building and the monument at 10 meters in minimum unless it is the construction of public utility and public facility or the construction is granted permission by the Director of the Fine Arts Department.

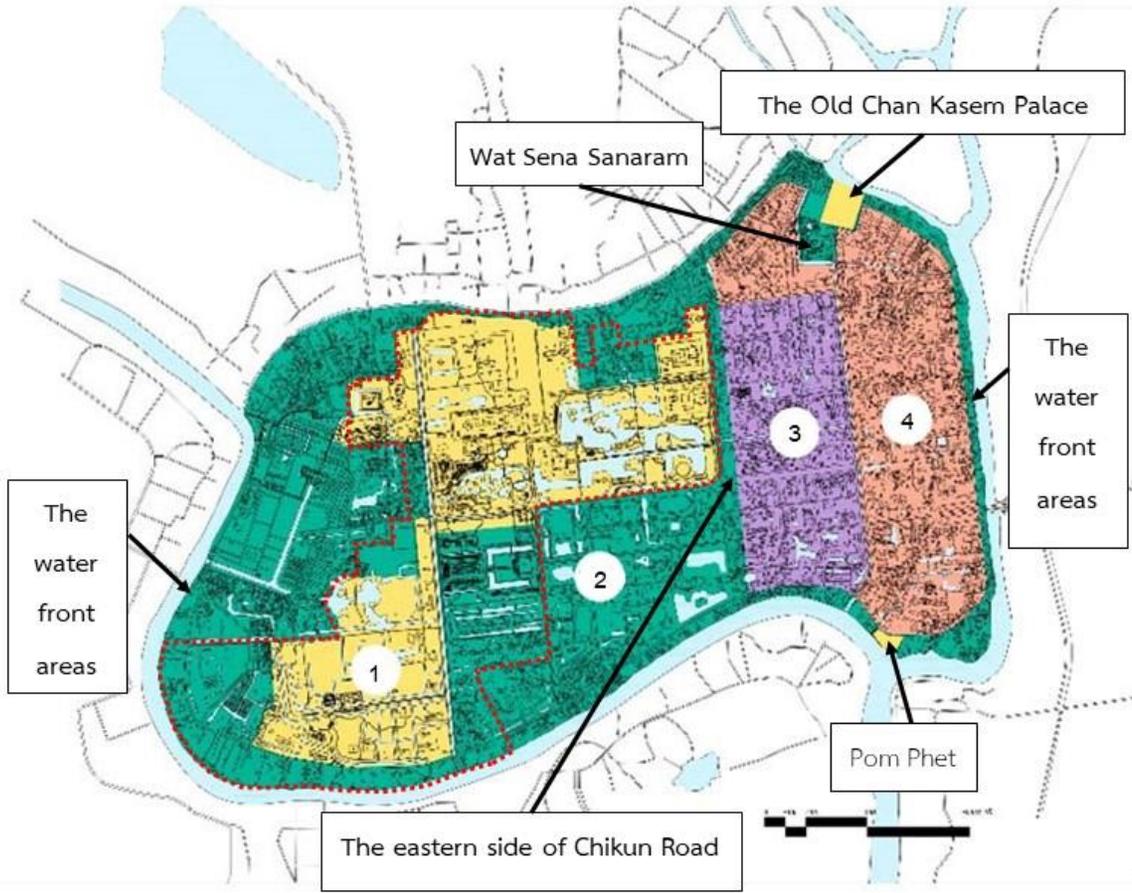
5. The revised Notification controls the color usage of the building to be harmonious with the monument. The permissible tones are, for example, white, brown, orange, gray or the original color of the materials.

6. The revised Notification states the process of pursuing building and documents required.

On 30 July 2020, the Fine Arts Department conducted the committee meeting on Rules and Procedure in Pursuing Permission of Building Construction in Ayutthaya City Island. The committee comprises the Director of the Fine Arts Department, the Governor of Ayutthaya province and the regional stakeholders to consider the revised Notification. This Notification will be promulgated by the Fine Arts Department after the approval of ICOMOS.

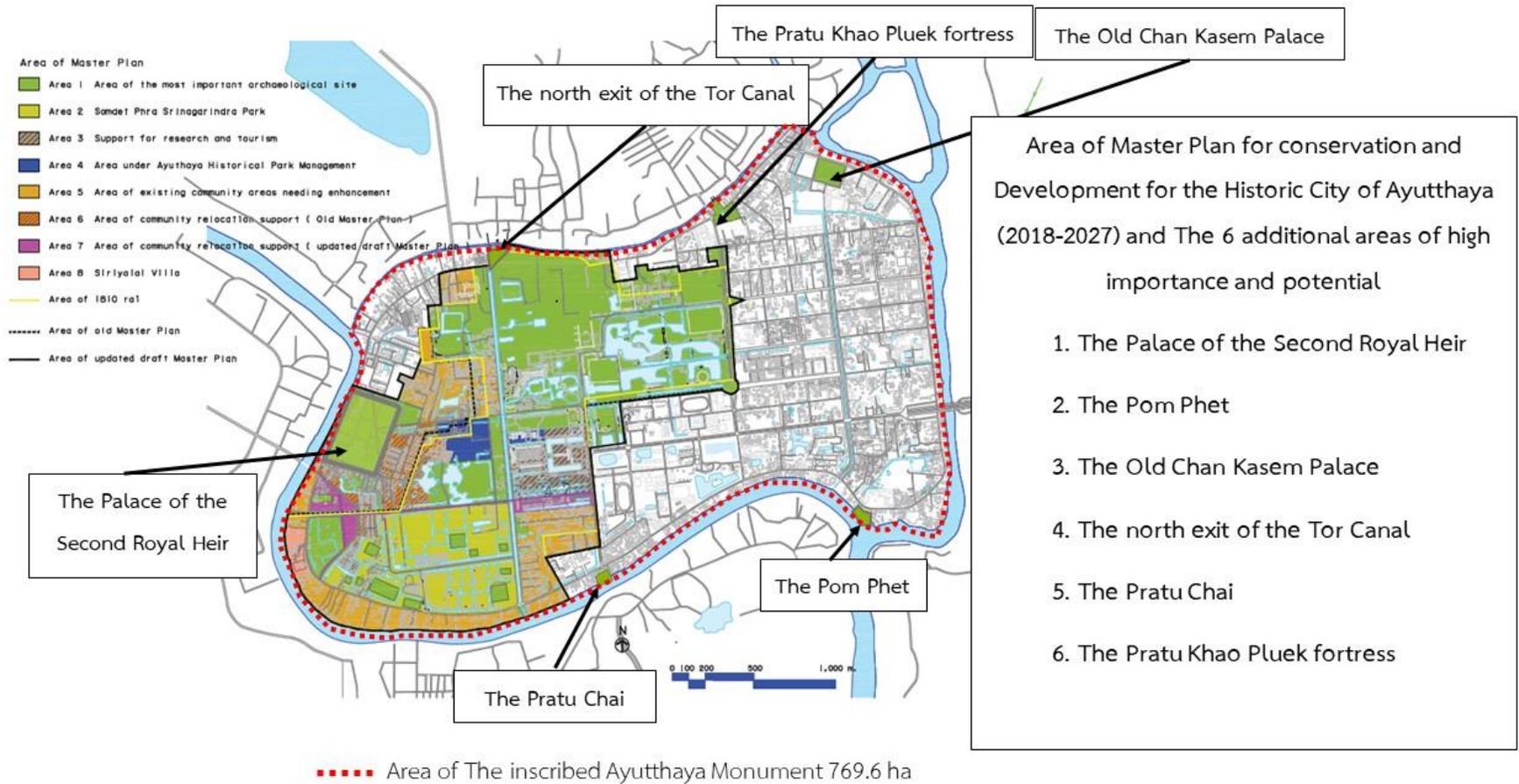


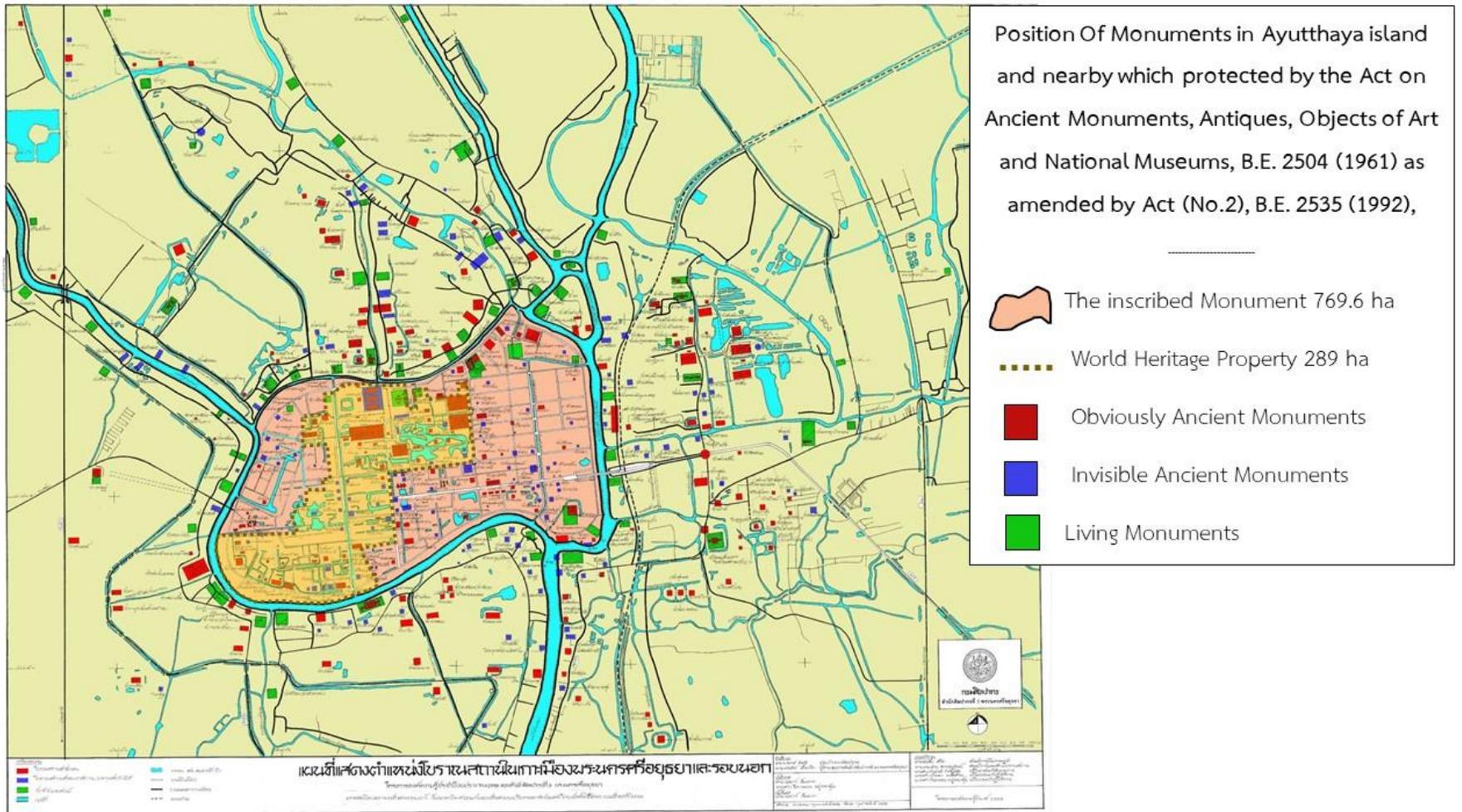
Plan of The Notification on Rules and Procedures in Pursuing Permission of Building Construction with Ayutthaya Island's Archaeological Area (Revised Version)

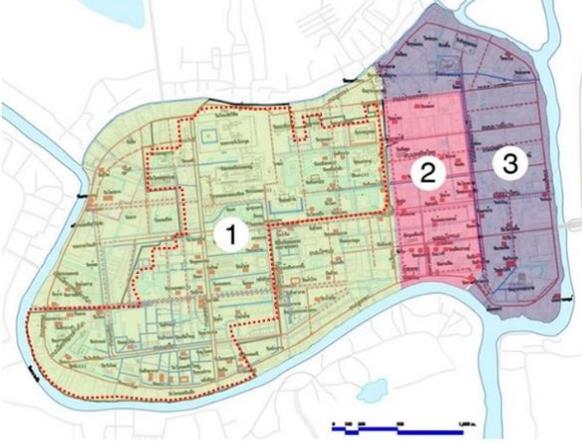


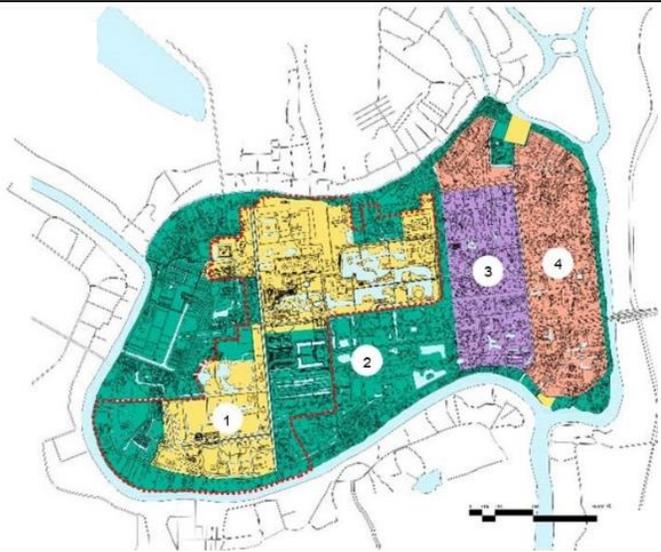
- Zone 1 contains the Historic City's most significant monuments, The Old Chan Kasem Palace and Pom Phet, the new building is not allowed unless it is a temporary construction for public utility or facility
- Zone 2 the waterfront areas around Ayutthaya City Island, including to Wat Sena Sanaram and The 30-meter extended area along the eastern side of Chikun Road, The maximum height of the building is 8 meters
- Zone 3 The maximum height of the building is 12 meters.
- Zone 4 The maximum height of the building is 15 meters.

..... Property Area 289 ha





Plan of Notification on Rules and Procedures Present Version (1997)	The maximum height of the building (Meters)			Distance to Ancient Monuments (Meters)	Pattern of roof	Color
	1	2	3			
	8	12	15	-	Hip and Gable	Compatible with archaeological sites

Plan of Notification on Rules and Procedures Revised Version	The maximum height of the building (Meters)				Distance to Ancient Monuments (Meters)	Pattern of roof	Color
	1	2 (1.1)	3 (2)	4 (3)			
	-	8	12	15	Not less than 10	Hip and Gable	Compatible with archaeological sites

## Notification of the Fine Arts Department

### “Rules and Procedure in Pursuing Permission of Building Construction”

Previous edition (1997)	Updated edition
<p>In accordance with the authorization of 289.6 hectare of the land boundary and inscription of Ayutthaya City Island archaeological site on 17 August 1946, the notification had been published in the Royal Thai Government Gazette, Volume 93, Section 102, dated August 17<sup>th</sup>, 1976.</p> <p>To maintain and monitor ancient monument under the framework of Master Plan for Conservation and Development of the Historic City of Ayutthaya, the Department of Fine Arts comprises 480 hectare of City Island and some archaeological sites outsides the property. It took into publication of the Royal Thai Government Gazette, Gen.Vers, Volume 114, Section 6 (G), dated January 21<sup>st</sup>, 1997 by the Secretariat of the Cabinet.</p>	<p>In accordance with the authorization of 289.6 hectares of the land boundary and inscription of Ayutthaya City Island archaeological site on 17 August 1946, the notification had been published in the Royal Thai Government Gazette, Volume 93, Section 102, dated August 17<sup>th</sup>,1976. The Fine Arts Department later comprises 480 hectares of City Island and some archaeological sites outsides the property. It took into publication of the Royal Thai Government Gazette, Gen.Vers, Volume 114, Section 6 (G), dated January 21<sup>st</sup>, 1997. By virtue of section 7 bis, section 10 and section 10 bis of the Act on Ancient monument, Antiques, Object of Art and National Museums 1976 (1992 revision), it is necessary to control development within the property under the following guideline and procedure,</p>

## 1. Definitions :

“Ancient Monument” means the property within the historic island of Ayutthaya under the Act on Ancient monument, Antiques, Object of Art and National Museums 1976 (1992 revision)

“Building” means any constructions that people are able to live and function,

(1) Plates

(2) Area or the construction for bus stop, vehicle parking, U-turn, entrance and exit as well as area and size of building

(3) Invention of electric pole, clock tower, bridge, port, floating landing, pavilion, keeper’s box, footpath, bicycle way, traffic island and traffic circle

(4) Constructions based on the notification

“Temporary building” means public building used for temporary and indicated specified term of demolition. The regulation is provided and monitored by public sector, agency and public charity.

“Public facility and utility” means any construction services that gained no profits, with the cooperation of public and private sector.

Previous edition (1997)	Updated edition
	<p>“Open space” means outdoor and semi-outdoor space, specify their boundary as well as covered with infiltrated soils, bio-growth, trees, certain buildings.</p> <p>“Building Plate” means a piece of information adjacent to the building.</p> <p>“Place Nameplate” means a piece of information which is not adjacent to the building.</p> <p>“Director General” means the Director-General of the Department of Fine Arts.</p>
<p>1.Area regulations for construction</p> <p>1.1 No evidence of ancient monument in the area of Ayutthaya City Island.</p>	<p>2.Area regulations for construction</p> <p>2.1 No process of land transformation, building construction, demolition, addition or modification within the compound of ancient monument except permit has been obtained from the Director-General.</p> <p>2.2 Ancient site area in the historic island of Ayutthaya that requesting permission to construct a building must not have a trace of ancient ruins.</p>

Previous edition (1997)	Updated edition
<p>1.2 3 zones of City Island’s Archaeological areas:</p> <p>(A) Zone 1 means the area from the west of Ayutthaya City Island’s to Chee Kun Road. Both public and private sectors’ building height from the floor to ceiling limited to 12 meters. Hip and gable roof as well as Thai-Original Style must be particularly designed.</p>	<p>2.3. 4 zones of City Island’s Archaeological areas:</p> <p>(A) Zone 1 means no constructions in the area from U-thong Road to Chee Kun Road, covering the area of Wat Plubplachai, Wat Ratchaburana, WatMahathat, Bung Phra Ram, Wat Phra Ram, Wat Thammikarat, Ancient Palace, Wat MongkhonBophit, City pillar, Wat Worachet, Wat Lokayasutharam, Somdet Phra Si Nakharin Park, Chandra Kasem Palace and Petch Fortress except, temporary building, public facility and utility. The operation guidelines,</p> <ul style="list-style-type: none"> <li>- Building height from the floor to ceiling limited to 8 m.</li> <li>- Usable area limited to 80 sq m.</li> <li>- Building signs and floor signs limited to 1 sq m.</li> <li>- Open space of public building needs at least 30%. 50% of overall open space for green space and 50% for standing timbers.</li> <li>- Any buildings nearby archaeological sites must be enacted from the archaeological site 10 m. except public facility and utility or Director General permit.</li> <li>- Any buildings must have hip and gable roof except system installation area.</li> <li>- Color must be soft, non-reflective and compatible with archaeological site for instances, whitish, browish, orangish. Greyish or similar to original material color.</li> </ul>

Previous edition (1997)	Updated edition
<p>(C) Zone 3 means the area from Makham Riang Canal to the eastern of Ayutthaya City Island. Both public and private sector's building height from the floor to ceiling limited to 15 meters. Hip and gable roof as well as Thai-Original Style must be particularly designed.</p>	<p>(B) Zone 1.1 means U-thong Road's outer space, indicates Wat Senasanaram and the area from Chee Kun Road to 30 m. of the east. The construction is allowed. The operation guidelines,</p> <ul style="list-style-type: none"> <li>- Building height from the floor to ceiling limited to 8 m.</li> <li>- Usable area of public building limited to 320 sq m. The width limited to 12 m.</li> <li>- Usable area of resident limited to 200 sq m. Either width limited to 10 m.</li> <li>- Building signs and floor signs limited to 4 sq m.</li> <li>- Open space of public building needs at least 30%. 50% of overall open space for green space and 50% for standing timbers.</li> <li>- Open space of Commercial building needs at least 10%. 50% of overall open space is for green space and 50% remains for standing timbers.</li> <li>- Open space of residential building needs at least 30%. 50% of overall open space is for green space and 50% remains for standing timbers.</li> <li>- Any buildings nearby archaeological sites must be enacted from the archaeological site 10 m. except public facility and utility or Director General permit.</li> </ul>

Previous edition (1997)	Updated edition
<p>1.2 3 zones of City Island’s Archaeological areas:</p> <p>(A) Zone 1 means the area from the west of Ayutthaya City Island’s to Chee Kun Road. Both public and private sectors’ building height from the floor to ceiling limited to 12 meters. Hip and gable roof as well as Thai-Original Style must be particularly designed.</p>	<p>2.3. 4 zones of City Island’s Archaeological areas:</p> <p>(A) Zone 1 means no constructions in the area from U-thong Road to Chee Kun Road, covering the area of Wat Plubplachai, Wat Ratchaburana, WatMahathat, Bung Phra Ram, Wat Phra Ram, Wat Thammikarat, Ancient Palace, Wat MongkhonBophit, City pillar, Wat Worachet, Wat Lokayasutharam, Somdet Phra Si Nakharin Park, Chandra Kasem Palace and Petch Fortress except, temporary building, public facility and utility. The operation guidelines,</p> <ul style="list-style-type: none"> <li>- Building height from the floor to ceiling limited to 8 m.</li> <li>- Usable area limited to 80 sq m.</li> <li>- Building signs and floor signs limited to 1 sq m.</li> <li>- Open space of public building needs at least 30%. 50% of overall open space for green space and 50% for standing timbers.</li> <li>- Any buildings nearby archaeological sites must be enacted from the archaeological site 10 m. except public facility and utility or Director General permit.</li> <li>- Any buildings must have hip and gable roof except system installation area.</li> <li>- Color must be soft, non-reflective and compatible with archaeological site for instances, whitish, browish, orangish. Greyish or similar to original material color.</li> </ul>

Previous edition (1997)	Updated edition
	<ul style="list-style-type: none"> <li>- Any buildings must have hip and gable roof except system installation area.</li> <li>- Color must be soft, non-reflective and compatible with archaeological site for instances, whitish, browish, orangish. Greyish or similar to original material color.</li> </ul>
<p>(B) Zone 2 means the area from Chee Kun Road to Makham Riang Canal. Both public and private sectors' building height from the floor to the ceiling limited to 12 meters. Hip and gable roof as well as Thai-Original Style must be particularly designed.</p>	<p>(C) Zone 2 means the area of U-thong Road which located from Chee Kun Line Road to the line road nearby Ma kham Riang Canal and the area from Pa Ma Phrao Line Road to U-Thong Road, southern part of the city. The public and private constructions are permitted. The operation guidelines,</p> <ul style="list-style-type: none"> <li>- Building height from the floor to ceiling limited to 12 m.</li> <li>- Usable area of public building limited to 320 sq m. The width limited to 12 m.</li> <li>- Usable area of resident limited to 200 sq m. Either width limited to 10 m.</li> <li>- Building signs and floor signs limited to 4 sq m.</li> <li>- Open space of public building needs at least 30%. 50% of overall open space for green space and 50% for standing timbers.</li> </ul>

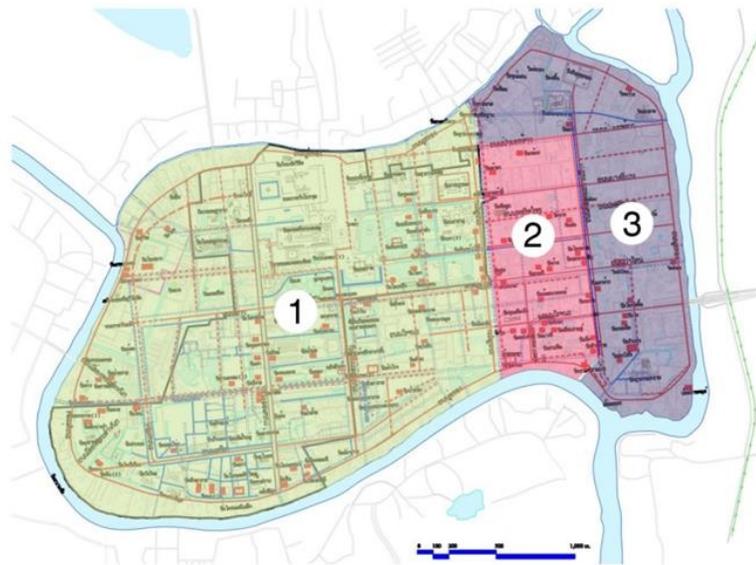
Previous edition (1997)	Updated edition
	<ul style="list-style-type: none"> <li>- Open space of Commercial building needs at least 10%. 50% of overall open space is for green space and 50% remains for standing timbers.</li> <li>- Open space of residential building needs at least 30%. 50% of overall open space is for green space and 50% remains for standing timbers.</li> <li>- Any buildings nearby archaeological sites must be enacted from the archaeological site 10 m. except public facility and utility or Director General permit.</li> <li>- Any buildings must have hip and gable roof except system installation area.</li> <li>- Color must be soft, non-reflective and compatible with archaeological site for instances, whitish, browish, orangish. Greyish or similar to original material color.</li> </ul>
<p>(C) Zone 3 means the area from Makham Riang Canal to the eastern of Ayutthaya City Island. Both public and private sector's building height from the floor to ceiling limited to 15 meters. Hip and gable roof as well as Thai-Original Style must be particularly designed.</p>	<p>(D) Zone 3 means the area from U-thong Road nearby Makham Riang Canal to U-thong Road, eastern part of the city as well as the area from Pa Ma Phrao Road to U-thong Road, northern part of the city. The public and private constructions are permitted. The operation guidelines,</p> <ul style="list-style-type: none"> <li>- Building height from the floor to ceiling limited to 15 meters</li> </ul>

Previous edition (1997)

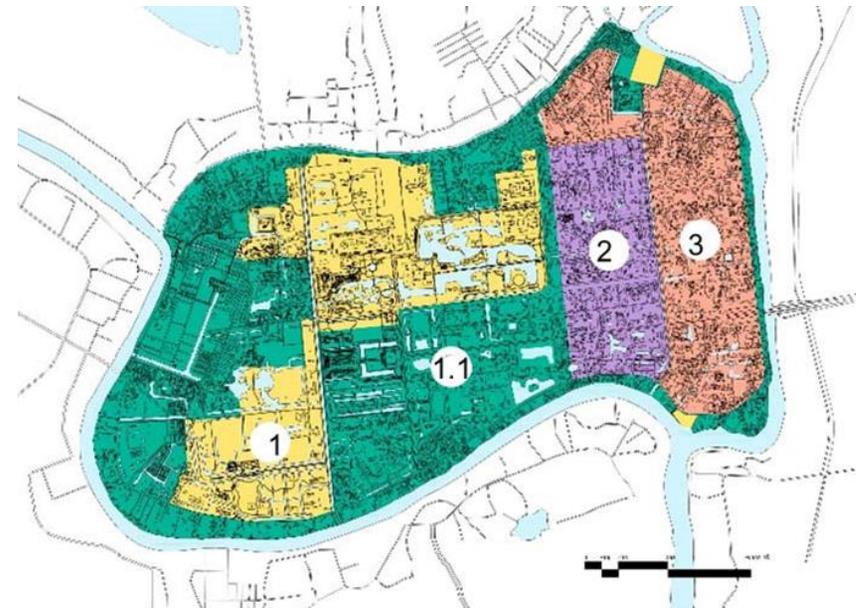
Updated edition

- Usable area of public building limited to 320 sq m. The width limited to 12 m.
- Usable area of resident limited to 200 sq m. Either width limited to 10 m.
- Building signs and floor signs limited to 4 sq m.
- Open space of public building needs at least 30%. 50% of overall open space for green space and 50% for standing timbers.
- Open space of Commercial building needs at least 10%. 50% of overall open space is for green space and 50% remains for standing timbers.
- Open space of residential building needs at least 30%. 50% of overall open space is for green space and 50% remains for standing timbers.
- Any buildings nearby archaeological sites must be enacted from the archaeological site 10 m. except public facility and utility or Director General permit.
- Any buildings must have hip and gable roof except system installation area.
- Color must be soft, non-reflective and compatible with archaeological site for instances, whitish, browish, orangish. Greyish or similar to original material color.

Previous edition (1997)



Updated edition



Previous edition (1997)	Updated edition
<p>2. Operation and procedure in pursuing permission for building construction</p> <p>2.1 The applicant needs to submit the application form, includes</p> <p>2.1.1 2 sets of application for permission for building construction, blueprint and layout plan</p> <p>2.1.2 Copy of application for permission for building construction and certifying the copy</p> <p>2.2 The applicant needs to submit the application to Archaeological Office &amp; Phra Nakhon Si Ayutthaya Museum 3rd (next to Chedi Suriyothai). The office generally opened at 8.30 a.m. to 16.30 p.m. everyday.</p> <p>2.3 The Fine Arts Department (Archaeological Office &amp; Phra Nakhon Si Ayutthaya Museum 3rd) will consider the application and inform such result within 7 days.</p> <p>2.4 The submission of application will not be charged.</p>	<p>3. Operation and procedure in pursuing permission for building construction</p> <p>3.1 Any boring, drilling, ploughing, construction, modification, demolition, the applicant needs to submit the application to The 3rd Regional Office of Fine Arts in official days by building owner at the beginning.</p> <p>3.2 The Document for obtaining the License to utilize land:</p> <p>(1) 2 sets of application for permission for land utilization and building construction</p> <p>(2) 2 sets of Primary land exploration report</p> <p>(3) 2 sets of new construction evidence :</p> <p>(A) Name of structural design architect as a licensed practitioner of regulated architectural profession under the law on the architectural profession.</p> <p>(B) Name of structural design engineer as a licensed practitioner of regulated engineering profession under the law on the engineering profession.</p>

Previous edition (1997)

Updated edition

(C) Name of supervisor as a licensed practitioner of regulated architectural profession under the law on the architectural profession and a licensed practitioner of regulated engineering profession under the law on the engineering profession

(D) Copy of licensed practitioners' permission via A, B and C

(E) Certificate of licensed practitioners via A,B and C

(F) Start date and date of completion

(4) 2 sets of layout, plan, plan specification, BOQ for building construction, modification, demolition or relocation with the certification of licensed practitioners via A and B to ensure such duty.

3.3 2 sets of layout, plan, plan specification and BOQ must be Thai except the number and sign. The requirements are as follows:

(1) Scale, size, distance, weight and metric measurement

(2) Layout scale is limited to 1: 500 and indicated the position and land boundary and building for permission, include

Previous edition (1997)

Updated edition

construction, modification, demolition, relocation, modification, parking area, u-turn and entrance and exit. The details are as follows:

- (A) Building boundary
- (B) Distance from building boundary to every side of the land boundary, if the archaeological sites noticed, the detail must be informed
- (C) Distance from each building and the building that ask for permission
- (D) Feature and boundary of the land, building and compass
- (E) Floor level of the building and the relation to the nearest public road and floor level

(3) 2 sets of plan, the scale limited to 1:100 with multiple floor levels, every dimension of the property, rafter beam structures' layout and footing layout of original and new building.

(4) 2 sets of specifications

(5) 2 sets of BOQ

(6) 2 sets of construction drawing for bidding

	Height (m.)	Public building		Resident		Building signs and floor signs (sq m)	Empty space			Distance from ancient monument (m.)	Color	
		Area (sq m.)	Width (m.)	Area (sq m.)	Width (sq m.)		public building	Commercial building	Resident		Roof	Building
Zone 1	8	80	-	-	-	1	30%	-	-	10	/	/
Zone 1.1	8	320	12	200	10	4	30%	10%	30%	10	/	/
Zone 2	12	320	12	200	10	4	30%	10%	30%	10	/	/
Zone 3	15	320	12	200	10	4	30%	10%	30%	10	/	/