



Listing and Grading of Heritage Structures
(excluding walled city)

Volume I: Listing database of heritage structures in AMC jurisdiction

Ahmedabad Municipal Corporation

December 2014

**Prepared by
Indian National Trust for Art and Culture (INTACH) Gujarat Chapter**

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INTACH-Gujarat

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Back cover page: Uttam Nagar Vav, Maninagar, Ahmedabad
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INTACH-Gujarat

Indian National Trust for Art and Cultural Heritage was set up in 1984 is India's largest non-profit membership organization dedicated to conservation and preservation of India's natural, cultural, living, tangible and intangible heritage. INTACH has many state chapters and city chapters to carry on with its agenda. It brings together heritage conservationist professionals, artists, art and culture enthusiast, governments on a single platform. INTACH Gujarat has been re-activated and has been receiving valuable technical and logistical support from the not -for-profit professional organisation – the Urban Management Centre (UMC) based in Ahmedabad. More details about UMC are available at www.umcasia.org.

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List of abbreviations

AMC	Ahmedabad Municipal Corporation
ASI	Archaeological Survey of India
GIS	Geographical information system
GPS	Geographic positioning system
HCC	Heritage Conservation Committee
IAS	Indian Administrative Services
INTACH	Indian National Trust for Art and Cultural Heritage
MMRHCS	Mumbai Metropolitan Region Heritage Conservation Society
Sqkm	Square kilometre
UMC	Urban Management Centre

Glossary of terms

chabutra	traditional bird feeder
buildings	includes all structures constructed for human habitation.
elements	include non-inhabitable structures such as chabutras, stepwells, pol/ khadki/ city gates, remains of fort wall bridges and graves.
gamtal	Village now engulfed by urban areas
ghat	Steps leading to a river or other water body
haveli	a large traditional house, usually belonging to wealthy merchants and other dignitaries
jharokha	decorated window projecting out from an external wall
panch	a group of elected/ nominated individuals by a community for administrative purposes
panchayat	administrative body comprising of panch
pir	title for a Sufi master
pol	traditional neighbourhood with cul-de-sac
tanka	traditional rain water harvesting tank
vav	step well
wada	a traditional mansion typically belonging to Maharashtra and western part of India.

Disclaimer

The scope of this report is to conduct listing and grading of heritage structures in the Ahmedabad Municipal Corporation's jurisdiction (excluding the walled city), i.e. approximately 460 sqkm. The list is based upon information drawn from data collected from various a) primary survey conducted by INTACH-Gujarat Chapter, b) government, non-government and private organisations; c) discussions with experts in the field of history, heritage and archaeology; d) research of the relevant region, and e) our own sector knowledge. No representation or warranty, express or implied, is given by INTACH-Gujarat or any of its respective partners, officers or employees of the accuracy of the information, data and maps or opinions provided by respondents or third parties.

In the course of the assignment, we were provided with both written and verbal information supplemented by hand drawn sketches, archive pictures, maps and drawings. Nothing has come to our attention to cause us to believe that the data provided by various sources are not true. We have neither carried out an audit or due diligence for ownership of structures surveyed, but have assumed the respondent's feedback to be true. No legal investigation of the title/ ownership of the tangible and intangible assets has been made.

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1. Background

Ahmedabad is a modern and vibrant city with a rich history reflected in its heritage assets spread all over the city. The heritage, both tangible and intangible provides the city its identity. The city values its historical assets and has taken numerous initiatives in the past to conserve the heritage. One such initiative was taken in 2001 by Ahmedabad Municipal Corporation (AMC) by initiating Listing and Grading of Heritage Structures in the walled city.

AMC wishes to work towards conserving heritage of the city beyond the walled city. Hence, AMC approached INTACH-Gujarat to prepare a list of heritage structures and grade them. INTACH-Gujarat has initiated documentation outside the walled city and this report presents the approved survey questionnaire which is being used on field to document the structures. INTACH-Gujarat has also prepared a training manual to be used by the enumerators documenting the structures.

INTACH-Gujarat has associated with Urban Management Centre (UMC), Ahmedabad for this project. UMC's past experience of listing and grading heritage structures in Surat has supported development of the above methodology. UMC is a not-for-profit organisation and hosts INTACH-Gujarat office at Ahmedabad.

Architectural History of Ahmedabad

Ahmedabad is widely recognized for its living heritage and amalgamation and assimilation of different styles and traditions of architecture. The rich and diverse architectural heritage of Ahmedabad ranging from the exquisitely carved *pol* houses, the majestic Sarkhej Roza monument, to the famed concrete facades of Ahmedabad Textile Mill-owners' Association's building, spans a timespan of more than 600 years. During the 600 years, the city has been under various administrative rules starting with the Solankis to Sultanate, Mughals, Marathas, British and finally the Union Government of India. Various building styles and typologies evolved during each of these periods contributing to the eclectic mix of architecture in the city. Some architectural styles evolved in one period but their influence spanned across later centuries as well, which makes it difficult to exactly co-relate a particular style with a time period.

This section provides a brief chronological history of Ahmedabad based on different administrative rules, describing key events, milestones and the architectural styles.

Ahmedabad prior to 1411 CE

Archaeological evidence suggests that the area around Ahmedabad has been inhabited since the 8th century, when it was known as Ashaval (or Ashapalli) and ruled by Asha, chieftain of the local Bhil tribe (R. N Mehta, 2001)

Around 11th century, Karnadev I, the Solanki ruler of Anhilwara (modern Patan), waged a successful war against the Bhil king of Ashaval, and established Karnavati on the banks of the Sabarmati. Solanki rule lasted until the 13th century, after which Gujarat came under the control of the Vaghela dynasty of Dholka. The archeological remains from that time suggest that the settlement of Karnavati was mainly confined to what is currently known as the walled city of Ahmedabad. No built structures from this time have been discovered outside the walled city (R. N Mehta, 2001).

Ahmedabad under the Islamic Rule (1411 – 1757 CE)

Gujarat came under the control of the Delhi Sultanate in the 14th century. During early 15th century, Zafar Khan Muzaffar, the local governor of the State established his independence from the Sultanate and crowned himself Sultan to form the Muzaffarid dynasty. Zafar Khan's grandson Sultan Ahmed Shah established Ahmedabad in 1411 CE (R. N Mehta, 2001). During his rule, he constructed the Bhadra Fort, the Royal Palace and several mosques including the Ahmed Shah Mosque and the Jami Masjid. In 1451 CE, Sultan Qutubuddin Ahmed Shah, the grandson of Ahmed Shah constructed the Hauz-e-Qutub, now known as Kankaria Lake and Bag-e-Nagina, a summer place outside the walled city. Later Mahmud Begada, the other grandson of Ahmed Shah fortified the city with an outer wall, 10 km in circumference, consisting of twelve gates and 189 bastions (Muktirajsinhji Chauhan & Kamalika Bose, 2007).

In 1535 CE, Mughal emperor Humayun briefly occupied Ahmedabad but the city was re-occupied by the Muzaffarid dynasty until 1573 CE when Gujarat was conquered by the Mughal emperor Akbar. During the Mughal reign, Ahmedabad became a thriving centre of trade and commerce. The architecture of the city flourished during this time of relative political stability and prosperity. The forts

and walls were renovated and revamped and several new palaces, gardens, mosques and mausoleums were constructed. The key buildings constructed during this time include the Azamkhan Palace, Shahi Baug and Moti Shahi Masjid (Muktirajsinhji Chauhan & Kamalika Bose, 2007).

While the palaces and parks constructed by Mughals became hallmarks of public architecture, the *pols* of walled city offered a unique typology in the organization of private residential space. A typical *pol* comprised a cluster of houses around a common courtyard and had only a few exit points for protection and security. The *pol* houses were beautifully constructed and reflected the traditional style of architecture with intricate wood carvings. The *havelis* or houses of rich merchants and eminent persons often had a large forecourt and displayed exquisite craftsmanship. This traditional style of architecture is also evident outside the old in the *gamtal* areas. *Gamtals* were villages around Ahmedabad which have now been engulfed by the city.



Baug-e-Nagina constructed during rule of Qutubuddin Ahmed Shah

Ahmedabad under the Maratha rule (1757-1817 CE)

The Mughals surrendered to the Marathas in 1757 CE, but soon Ahmedabad became the centre of conflict between two Maratha clans; the Peshwas of Pune and the Gaekwads of Baroda. The Marathas ruled the city for 60 years. They largely converted old buildings to new uses and erected a few temples in the city. During this time, a variation of the courtyard house known as *Wada* came into being. The Gaekwad-ni-Haveli and Mavalankar Haveli are some examples of *wadas* which remain in the city (Muktirajsinhji Chauhan & Kamalika Bose, 2007).

Ahmedabad under British rule (1817-1947 CE)

In 1817 CE, the Maratha rulers in Ahmedabad were overthrown by the British. A military cantonment was established in 1824 CE and a municipal government in 1858 CE. In 1864 CE, a railway link between Ahmedabad and Mumbai (then Bombay) was established by the Bombay, Baroda, and Central India Railway (BB&CI), enabling traffic and trade between northern and southern India via the city (Muktirajsinhji Chauhan & Kamalika Bose, 2007) With better connectivity and transport, the city saw a growth of mechanized industries. The first textile mill was established in 1861 CE. In 1870 CE, the Ellis Bridge, city's first bridge over the Sabarmati River was constructed. The bridge was rebuilt in 1895 CE which led to the expansion of Western Ahmedabad. Several institutions and residential colonies such as Gujarat College and Pritam Nagar (Brahma Kshatriya Society) were established on the west side.

During the 1900s, the Indian independence movement also began to deepen its roots in the city. Mahatma Gandhi established two ashrams which became centres of nationalist activities. The Gujarat Vidyapeeth was founded in 1920 CE. The city was at the forefront of organized protests and movements beginning with the Dandi March in 1930 CE, and followed by the Quit India movement in 1942 CE which led to India's independence in 1947 CE. Key buildings constructed under the British Rule include buildings in the Cantonment, Town Hall and MJ Library (The Vastu Shilpa Foundation, 2002).



School of Theology constructed during British rule

Ahmedabad after Independence (1947 onwards)

After independence, industrialists and educationists in the city invited renowned architects of that time to construct residences, institutions and other public buildings.

Ahmedabad became the hub of modern architecture in the country with several buildings by architects such as Le Corbusier, Louis Kahn, Balkrishna Doshi, Achyut Kanvinde and Charles Correa.

2. Approach and methodology

The approach towards preparing a list of heritage structures (excluding walled city) includes providing enabling environment for harmonious development of heritage structures.

The INTACH-Gujarat team adopted a methodology to include the following stages:

- Stage 1: Prepare a GIS basemap of entire AMC jurisdiction (excluding walled city) of 460 sqkm, herein referred to as project area
- Stage 2: Conducting reconnaissance survey and research on the project area
- Stage 3: Design survey questionnaire and training manual for enumerators
- Stage 4: Preparation of a list of potential heritage structures from literature review
- Stage 5: Consultations with subject experts and Heritage Conservation Committee (HCC)
- Stage 6: Finalisation of list and management of survey
 - a) Sorting of list by municipal wards
 - b) Conduct ward wise field visits
 - c) Collect preliminary information
- Stage 7: Conduct a full scale survey using mobile app
- Stage 8: Grading of documented structures based on Government of Gujarat's grading framework
- Stage 9: Review by AMC's Expert Committee and submission of final results

To facilitate the survey, AMC furnished the following based on request from INTACH-Gujarat:

1. A letter of authorisation for INTACH-Gujarat team to conduct the survey
2. Photo-identity cards to INTACH-Gujarat's field team for official authorisation
3. Publish a public notice in the leading daily newspapers of the city informing the citizens about the ongoing heritage survey

Prior to the field survey, the INTACH-UMC team prepared a detailed base map of Ahmedabad on a GIS platform. The map included all major roads/ railway lines, water bodies and administrative ward boundaries.

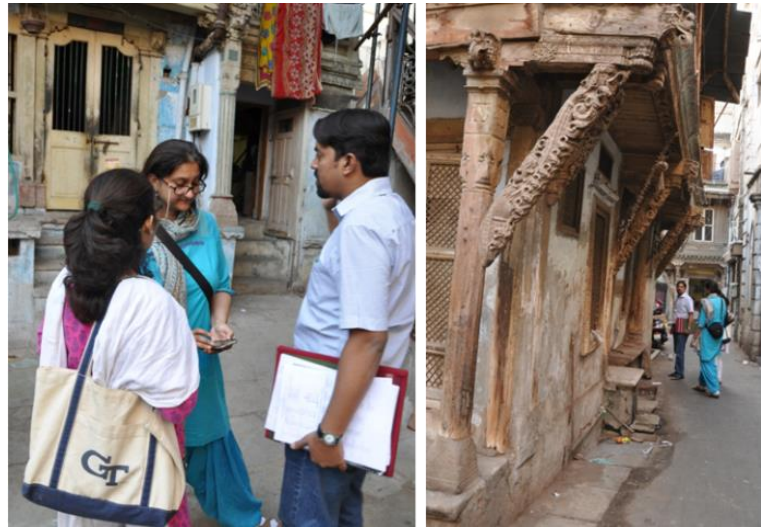


Figure 1 AMC Base Map Prepared in GIS for Heritage Survey, Source: UMC

A detailed questionnaire was then designed to capture all relevant information such as:

- Personal details and contact information of the occupant/ owner/ respondent (wherever available)
- Ownership and occupancy details
- Information about structure including age, number of floors, material usage, modifications to original structure and significance
- Special architectural/ building elements
- Other anecdotal information

INTACH-Gujarat conducted a reconnaissance survey of the city and prepared a list of tentative heritage structures. The team also conducted extensive literature review to augment the list. List of publications referred for this study is provided in the bibliography.



INTACH-Gujarat team conducting reconnaissance survey

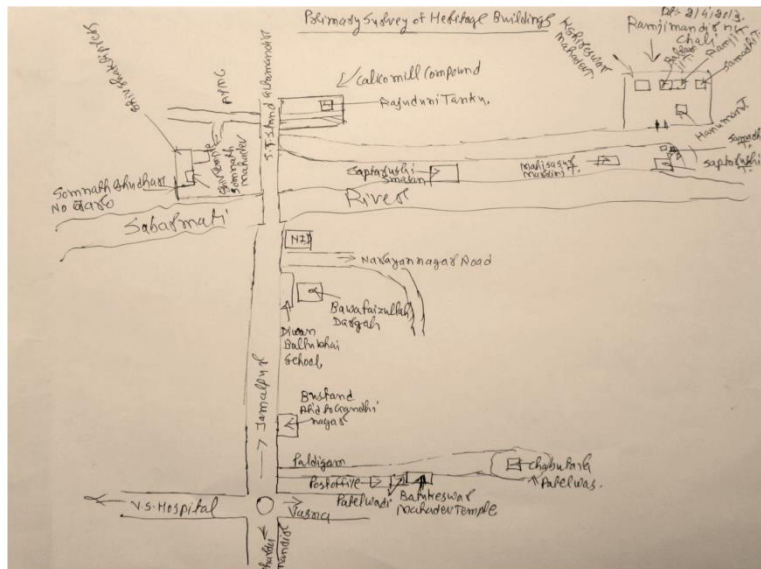


Figure 2 Field notes from reconnaissance survey

In addition to literature review, the team conducted consultations with experts in history, heritage, archaeology and other relevant fields to understand the history of the city and to augment the list of heritage structures.



Consultation with subject experts

After the reconnaissance survey and consultations with experts, the INTACH-UMC team prepared a tentative list of heritage structures outside the walled city.

INTACH-Gujarat in association with UMC mobilised a team of enumerators comprising of architect, urban designers, archaeologist, historians, engineers and urban planners for listing and grading of heritage structures. Extensive training of all members of the survey team was done to ensure uniformity and quality in the documentation.



Field survey management and tracking

A detailed street-by-street survey of 100 *gamtals* followed by street-by-street survey of remaining areas in the 28 administrative wards of historic areas of Ahmedabad was then carried out. The full scale survey of the city was conducted using an android based application developed by Urban Management Centre (UMC). This app named 'UMC CityCollect' (*more info on www.umcasia.org*) includes features such as:

- creation of a custom form/ questionnaire
- Geo-tagging survey forms (choosing the current location of the device or a manual entry of a different location)
- Integration with Google Maps for navigational purposes
- Clicking pictures using on-device camera

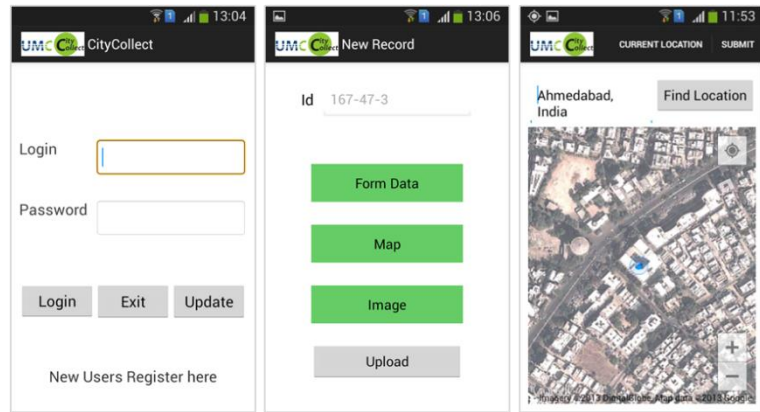


Figure 3 Screenshots of 'CityCollect' app used for survey

The survey was supervised and monitored by an architectural historian and senior architects and planners.

Once the field survey was completed, the INTACH-UMC team reviewed all the identified structures and the information collected on site for consistency, completeness and data errors. Any errors identified were rectified. The team visited several buildings again to get more reliable information from the ground. Additional reviews were also carried out by different subject experts.

Out of the 861 structures that were identified as worthy of heritage, 382 structures were graded as per the criteria given in the (Government of Gujarat, 2007), i.e. Grades I, IIA, IIB and III. The grading framework was further developed in discussion with an expert committee (constituted by AMC). Around 50 structures and sites were found with historic relevance. Further research may be conducted on such structures and sites to erect a history plaque. In many heritage structures, building elements with architectural heritage value were found. INTACH-Gujarat recommends that AMC should prepare a policy to encourage reuse of such elements to preserve the knowledge and craftsmanship.

Grading framework

The grading of structures for Ahmedabad has been done as per the definitions by Urban Development and Urban Housing Department through The Gujarat Government Gazette, Extraordinary, Vol. XLVIII published on September 20, 2007 for amendment of The Gujarat Town Planning and Urban Development Act, 1976. Complete gazette notification has been provided in Annexure 1 for reference.

As per the Gazette notification, the definitions of different grades are as follows:

Heritage Grade I: comprises buildings and precincts of national or historical importance embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be association with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade I.

Heritage Grade II (A&B): comprises building and precincts of regional or local importance possessing special architectural or aesthetic merit or cultural or historical significance through of a lower scale than Heritage Grade I. They are 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 theme.

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 façade and uniformity of height and scale.

For the purposes of this project, INTACH-Gujarat developed a framework to provide adequate clarity and a system of scoring which would assist in grading of buildings within the broader framework provided by the gazette notification. The framework was discussed with the HCC and expert committee setup by AMC, and modified based on their suggestions and feedback. This framework has been framed after research on architectural, socio-cultural and political history of Ahmedabad. This framework may be contextualized and adapted by other parts of Gujarat.

The finalized framework identifies six broad considerations to be evaluated while grading. The suggested weightage given to each of the above parameters has been shown below:

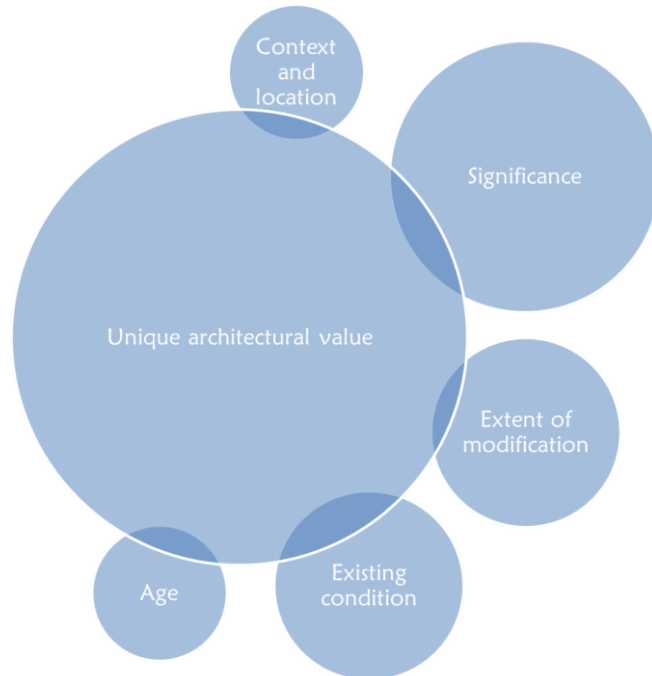


Figure 4 Grading framework developed by INTACH-Gujarat

Parameters	Weightage
Context and location	5%
Significance	20%
Age/ period of construction	5%
Unique architectural features	50%
Extent of modification	10%
State of conservation	10%
Total	100%

The weightage assigned is tentative and is for the purposes of providing logical reasoning. While grading, the scores achieved using the above weightages have been suitably amended and discretion has been used by evaluators as necessary.

The above key parameters comprise of the following:

Context and location

Context and location defines the setting in which the building/ structure is situated. In many cases, the structures form a part of a precinct which may be defined as an agglomeration of structures as any one or more of the following, a) similar architectural style, b) belonging to the same era, c) related to each other through historic events, or d) contribute to public space by the virtue of their morphological relationship with other structures around it.

Structures which satisfy any one or more of the above criteria would be considered valuable from the heritage perspective and weigh above structures which are devoid of similar context. Additionally, a structure may be situated on the banks of a water body, provide scenic views of the surrounding areas, form a crucial element in the cityscape/ skyline or contribute to formation of visual/ notional axes. Such structures would also be valued higher than remaining structures.

A maximum of 2 marks can be awarded to each heritage structure for context and location. In case the structure is a part of a precinct or contributes to creation of urban scape/ visual axis, etc., 1 mark each would be awarded. The maximum marks possible for a structure under context and location is 2.

Significance

Significance has been categorized as architectural, historical, socio-cultural and religious. For significance of each type, the structure shall be assigned 1 mark. A maximum score of 4 can be awarded under the category of 'significance'.

Age of the structure

The older the age of a structure, the higher the score it gets. The listed structures were hence scored as follows, based on their likely period of construction (administrative rules)

Older than 1411	1.00
1411 to 1757 (Islamic Rule)	0.75
1757 to 1817 (Maratha Period)	0.50
1817 to 1947 (Colonial Period)	0.25
1947 onwards (Independent India)	0

Architectural value

Unique architectural value comprises of:

- Any unique/ outstanding technology or material innovations of the time
- Aesthetic value/ visual beauty of the structure
- The structure having any of the following features
 - Ornate brackets
 - Columns
 - Cornices & lintels
 - Staircase
 - Jharokha
 - Chabutra

- Decorative elements like paintings, murals, frescoes, sculptures, etc.

Existing condition

State of preservation is indicative of the maintenance of the structure. A structure well categorized as good, fair or signs of deterioration would be awarded 2, 1 and 0.5 marks respectively.

Extent of modification

The extent of modification can be classified as follows. Each level of modification was assigned a score.

Negligible modifications (only repairs conducted to address wear and tear due to regular use not altering the architectural heritage character of the structure)	1.0
Minor modifications (minor additions/ deletions/ modifications to improve amenities; overall less than 25 percent of exterior is modified not altering the architectural heritage character of the structure)	0.5
Significant modifications (significant additions/ deletions/ modifications to improve amenities; overall more than 25 percent of exterior is modified altering the architectural heritage character of the structure)	0.0
Completely modified (complete modification resulting in loss of architectural heritage character of the structure)	0.0

Exceptions and exclusions of scoring

Many structures exhibit significance and heritage value which is difficult to capture using the scoring method. In order to provide fair evaluation of such structures, these have been excluded from the scoring method and have been graded subjectively. These exceptions include

- i. Structures associated with Mahatma Gandhi and his movement for independence
- ii. Structures falling within prohibited and regulated areas¹ around monuments protected by Archaeological Survey of India (ASI)

As per the Ancient Monuments and Archaeological Sites and Remains Act, 2010 (AMASR Act, 2010) area immediately surround the protected monument within 100

¹Prohibited and regulated areas as defined by Section 20A and 20B of Ancient Monuments and Archaeological Sites and Remains Act, 2010 (AMASR Act 2010).

metres and 200 metres have been notified by ASI as 'prohibited' and 'regulated' zones, respectively. Development in these zones has to comply with the provisions of AMASR Act, 2010.

The final list of graded structures was then reviewed and finalized by INTACH-Gujarat and the HCC.

The final results from the heritage survey are submitted to AMC in two parts:

- Volume I: Listing database of heritage structures in AMC jurisdiction (excluding walled city)
- Volume II: Filled forms of listed heritage structures in AMC jurisdiction (excluding walled city)

3.1. Analysis of heritage buildings

Location

Out of the 64 wards in the city, 43 wards have heritage buildings that were found worthy of listing and grading. Around 127 heritage buildings or close 43 % of the 297 listed buildings are concentrated in six wards.

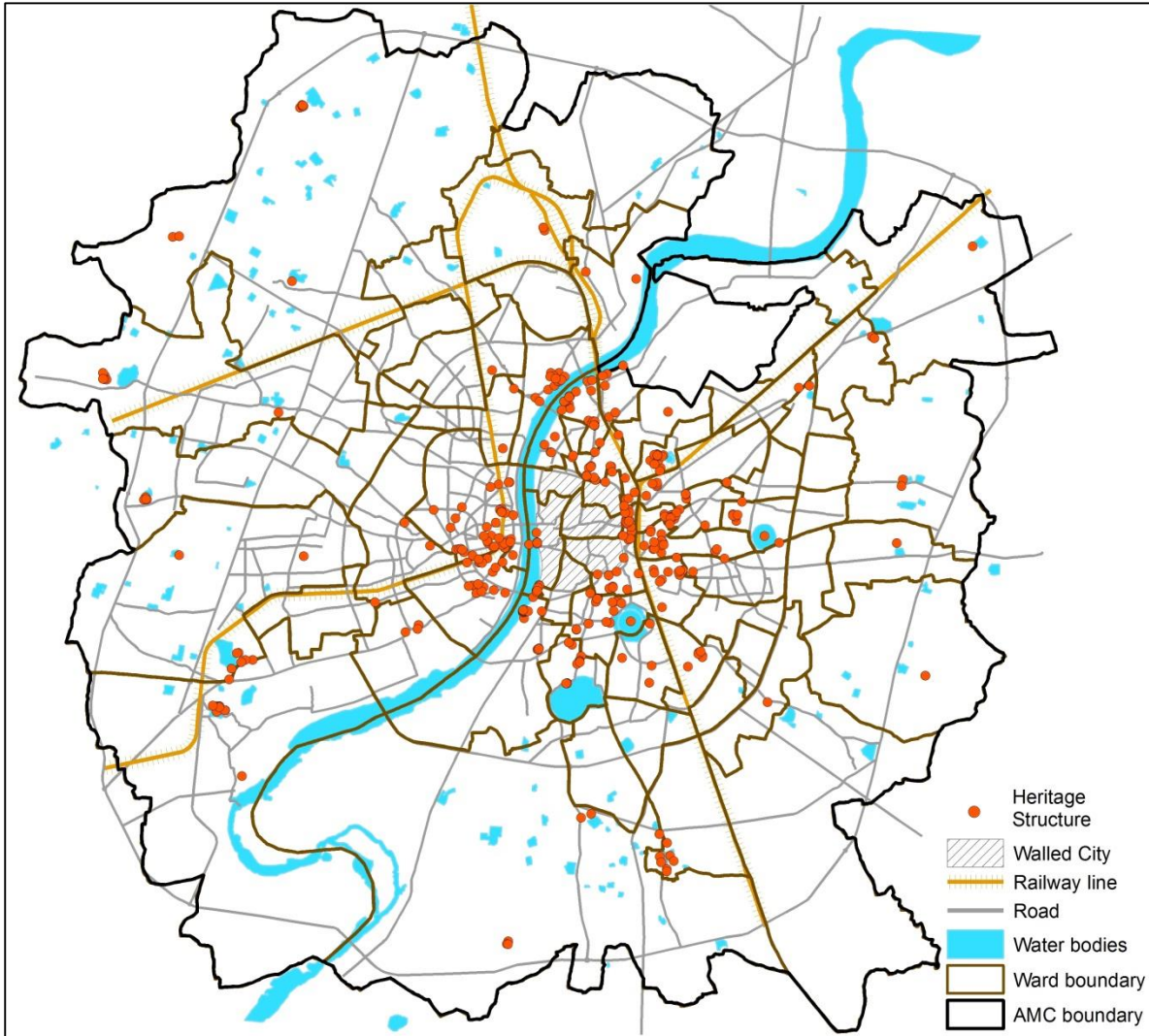


Figure 5 Location of listed heritage buildings

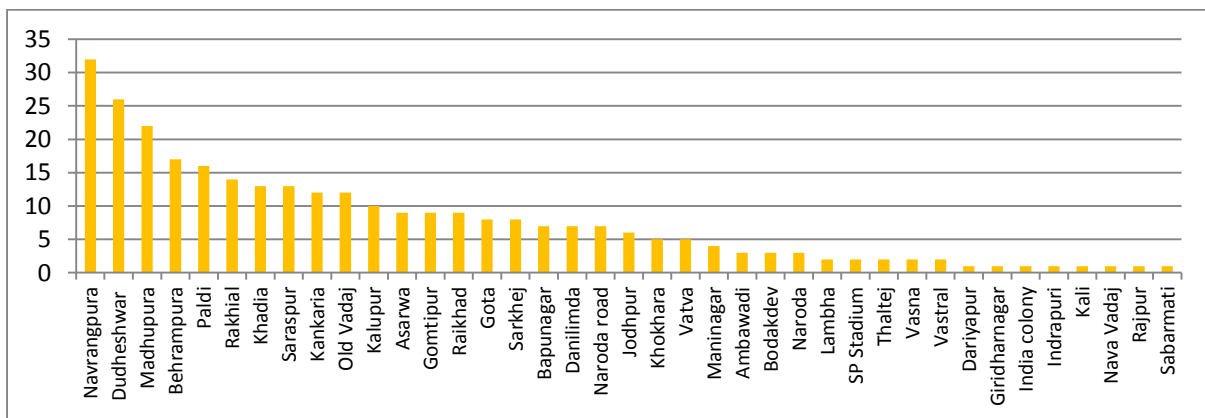


Figure 6 Ward-wise number of listed heritage buildings

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Annexures

Annexure 1 Gazette notification by Government of Gujarat for heritage matters

Extra No. 289

REGISTERED No. G/GNR/2

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सत्यमेव जयते

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Part I, I-A and I-L) made by the Government of Gujarat under the Gujarat Acts.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

Notification

Sachivalaya, Gandhinagar, 20th September, 2007.

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

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 Ahmedabad 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 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 :-

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

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[PART IV-B

SCHEDULE

Variations in the said G.D.C.R. of Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/59 of 2002/DVP/1599/1368/L Dated 18th May 2002.

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 I REDEVELOPMENT I 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.

6 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.

GRADE I	GRADE II	GRADE III
<p>A) DEFINITION</p> <p>Heritage Grade I comprises buildings and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.</p> <p>All natural sites shall fall within Grade I.</p>	<p>Heritage II (A&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.</p>	<p>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.</p>
<p>B) OBJECTIVE</p>		
<p>Heritage Grade I richly deserves careful preservation.</p>	<p>Heritage Grade II requires intelligent conservation.</p>	<p>Heritage Grade III deserves intelligent conservation (though on a lesser scale than Grade II) and special protection to unique features and attributes.</p>
<p>C) SCOPE FOR CHANGES</p>		
<p>No interventions are permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original.</p>	<p>GRADE II (A)</p> <p>Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II.</p> <p>GRADE II (B)</p> <p>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.</p>	<p>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.</p>
<p>D) PROCEDURE</p>		
<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>E) VISTAS - SURROUNDING DEVELOPMENT</p>		
<p>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.</p>		

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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:

1	Chairperson	Retired Municipal Commissioner of the Municipal Corporation or retired Secretary of Govt. of Gujarat with relevant experience.
2	Member	A Structural Engineer having experience of 10 years in the field
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 upto 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 to 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 :

	Abbreviations
(a) Value for architectural, historical or cultural reasons	A
• Architectural	A (arc)
• Historical	A (his)
• Cultural	A(Cul)
(b) The date and / or design and /or unique use of the building or artefact	B
• period	B (per)
• design	B (des)
• use	B (uu)
(c) Relevance to social or economic history	C (seh)
(d) Association with well-known persons or events	D (bio)
(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	E
• Style	E (sty)
• Historical	E (his)
(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	F
(g) Its value as a part of a group of building	G (grp)
(h) Representing forms of technological development	H (tec)
(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	I (sec)
(j) Open space sometimes intergrally planned with their associated areas having a distinctive way of life and for which are have the potential to be areas recreation	J
(k) Natural heritage sites	NH
(l) Sites of scenic beauty	(sec)

#	Code	Name of the building	Address
30	NAV021	Dada Saheb Pagla	MR Bus Stop of Dada Saheb Pagla
31	NAV023	Sewa Kutir	16, Maharashtra Society, Mithakali, Navrangpura
32	NAV062	Sanyas Ashram	Opposite Town Hall, Near Ellis Bridge, Navrangpura Ward
33	NAV063	Sanyas Ashram Buvaneshwari Bhavan	Opposite Mj Library, Near Ellis Bridge, Navrangpura Ward
34	NAV088	Somnath Mahadev Trust	Mithakali Somnath Mahadev, Near Mithakali Parabdi, Ellis bridge, Ahmedabad
35	NAV118	Behra Munga School	Opposite Times of India, Federal House, Ashram Road
36	NAV119	Deaf Mute Training Centre	Opposite Times of India, Federal House, Ashram Road
37	NDR001	Mahaprabhu Ni Bethak	Maha Prabhuji Ni Bethak, Naroda
38	PAL004	Kaushalya Devi Mandir	On way to Paldi Char-Rasta, towards Narottam Zaveri Hall, Kochrab Gam
39	PAL018	Bawa Tawakkal ni Dargah	Behind Khadi Mandir, Pritamnagar
40	PAL039	Shri Vasupujya Vihar Mandir	Arun Cooperative Housing Society, Mahalaxmi Char-Rasta, Paldi
41	RAI001	Mai Fatehshah Ni Dargah	Mai Fatehshah Ni Dargah Ni Chali, Opposite Shahpur Gate, Ahmedabad
42	RAI006	Panchnath Mahadev	Victoria Garden, Gurjari Bazaar, Khadia
43	RAJ002	Hasan Shaheed Dargah	Hasan Shaheed Dargah, B 966, Opposite Malek Saban Tank, Rajpur
44	RAJ004	Chapodiya Mahadev Mandir	Near Pierlite Lighting, Baliya Kaka Road, Rajpur.
45	RAK006	Neelkanth Mahadev Temple	Mahadev Ni Pol, Nr Zonal Municipal office, Rakhial
46	RAK037	Chartoda Chhoti Masjid	Near Kabaristan, Anil Starch Road, Rakhial
47	RAM005	Varai Mata Temple	Varai Mata Temple, Hathijan, Ramol-Hathijan
48	SAB009	Kabir Mandir	Kabir Chowk, Sabarmati
49	SAR005	Manchhani Masjid	Opposite Municipal School No. 7 8, Near Bombay Housing Rasta, Saraspur
50	SAR016	Ranchod Rai Mandir	Ranchod Rai Mandir, Near Saraspur Char-Rasta, Saraspur
51	SDN009	Panchayat House	Panchayat Vas, Dharamshala Vas, (Near Patel Vas), Hansolgam, Sardarnagar Ward
52	SPS014	Navjivan Trust Press	Near S.P. Stadium, Behind Gujarat Vidyapith
53	CHL001	Bhavanpura Well	Beside Bhaveshwar Mahadev temple, Chandlodiya Gam, Chandlodiya
54	SAI001	Saijpur Boga Tower	On way from Kalupur to Naroda Main Road, Saijpur- Boga

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