F.No. 15-240/NMA/HBL-2023  
Government of India  
Ministry of Culture  
National Monuments Authority

PUBLIC NOTICE

It is brought to the notice of public at large that the draft Heritage Bye-Laws of Centrally Protected Monument "Uggar Sain's Baoli, Delhi" have been prepared by the Competent Authority, as per Section 20(E) of Ancient Monuments and Archaeological Sites and Remains Act, 1958. In terms of Rule 18 (2) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the above proposed Heritage Bye-Laws are uploaded on the following websites for inviting objections or suggestions from the Public:

i. National Monuments Authority [www.nma.gov.in]

ii. Archaeological Survey of India [www.asi.nic.in]

iii. Archaeological Survey of India, Delhi Circle [www.asidelhicircle.in]

2. Any person having any objections or suggestions may send the same in writing to Member Secretary, National Monuments Authority, 24, Tilak Marg, New Delhi- 110001 or mail at the email ID [ms-nma@nic.in] and [arch-section@nma.gov.in] latest by 9th July, 2023. The person making objections or suggestion should also give their name, address and mobile number.

3. In terms of Rule 18(3) of National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011, the Authority may decide on the objections or suggestions so received before the expiry of the period of 30 days i.e. 9th July, 2023 in consultation with Competent Authority and other Stakeholders.

[Signature]
(Col. Savyasachi Marwaha)
Director, NMA
9th June, 2023
Draft Heritage Bye-laws of Uggar Sain’s Baoli, Delhi’
In exercise of the powers conferred by section 20 E of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 read with Rule (22) of the Ancient Monuments and Archaeological Sites and Remains (Framing of Heritage Bye-laws and Other Functions of the Competent Authority) Rule, 2011, the following draft Heritage Bye-laws for the Centrally Protected Monuments “Ugger Sain’s Baoli”, Delhi prepared by the Competent Authority and in consultation with the the Indian National Trust for Art and Culture, are hereby published as required by Rule 18, sub-rule (2) of the National Monuments Authority (Conditions of Service of Chairman and Members of Authority and Conduct of Business) Rules, 2011, for inviting objections or suggestions from the public;

The objections/suggestions received before the specified date have duly been considered by the National Monuments Authority in consultation with the Competent Authority.

Now, therefore, in exercise of the powers conferred by clause (5) of the section 20 (E) of the Ancient Monuments and Archaeological Sites and Remains Act, 1958 the National Monuments Authority, hereby make the following bye-laws namely:-

Draft Heritage Bye-Laws

CHAPTER I

PRELIMINARY

1.0 Short title, extent and commencements: -

(i) These bye-laws may be called the National Monuments Authority Heritage bye-laws 2019 of Centrally Protected Monument Ugger Sain’s Baoli, Delhi.

(ii) They shall extend to the entire prohibited and regulated area of the monuments.

(iii) They shall come into force with effect from the date of their publication.

1.1 Definitions: -

(1) In these bye-laws, unless the context otherwise requires, -

(a) “ancient monument” means any structure, erection or monument, or any tumulus or place or interment, or any cave, rock sculpture, inscription or monolith, which is of historical, archaeological or artistic interest and which has been in existence for not less than one hundred years, and includes-
(i) The remains of an ancient monument,
(ii) The site of an ancient monument,
(iii) Such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
(iv) The means of access to, and convenient inspection of an ancient monument;

(b) “archaeological site and remains” means any area which contains or is reasonably believed to contain ruins or relics of historical or archaeological importance which have been in existence for not less than one hundred years, and includes-

(i) Such portion of land adjoining the area as may be required for fencing or covering in or otherwise preserving it, and
(ii) The means of access to, and convenient inspection of the area;

(c) “Act” means the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);

(d) “archaeological officer” means and officer of the Department of Archaeology of the Government of India not lower in rank than Assistant Superintendent of Archaeology;

(e) “Authority” means the National Monuments Authority constituted under Section 20 F of the Act;

(f) “Competent Authority” means an officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government to perform functions under this Act: Provided that the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of section 20C, 20D and 20E;

(g) “construction” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any re-construction, repair and renovation of an existing structure or building, or, construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences, or the construction and maintenance of works meant for providing supply or water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;

(h) “floor area ratio (FAR)” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot;

\[
\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{plot area}}
\]

(i) “Government” means The Government of India;
(j) “maintain”, with its grammatical variations and cognate expressions, includes the fencing, covering in, repairing, restoring and cleansing of protected monument, and the doing of any act which may be necessary for the purpose of preserving a protected monument or of securing convenient access thereto;

(k) “owner” includes-

(i) a joint owner invested with powers of management on behalf of himself and other joint owners and the successor-in-title of any such owner; and

(ii) any manager or trustee exercising powers of management and the successor-in-office of any such manager or trustee;

(l) “preservation” means maintaining the fabric of a place in its existing and retarding deterioration.

(m) “prohibited area” means any area specified or declared to be a prohibited area under section 20A;

(n) “protected area” means any archaeological site and remains which is declared to be of national importance by or under this Act;

(o) “protected monument” means any ancient monument which is declared to be of national importance by or under this Act;

(p) “regulated area” means any area specified or declared to be a regulated area under section 20B;

(q) “re-construction” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;

(r) “repair and renovation” means alterations to a pre-existing structure or building, but shall not include construction or re-construction;

(2) The words and expressions used herein and not defined shall have the same meaning as assigned in the Act.
CHAPTER II

Background of the Ancient Monuments and Archaeological sites and remains (AMASR) Act, 1958

2.0 Background of the Act:- The Heritage Bye-Laws are intended to guide physical, social and economic interventions within 300m in all directions of the Centrally Protected Monuments. The 300m area has been divided into two parts (i) the **Prohibited Area**, the area beginning at the limit of the Protected Area or the Protected Monument and extending to a distance of one hundred meters in all directions and (ii) the **Regulated Area**, the area beginning at the limit of the Prohibited Area and extending to a distance of two hundred meters in all directions.

As per the provisions of the Act, no person shall undertake any construction or mining operation in the Protected Area and Prohibited Area while permission for repair and renovation of any building or structure, which existed in the Prohibited Area before 16 June, 1992, or which had been subsequently constructed with the approval of DG, ASI and; permission for construction, re-construction, repair or renovation of any building or structure in the Regulated Area, must be sought from the Competent Authority.


2.2 Rights and Responsibilities of Applicant: Section 20C, AMASR Act 1958, specifies details of application for repair and renovation in the Prohibited Area, or construction or re-construction or repair or renovation in the Regulated Area as described below:

(a) Any person, who owns any building or structure, which existed in a Prohibited Area before 16th June, 1992, or, which had been subsequently constructed with the approval of the Director-General and desires to carry out any repair or renovation of such building or structure, may make an application to the Competent Authority for carrying out such repair and renovation as the case may be.

(b) Any person, who owns or possesses any building or structure or land in any Regulated Area, and desires to carry out any construction or re-construction or repair or renovation of such building or structure on such land, as the case may be, make an application to the Competent Authority for carrying out construction or re-construction or repair or renovation as the case may be.

(c) It is the responsibility of the applicant to submit all relevant information and abide by the National Monuments Authority (Conditions of Service of Chairman and Members of the Authority and Conduct of Business) Rules, 2011.
3.0 Location and Setting of the Monuments:-

- Uggar Sain’s Baoli, Delhi is located at Long. 28°36’33” N; Lat. 77°14’34” E GPS Coordinates.

- A narrow lane off Atul Grove Road (old Hailey Road) cutting across Kasturba Gandhi Road (old Curzon road) and Sikandra Road, Leads the visitors to Ugrasen’s Baoli. Measuring 60 m long north-south and 15 m wide at ground level and built with rubble and dressed stones it is one of the finest baolis in Delhi. A long flight of steps flanked by a thick wall with two series of arched niches, the lower ones deep and remaining partly under water, and the upper ones merely recessed from the surface, makes it an impressive sight. There is a circular well t the northern extremity, but between the flight of steps and the well is a covered landing with a terrace or platform at ground level. Between the flanking walls steps lead down to the water level.
Above the flight of steps on the west is a small mosque faced by three openings. With a ‘whale-back’ roof, but its undersides meeting at an angular apex, four pillared columns of red sandstone carved with chaitya-motif and stucco medallions in spandrels, it is a unique structure. The mosque is raised on a solid filling with underground dalans on the sides. Perhaps parts of the entrance complex of the baoli have disappeared. The architectural features of the baoli bespeak a late Tughluq or Lodi age, although traditionally it is said to have been built by Raja Ugrasen, believed to be the progenitor of the Agrawal community. With its deep waters the baoli serves as a swimming pool in summers.

3.1 Protected boundary of the Monuments:

The location, protected boundary and the detailed drawings of the Centrally Protected Monument, “Ugger Sain’s Baoli”, Delhi may be seen at Annexure-I.
3.1.1 Notification Map/ Plan as per ASI records:

The Gazette Notification number of Uggar Sain’s Baoli is: 9058 Education Dated 19.01.1918

[Copy of Notification may be seen at Annexure-II.]

3.2 History of the Monuments/Site:

Traditionally it is said to have been built by Maharaja Agrasen, the progenitor of the Agrawal community, the present structure belongs to 15th century. According to Agrawalon ki Utpatti, written by Bharatendu Haishchandra in 1871, Maharaja Agrasen was a Suryavanshi Kshatriya king, born during the last stages of Dwapar Yuga in the Mahabharat epic era. He was the eldest son of the King Ballabh of Pratapnagar. Agrasen fathered 18 children, from whom the Agrawal gotras came into being. Agrawal trace their origin to a place unknown as Agroha, near Hissar in Haryana.

Agrawals are basically a commercial community or Vaishyas. They are one of the most respectable and enterprising among mercantile communities. One of the emperor Akbar’s famous ministers is said to have been Agrawal, viz, Todarmal, who introduced assessment of land.

A baoli is essentially a structure meant to provide a source if water to its neighbouring population. The swimming pool like structure of a baoli has given rise to a popular misconception that it was solely designed for leisure, particularly for kings and their retinues. However, experts have opined that the baoli’s water was used for various utilitarian purposes such as cooking and washing. In regions where rivers were distant, the baoli fulfilled the vital role in the setting up of human settlements.

3.3 Description of Monument (architectural features, elements, materials etc.):

The term baoli is generally applied to a large stepped well. The baoli under reference measures 58.52m x 13.7m over all and 39.60m x 7.50m at water level. It is built of rubble and dressed stone. At the northern end a length of 10.08m is roofed, forming at the same time a platform or sitting place. At this end there is also a circular well 7.62m diameter constructed of the same material as baoli.

The only Agra Sain in history would appear to be a Raja who reigned at Agra several centuries before the time of Sikandar Lodi.

3.4 CURRENT STATUS

3.4.1 Condition of the Monument- condition assessment:

Condition of Uggar Sain’s Baoli is good. Though the well in north is dry, which needs to be revived. The masjid in south needs some attention.
3.4.2 Daily footfalls and occasional gathering numbers:

Uggar Sain’s Baoli is a ticketed monument, approximately 100 tourists visit the site daily.

CHAPTER IV

Existing zoning, if any, in the local area development plans

4.0 Existing zoning:

The location of the monuments has a significant impact on the development around the sites and this is recognized in the NDMC area is contained within Planning Zone D of Delhi as per the Master Plan for Delhi (MPD).

The existing land use in Zone D, (as per MPD 2001), indicates that over 30% land is devoted to recreational uses; 37% comprises of residential area (i.e. Bungalow area, government colonies and private colonies); 3% of the area is commercial (CBD, community centers located at Gole market, Khan market, local shopping centers and non-hierarchy commercial centers); and rest of the area comprises of government, public and semipublic institutions and roads infrastructure. Within the residential area, government housing estates, and bungalows constitute over 80% of the area.

[Map of NDMC and Zonal Plan D of MPD-2021 may be seen at Map 2 and Map 3 respectively of Annexure V]

4.1 Existing Guidelines of “Delhi Master Plan 2021

It may be seen at Annexure III.

CHAPTER V

Information as per First Schedule, Rule 21(1)/ total station survey of theProhibited and the Regulated Areas on the basis of boundaries defined in Archaeological Survey of India records.

5.0 Contour Plan of Uggar Sain’s Baoli, Delhi

Survey Map of Uggar Sain’s Baoli may be seen at Map-1 of Annexure-IV.

5.1 Analysis of surveyed data:

5.1.1 Prohibited Area and Regulated Area details:

- Total Protected Area of the monument is 1367.837 sq. m
• Total Prohibited Area of the monument is 50949.922 sq. m.
• Total Regulated Area of the monument is 290240.54 sq. m.

5.1.2 Description of built up area

Prohibited Area

North Direction
• Roads, footpath, buildings, part of Aggarwal villa, Tolstoy Marg.

East Direction
• Buildings, roads, apartments, laundry bay.

South Direction
• Hailey road, houses, buildings, footpath

West Direction
• Houses, roads, part of Kasturba Gandhi Marg, villa, buildings.

Regulated Area

North Direction

East Direction
• Hailey road, Gauri Sadan building, Trinity build com India, Seven day Adventist center, Hailey lane, NDMC flats, NDMC building, NDMC Ofice, coal store, pump house, Tolstoy Marg building, Asha Deep building, Dakshneshwari building, Girdhar Appartments, Hailey road Bawa, Hailey road Seth, Hailey road Usief, part of Islamic Republic of Iran Embassy, Vakil lane, Nilgiri Apartments, Mayur Batra group near Barakhamba road.

South Direction
• Kasturba Gandhi Marg, Atul Grove road, Firoz Shah Marg, Embassy of Russian Federation, Silver Arch. Apartment, Banga Bhawan (Govt. of West Bengal), Max Mueller Bhawan, post and telegraph chummeries near Atul Grove marg and Telegraph lane, buildings, vaki lane, shed, Ishan Gaurav villa, Mahendra Singh Mahara house, Dr. Indrachand Jain house, Hari Chandra Mathur Lane, Appartments, shops, Girdhar Appartments,

West Direction
• Kasturba Gandhi Marg and Tolstoy Marg crossing, Atul Grove road, BSNL office, MTNL General Manager office, houses, Janeja’s building, mercantile house, British High Commission, Surya Kiran Building, Tolstoy Marg, A.K. Shrivastava house.
5.1.3 Description of green/open spaces

Prohibited Area

North Direction
- Trees are planted on both side of Tolstoy Marg, private gardens are located inside the building areas, private plots are also located in this area.

East Direction
- Private park is located beyond the boundary of Ugrasen ki Baoli, trees are planted side to the road, children playground is also located inside Upasana Appartments.

South Direction
- Part of open plot no. 2 and 4 A on Hailey road, trees are planted on both side of Hailey road, open space is located inside plot no. 6 with green plantation around it.

West Direction
- Trees are planted on both side of Kasturba Gandhi Marg, private plots no. 10 C, plot no. 10 B and plot no. 12 are also located in this area, open space of Khaitan Villa with green plantation around it.

Regulated Area

North Direction
- Open plot is located near Tolstoy Marg, trees are planted on both side of Tolstoy Marg, open land near Indra Prakash Building and Arunanchal building.

East Direction
- Open plot with green plantation and park is located near unichand Builders Pvt. Ltd, trees are planted on both side of Hailey road, open space of appartments and private plots with green plantation is also located in this area.

South Direction
- Open plot no.2 is located near Hailey road, open space of appartments and private plots with green plantation, Trees are planted on both side of Kasturba Gandhi Marg, Vakil lane, Atul Grove road and Firoz Shah Marg, NDMC park is located inside Post and Telegraph Chummeries.

West Direction
- NDMC authorized Car Parking is located opposite to Mercantile house near Tolstoy Marg, Children’s playground is located near plot no. T-13 and T-15, private plots with green plantation is also located within regulated areas, trees are planted on both side of Kasturba Gandhi Marg, Atul Grove road and Tolstoy Marg.
5.1.4 Area covered under circulation- roads, footpaths etc.

Area bounded by Ferozshah Road (from Windsor Place to Kasturba Gandhi Marg), Kasturba Gandhi Marg, Madhav Rao Scindia Marg (from Ferozshah Road to K.G. Marg), Atul Grove Road, Tolstoy Marg (from Janpath to Kasturba Gandhi Marg), Tolstoy Lane No.1 & 2, Electric Lane, Harish Chander Mathur Lane No.1 (from K.G. Marg to Janpath), P&T Qtr. Lane and Lane behind Eastern Court (Ferozshah Road to Atul Grove Road), Telegraph Lane, Atul Grove Lane to Harish Chander Mathur Lane and Connaught Lane (from K.G. Marg to Janpath).

I. Footpath

Footpaths are made up on both sides of roads. The width of the footpath is approx. 1 meter.

II. Cycle Tracks

Cycle track connects Atul grove road, Hailey road and Kasturba Gandhi marg.

III. Pedestrian Movement

The pedestrian movement is proposed through green areas with special treatment of surfaces and street furniture. To facilitate easy movement of pedestrians, it is recommended that all inter-sections and other important places, like the road between Atul Grove road, Kasturba Gandhi Marg, Hailey road and Tolstoy Marg etc.

5.1.5 Heights of buildings (Zone wise)

- **East:** Maximum height is 38.76m (Building Asha Deep)
- **West:** Maximum height is 45.22m (Surya Kiran Building)
- **North:** Maximum height is 67.83m (Hansalaya Building)
- **South:** Maximum height is 25.84m (Silver Arch apartment)

5.1.6 State protected monuments and listed Heritage Buildings by local Authorities, if available, within the Prohibited/Regulated Area:

There are no state protected buildings in the vicinity of the monument.

5.1.7 Public amenities:

Facilities such as Cultural Notice Board and Public Notice Board are available at site.

5.1.8 Access to monument:

I. Airport

- Total Distance Delhi IGI Airport (T1) to Ugrasen ki Baoli is (16.3 km) via Sardar Patel Marg.
- Total Distance Delhi Airport (T3) to Ugrasen ki Baoli is 23.3 km.
- Total Distance Delhi Airport (T2) to Ugrasen ki Baoli is 22.5 km.

II. Railway

- The nearest Railway station is New Delhi railway station (3.3 km)
• Hazrat Nizamuddin Railway Station (6.4 km)
• Delhi Sarai Rohilla Railway station (7.0km)
• Delhi Safdurjung Railway Station (7.7 km)
• Old Delhi Railway station (11.8 km)
• Delhi Cantt Railway Station (14.6 km)

III. Metro Station

• Janpath (Violet line) and Barakhamba Road (Blue line) metro stations are the nearest metro stations and then walking distance from the metro station to Ugrasen Ki Baoli.

IV. Buses

• The nearest bus terminal is Sarai Kale Khan Bus terminal (6.9 km)
• ISBT Kashmiri Gate (10.7 km)
• ISBT Anand Vihar (16.7 km)
• Delhi is connected to many cities by road transport. Tourists can catch buses from ISBT Kashmiri Gate, ISBT Anand Vihar, and ISBT at Sarai Kale Khan. Ugrasen ki Baoli, Connaught Place is easily accessible from anywhere in Delhi by Local or state-owned bus services, also from neighboring states. Tourists can catch buses for Kanpur, Lucknow, Ahmedabad, Jaipur, Udaipur, Agra and many other cities. AC, non-AC and Sleeper buses run from all terminals.
• Delhi Transport Corporation operates buses to Ugrasen ki Baoli regularly. Bus no. are 450,522,966,894,440,640 etc.

V. Local Transport

• Tourists can visit Ugrasen ki Baoli through various mode of transport. They can use auto rickshaws, taxis, and local buses to reach the fort.
• Cabs services are readily available in Delhi. Some private services which are popular and easily available are mentioned below:
  o Ola
  o Uber
  o Meru
• Auto Rickshaws easily available all over Delhi.

VI. By Roads

• Hailey Road
• Tolstoy Marg
• Kasturba Gandhi Marg
• Firoz Shah Marg
• Atul Grove Road

5.1.9 Infrastructure services (water supply, storm water drainage, sewage, solid waste management, parking etc.):

Water Supply and storm water drainage are available on the site.
5.1.10 Proposed zoning of the area as per guidelines of the Local Bodies:

The NDMC area is contained within Planning Zone D of Delhi as per the Master Plan for Delhi (MPD). The existing land use in Zone D, (as per MPD 2001), indicates that over 30% land is devoted to recreational uses; 37% comprises of residential area (i.e. Bungalow area, government colonies and private colonies); 3% of the area is commercial (CBD, community centers located at Gole market, Khan market, local shopping centers and non-hierarchy commercial centers); and rest of the area comprises of government, public and semipublic institutions and roads infrastructure. Within the residential area, government housing estates, and bungalows constitute over 80% of the area.

CHAPTER VI

Architectural, historical and archaeological value of the monument.

6.0 Architectural, historical and archaeological value:

Although traditionally it is said to have been built by Maharaja Agrasen, the progenitor of the Agrawal community, the present structure belongs to 15th century. According to Agarwalon ki Utpatti, written by Bharetendu Harishchandra in 1871, Maharaja Agrasen was a Suryavanshi Kshatriya king, born during the last stages of Dwapar Yuga in the Mahabharara epic era. He was the eldest son of the King Ballabh of Pratapnagar. Agrasen fathered 18 children, from whom the Agrawal gotras come into being. Agarwals trace their origin to a place known as Agorha, near Hissar in Haryana.

Agarwals are basically a commercial community or Vaishyas. They are one of the most respectable enterprising among mercantile communities. One of emperor Akbar’s famous minister is said to have been Agarwal, viz, Todarmal, who introduced assessment of land.

A baoli is essentially a structure meant to provide a source of water to its neighbouring population. The swimming pool like structure of a baoli has given rise to a popular misconception that it was solely designed for leisure bathing, particularly for kings and their retinues. However, experts have opined that the baoli’s water was used for various utilitarian purposes such as cooking and washing. In regions where rivers were distant, the baoli fulfilled the vital role in the setting up of human settlements.

The term baoli is generally applied to last stepped well. At the level of the ground, this baoli measures 58.52 x 13.71m over all and at water level 39.60 x 7.50m. it is built of rubble masonry and dressed in hard srone. It is one of the finest baolis in Delhi.

This baoli comprises long flight of steps flanked by a thick wall with two series of arched niches. The lower arches are deep and remain partly under water, and the upper ones merely recessed from the surface, which makes it impressive.

At the northern end a length of 10m is roofed forming at the same time a platform or sitting place. At this end there is a deep circular well having 7.62, dia. It is constructed of the same material as the baoli. Between the flanking walls, steps lead down to the water level.
Above the flight of the steps on the west is a small mosque faced by three openings with vaulted roof, but its undersides meeting at an angular apex. It has four pillared columns of red sandstone carved with chaitya-motifs and stucco medallions in spandrels.

The mosque is raised on a solid filling with underground dalan on the sides. Perhaps parts of the entrance complex of the baoli have disappeared.

6.1 Sensitivity of the monument (e.g. developmental pressure, urbanization, population Pressure, etc.):

The monument is located in the heart of the city. It is surrounded by residential area on the western side. A residential complex on the eastern side and southern side, which has a green area with heavy foliage of trees.

6.2 Visibility from the Protected Monument or Area and visibility from Regulated Area:

The monument is located in the midst of the residential area. Therefore, the residential area in the prohibited zone is visible from the monument and to the monument on the eastern, western and northern side. Whereas on the southern side in the prohibited area is the green space of a residential complex and hence, the monument is not visible from the southern side. As we move to the regulated area, the buildings are above 15m in height on the eastern, norther and western side, therefore, the visibility from the monument and to the monument is there. On the southern side the maximum height of the building is also above 15m at some places, but because of the heavy foliage of trees on the southern end of the monument, the visibility from the monument and to the monument is not possible.

6.3 Land-use to be identified:

The NDMC area is contained within Planning Zone D of Delhi as per the Master Plan for Delhi (MPD). The existing land use in Zone D, (as per MPD 2001), indicates that over 30% land is devoted to recreational uses; 37% comprises of residential area (i.e. Bungalow area, government colonies and private colonies); 3% of the area is commercial (CBD, community centers located at Gole market, Khan market, local shopping centers and non-hierarchy commercial centers); and rest of the area comprises of government, public and semipublic institutions and roads infrastructure. Within the residential area, government housing estates, and bungalows constitute over 80% of the area.

6.4 Archaeological heritage remains other than protected monument:

There are no archaeological remains in the vicinity of the monument.

6.5 Cultural landscapes:

Baoli is a Hindu word referring to a well. Stepwells (baolis) has been used for centuries in the arid regions of India to access water stored in natural aquifer. As far back in the 6th century A.D., villagers have dug deep trenches to reach the water table, freeing themselves from dependence on seasonal rains. Masons, lines the trenches with stabilizing stones, and introduces flight of stairs down to the water.
Though the foremost function of the well is to provide water for the whole community, it also serves as a community space for gathering especially the females. As stepwells are subterranean structures, the base of the step well provided relief from the blazing heat of the day, especially in summers. Relief was of course enhanced when the well was covered. This led to the buildings associated with the stepwell. Simultaneously, some ornamental and architectural features were added for its beautification.

6.6 Significant natural landscapes that form part of cultural landscape and also help in protecting monument from environmental pollution:

The green spaces on the southern and eastern side of the monument strengthen its ambiance. There is an old tree in front of the mosque, which acts as a focal point to the visitors.

6.7 Usage of open space and constructions:

The monument is a small structure therefore; there is no scope of any further construction in the premises.

6.8 Traditional, historical and cultural activities:

Though the foremost function of the well is to provide water for the whole community, it also serves as a community space for gathering especially the females. As stepwells are subterranean structures, the base of the step well provided relief from the blazing heat of the day, especially in summers. Relief was of course enhanced when the well was covered. This led to the buildings associated with the stepwell. Simultaneously, some ornamental and architectural features were added for its beautification

6.9 Skyline as visible from the monument and from Regulated Areas:

The monument is surrounded by high rise commercial buildings in the regulated area in eastern, northern and western directions. Therefore, the skyline is not visible in these directions. On the southern side, because of the heavy foliage, only trees are visible.

6.10 Vernacular Architecture:

No prevalent features of any form of vernacular architecture are seen in the surroundings of the monument.

6.11 Developmental plan, as available, by the local authorities:

As per Delhi Master Plan 2021, Table 2 of Zonal Development Plan identifies Uggar Sain’s Baoli in Sub Zone- D-3. Master Plan enclosed at Annexure – V.

6.12 Building related parameters:

(a) Height of the construction on the site (inclusive all): The height of all structures of any kind in the Regulated Area of monuments will be restricted to 18m.

(b) Floor area: As per Master Plan 2021, Delhi (MPD).
(c) Usage:- As per Master Plan 2021, Delhi (MPD).

(d) Façade design:-
- Continuous windows with louvers will not be permitted.
- Large glass facades along the front street or along staircase shafts will not be permitted.

(e) Roof design:-
- Flat roof design in the area is to be followed
- Structures, even using temporary materials such as aluminium, fibre glass, polycarbonate or similar materials will not be permitted on the roof of the building.
- All services such as a large air conditioning units, water tanks or large generator sets placed on the roof to be screened off using screen walls (brick/cements sheets etc.)

(f) Building material: -
- Consistency in materials and color along all street facades within 100m of the monument.
- Modern materials such as aluminum cladding, glass bricks, and any other synthetic tiles or materials will not be permitted for exterior finishes.
- Traditional materials such as brick, cement plaster and stone should be used.

(g) Colour: - The exterior colour must be used of a neutral tone in harmony with the monuments.

6.13 Visitor facilities and amenities:
Facilities such as illumination, toilet, interpretation centre, cafeteria, drinking water, souvenir shop, audio visual room, ramp, braille and wifi should be made available at site.

CHAPTER VII
Site Specific Recommendations

7.1 Site Specific Recommendations:

a) Setbacks:
- The front building edge shall strictly follow the existing street line. The minimum open space requirements need to be achieved with setbacks or internal courtyards and terraces.

b) Projections:
- No steps and plinths shall be permitted into the right of way at ground level beyond the obstruction free’ path of the street. The streets shall be provided with the obstruction free’ path dimensions measuring from the present building edge line.
c) Signages:

- LED or digital signs, plastic fibre glass or any other highly reflective synthetic material may not be used for signage in the heritage area. Banners may not be permitted, but for special events/fair etc. it may not be put up for more than three days. No advertisements in the form of hoardings, bills within the heritage zone will be permitted.

- Signages should be placed in such a way that they do not block the view of any heritage structure or monument and are oriented towards a pedestrian.

- Hawkers and vendors may not be allowed on the periphery of the monument.

7.2 Other recommendations:

- Extensive public awareness programme may be conducted.

- Provisions for differently able persons shall be provided as per prescribed standards.

- The area shall be declared as Plastic and Polythene free zone.

ANNEXURES

ANNEXURE – I

Location and Detailed drawings of the Protected Monument

Location Plan of Uggar Sain’si Baoli

Building Plan of Uggar Sain’si Baoli

Detailed drawings of Uggar Sain’si Baoli
Gazette Notification of Uggar Sain’s Baoli

<p>| No. 9088 – Education – In exercise of the powers conferred by section 1 of the Ancient Monuments Preservation Act, 1904 (VII of 1904), the Chief Commissioner is pleased to confirm Notification No. 791, Education, dated the 23rd October, 1913, which declared the undermentioned monuments to be protected monuments within the meaning of the Act: |</p>
<table>
<thead>
<tr>
<th>Monuments</th>
<th>Locality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Nicholson Statue and its platform and the surrounding gardens, paths and enclosure wall.</td>
<td>Outside the Kashmiri Gate, Delhi.</td>
</tr>
<tr>
<td>3. Hindu Rao’s House now used as the station hospital.</td>
<td>-Do-</td>
</tr>
<tr>
<td>4. Old Baoli immediately to the west of No. 3</td>
<td>-Do-</td>
</tr>
<tr>
<td>5. The remaining gateways of the old magazine with their adjoining buildings.</td>
<td>Near the Post Office, Delhi.</td>
</tr>
<tr>
<td>6. Kotla Firoz Shah, Firozabad, with the remaining walls, bastions and gateways, and gardens the old mosque and well and all the other ruined buildings it contains.</td>
<td>Two furlongs east of the Jaili and some 3 building due south of the south-east corner of Shahjahanabad, Delhi.</td>
</tr>
<tr>
<td>7. Furatul Qila (Indrapuri) or Delhi Sher Shahi, with all its walls, arcades, gateways, and bastions and gardens the mosque of Sher Shah (Killa Kehna Masjid), the Sher Maudul and entrances to subterranean passages.</td>
<td>Two miles south of the Delhi gate of Shahjahanabad, Delhi.</td>
</tr>
<tr>
<td>8. Lal Darwaza, the northern gate of the outer walls of the Delhi of Sher Shah</td>
<td>Three furlongs due south of the Delhi Gate of Shahjahanabad immediately to the east of the Jail, Delhi.</td>
</tr>
<tr>
<td>9. Uggar Sain’s Baoli</td>
<td>In Mehrauli near the Jantar Mantar observatory, Delhi</td>
</tr>
<tr>
<td>10. The tomb of Safdar Jang (Mirza Mumtaz Mansur Ali Khan), with all its enclosure walls, gateways, and gardens and the mosque on the east side of the gardens</td>
<td>Three and a half miles due south of the south wall of Shahjahanabad and one mile five furlongs due west of Nizam-ud-Din Railway Station, Delhi.</td>
</tr>
<tr>
<td>11. Site of battery (south-east corner of the gardens) with the following inscriptions: -</td>
<td>Qudsia Garden, Delhi</td>
</tr>
<tr>
<td>“Lieutenant W. Greathead, R.E., directing Engineer.”</td>
<td></td>
</tr>
</tbody>
</table>
LOCAL BODIES GUIDELINES

EXISTING GUIDELINES AS PER DELHI MASTERPLAN 2021

1. Permissible Ground Coverage, FAR/ FSI, and Heights with the regulated area for new construction, Setbacks

Maximum ground coverage, FAR, number of dwelling units for different size of residential plots shall be as per the following table:

Table 6: FAR and Ground Coverage as per Master Plan 2021

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Area of Plot (sq. m.)</th>
<th>Max. Ground Coverage %</th>
<th>FAR</th>
<th>No. of DUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Below 32</td>
<td>90</td>
<td>350</td>
<td>3</td>
</tr>
<tr>
<td>2.</td>
<td>Above 32 to 50</td>
<td>90</td>
<td>350</td>
<td>3</td>
</tr>
<tr>
<td>3.</td>
<td>Above 50 to 100</td>
<td>90</td>
<td>350</td>
<td>4</td>
</tr>
<tr>
<td>4.</td>
<td>Above 100 to 250</td>
<td>75</td>
<td>300</td>
<td>4</td>
</tr>
<tr>
<td>5.</td>
<td>Above 250 to 750</td>
<td>75</td>
<td>225</td>
<td>6</td>
</tr>
<tr>
<td>6.</td>
<td>Above 750 to 1000</td>
<td>50</td>
<td>200</td>
<td>9</td>
</tr>
<tr>
<td>7.</td>
<td>Above 1000 to 1500</td>
<td>50</td>
<td>200</td>
<td>9</td>
</tr>
<tr>
<td>8.</td>
<td>Above 1500 to 2250</td>
<td>50</td>
<td>200</td>
<td>12</td>
</tr>
<tr>
<td>9.</td>
<td>Above 2250 to 3000</td>
<td>50</td>
<td>200</td>
<td>15</td>
</tr>
<tr>
<td>10.</td>
<td>Above 3000 to 3750</td>
<td>50</td>
<td>200</td>
<td>18</td>
</tr>
<tr>
<td>11.</td>
<td>Above 3750</td>
<td>50</td>
<td>200</td>
<td>21</td>
</tr>
</tbody>
</table>

• Notes:

1. The local body concerned shall be competent to disregard variation of up to 2% in plot size, arising from the conversion of the area from sq. yard to sq. m. and to grant the norms applicable to the lower category of plot size in accordance with para (ii) below.

2. 100% ground coverage shall be eligible for regularization of construction, already existing as on 22.09.06 on payment of charges as notified.

3. The minimum size of the residential plot shall be 32 sqm. However, in the case of Government sponsored economically weaker section schemes, size could be reduced further.
4. 100% ground coverage and 350 FAR shall be eligible for regularization of construction already existing as on 22.09.06 on payment of charges as per the notification, in respect plot size between 100 to 175 sqm.
5. Permissible FAR and Dwelling Units shall not be less than MPD-2001 norms.

- **Terms and Conditions:**

  1. The additional number of dwelling units would be subject to payment of levy for the augmentation of civic infrastructure.
  2. The total coverage and FAR permissible in any plot in a category, shall not be less than that permissible and available to the largest plot in the next lower category.

- **Height:**

  1. The maximum height of the building in all plots shall be 15 meters.
  2. Subdivision of plots is not permitted. However, if there is more than one building in one residential plot, the sum of the built-up area and ground coverage of all such buildings, shall not exceed the built-up area and ground coverage permissible in that plot.
  3. The mezzanine floor, and service floor, if constructed, shall be counted in the FAR.

- **Basement:**

  A basement shall not be counted towards FAR if used for purposes permissible underbuilding bye-laws namely household storage and parking. Basement area shall not extend beyond the coverage on the ground floor as per permissible and sanctioned built up area but may extend to the area below the internal courtyard and shaft. Basement is used in terms of Chapter 15.0. Mixed Use regulations shall count towards FAR and shall be liable to the payment of appropriate charges if it exceeds the permissible FAR.

- **Stilts:**

  If the building is constructed with stilt area of non-habitable height (less than 2.4m), used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.
Parking:
Parking space shall be provided for within the residential plot as follows:

1. 2 Equivalent Car Space (ECS) in plots of size 250-300 sq.m.

2. 1 ECS for every 100 sq. m. built up area, in plots exceeding 300 sq. m., provided that, if the permissible coverage and FAR is not achieved with the above-mentioned parking norms in a plot, the parking norms of the preceding category shall be allowed.

Density:
For density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

1. The minimum setbacks shall be as given in the following table:

Table 7: Setbacks as per Master Plan 2021

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Plot Size (in sq. m.)</th>
<th>Minimum Setbacks (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Front</td>
</tr>
<tr>
<td>1.</td>
<td>Below 100</td>
<td>0</td>
</tr>
<tr>
<td>2.</td>
<td>Above 100 and up to 250</td>
<td>3</td>
</tr>
<tr>
<td>3.</td>
<td>Above 250 and up to 500</td>
<td>3</td>
</tr>
<tr>
<td>4.</td>
<td>Above 500 and up to 2000</td>
<td>6</td>
</tr>
<tr>
<td>5.</td>
<td>Above 2000 and up to 10000</td>
<td>9</td>
</tr>
<tr>
<td>6.</td>
<td>Above 10000</td>
<td>15</td>
</tr>
</tbody>
</table>

a. In case the permissible coverage is not achieved with the above-mentioned setbacks in a plot, the setbacks of the preceding category may be allowed.

b. In the case of construction in the future, a minimum 2m x 2m open courtyard shall be provided for in residential plots of the area of 50 sqm. to 100 sqm.

2. A number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or
servant quarter, as part of the main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.

3. Each servant quarter shall comprise of one habitable room of area not less than 11 sq. Floor area, exclusive of the cooking verandah, bathroom, and lavatory. The maximum size of a servant quarter shall be 25 sqm. If larger in size, the servant's quarter shall be counted in density as a full dwelling unit.

4. Plot owners/allottees seeking extra coverage, additional floor or part thereof, over and above Gazette Notification dated 23.07.98, as per above-mentioned norms shall be charged betterment levy (or additional FAR charges) at the rates notified with the approval of the Government from time to time. This is in addition to the levy payable on the additional FAR allowed vide notification dated 23.07.98 and over the FAR allowed vide notification dated 15.05.95.

5. Plot owners/allottees seeking regularization of construction in terms of the additional coverage allowed under this notification shall have to pay a penalty and compounding charges notified with the approval of the Government, over and above the betterment levy referred to in para (xiii) above.

6. Plot owners/allottees seeking regularization of additional height in terms of this notification will have to pay penalty and special compounding charges notified with the approval of the Government, in addition to betterment levy referred to in para (xiv).

7. The amount so collected be deposited in an escrow account by the local body concerned for incurring expenditure for developing parking sites, augmentation of amenities/infrastructure and environmental improvement programmes and a quarterly statement of the income and expenditure of the account shall be rendered by the local bodies to the Government.

8. [Encroachment on public land shall not be regularized and shall be removed before the local body grants sanction for regularization of additional construction or height except the following: -]
a. Projections / chajjas / covered chajjas built-up portion which existed before 7.2.2007 up to 1m above 3m height from the ground level shall be regularized for plot size up to 175 sqm on roads below 24m ROW in pre-1962 colonies (except for A & B category), in unplanned areas (including special area, village abadi and unauthorized regularized colonies) and resettlement colonies. The owners / occupiers shall have to obtain structural safety certificate and fire clearance within a reasonable period as notified by the Government. Such projections / built up portion thereon shall be counted in FAR and in case of excess FAR over and above permissible FAR, such FAR in excess shall be regularized subject to payment of appropriate charges as approved by the Government.

b. The local body concerned shall carry out a survey within a period of two months from the date of notification of all such projections eligible to be regularized and put such list in public domain for objections from the occupiers / owners and any person of the public against inclusion / exclusion of such projection in the list and the list thereafter will be finalized within a period of one month after considering such objections received in writing.

9. Every applicant seeking sanction or regularization of additional FAR and/or height shall submit a certificate of structural safety obtained from a structural engineer. Where such a certificate is not submitted, or the Building is otherwise found to be structurally unsafe, formal notice shall be given to the owner by the local body concerned, to rectify the structural weakness within a reasonable stipulated period, failing which the building shall be declared unsafe by the local body concerned and shall be demolished by owner or the local body.

10. Standard Plans:

There are several standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable development controls.

2. Heritage bye-laws/ regulations/ guidelines if any available with local bodies.

- The agencies concerned with the protection of Delhi's Built Heritage are ASI, GNCTD, State Archaeology Department, NDMC, MCD, Cantonment Board and DDA.
• Built heritage of Delhi needs to be protected, nourished and nurtured by all citizens and passed on to the coming generations. It is suggested that with the aim of framing policies and strategies for conservation, appropriate action plans may be prepared by all the agencies. These should include promotion of conservation of the civic and urban heritage, architecturally significant historical landmarks, living monuments, memorials and historical gardens, riverfront, city wall, gates, bridges, vistas, public places, edicts, and the ridge.

• It is recommended that these should be suitably incorporated while preparing layout plans/schemes. In case of major monuments, it is necessary that the surrounding area should be identified in the layout/detail plan, and should have building controls in relation to height, material, and spread of the monuments.

• It will also be necessary to maintain close interaction and coordination between all these agencies keeping in view the following objectives and requirements.
  
  i. Maintain and update a database.
  ii. Develop organizational capacity for heritage management.
  iii. Define all the applicable terms.
  iv. Listing of Heritage Buildings based on the following criteria:
      a. The age of the building;
      b. Its special value for architectural or cultural reasons or historical periods;
      c. Its relevance to history;
      d. Its association with a well-known character or event;
      e. Its value as part of a group of buildings;
      f. The uniqueness of the building or any object or structures fixed to the building or forming part of the land and comprised within the curtilage of the building.
  
  v. Prepare guidelines for development, redevelopment, additions alterations, repairs, renovations and reuse of the heritage buildings.
  vi. Implementing programmes for education and awareness.
3. Open Spaces

Open space that is used for sports, exercise or active play is classified as “active open space” like playing field and courts, pools, golf courses etc. on the other hand, the open space used for relaxation, such as sitting, or strolling is classified as “passive” like restricted use lawns, gardens, church yards etc.

The NCRPB (National Capital Region Planning Board) and the DDA (Delhi Development Authority) have prepared the NCR Plan and Master Plan for the NCTD (National Capital Territory of Delhi), respectively, with a 20-year perspective showing broad land-use categories and traffic corridors. Carefully, planning the greening of Delhi, DDA has divided the open space into a level of hierarchies:

i. Regional Parks
   a) Northern Ridge 87 ha.
   b) Central Ridge 864 ha.
   c) South Central Ridge 626 ha.
   d) Southern Ridge 6200 ha.

Subject to verification, the area of Regional Park is 7777 hectares. Part of this has been notified as Reserve Forest under the Indian Forest Act, 1927 vide Notification dated 24.5.94 and 02.04.96. There are discrepancies between the area notified and the physical boundaries of the total area owned by various agencies - DDA, CPWD, NDMC, MCD, Forest Department and the Ministry of Defense. Till the exact boundaries are identified by the Forest Department, the boundary indicated in the Master Plan for Delhi (land use plan) as Regional Park shall continue.

ii. District Parks

District Park, Theme park, Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

- Restaurant in a District Park having an area above 25 Ha. subject to the following:
- Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.
- Restaurant plot shall have no physical segregation from the rest of the
District Park area.

- The building shall be a single-story structure with max. FAR of 5 and height not more than 4m. Without any residential facility and to harmonize with the surroundings.
- In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. The parking area should not form part of the restaurant complex/greens.
- 30% of the area shall be developed as a dense plantation.

iii. **Green / Recreational Areas**

Sports Complexes, which were included in the green/recreational use category under the MPD-2001 will be seen under a separate category of sports. One of the main reasons for this modification is that Delhi is emerging as an important center for National and International sports events.

**Table 8: Planning Norms, Standards for Recreational Areas / Parks at Sub-City Level**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Category</th>
<th>Planning Norms &amp; Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Population/unit (Approx.)</td>
</tr>
<tr>
<td>1.</td>
<td>City Parks</td>
<td>10 lakhs</td>
</tr>
<tr>
<td>2.</td>
<td>District Parks</td>
<td>5 lakhs</td>
</tr>
<tr>
<td>3.</td>
<td>Community Parks</td>
<td>1 lakh</td>
</tr>
</tbody>
</table>

Note: 5 to 10% of the area will be under use for rainwater harvesting/water body.

**Table 9: Planning Norms, Standards for Recreational Areas / Parks at Neighborhood Level**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Category</th>
<th>Planning Norms &amp; Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Population/unit (Approx.)</td>
</tr>
<tr>
<td>1.</td>
<td>Neighborhood Park</td>
<td>10000</td>
</tr>
<tr>
<td>2.</td>
<td>Housing Area Park</td>
<td>5000</td>
</tr>
<tr>
<td>3.</td>
<td>Total Housing Cluster Level</td>
<td>250</td>
</tr>
</tbody>
</table>
iv. **Sports Complex**

**Table 10: Planning Norms, Standard for Sport Center**

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Category</th>
<th>Pop. / Unit (Approx.)</th>
<th>Plot Area (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Divisional Sports Centre / Golf Course</td>
<td>10 lakhs</td>
<td>10 to 30 &amp; above</td>
</tr>
<tr>
<td>2</td>
<td>District Sports Centre</td>
<td>5 lakhs</td>
<td>3 to 10</td>
</tr>
<tr>
<td>3</td>
<td>Community Sports Centre</td>
<td>1 lakh</td>
<td>1 to 3</td>
</tr>
<tr>
<td>4</td>
<td>Neighborhood Play area</td>
<td>10,000</td>
<td>0.5 to 1</td>
</tr>
<tr>
<td>5</td>
<td>Housing Area Playground</td>
<td>5,000</td>
<td>0.5</td>
</tr>
</tbody>
</table>

V **International Sports Events**

A suitable area of about 200 ha shall be reserved for International Sports events wherever possible.

Vi **Green Belts**


a. **Community Parks**: Park, Children Park, Open-air food court, Playground etc.

b. **Amusement Parks**: Amusement parks up to 10 Ha may be permitted in District parks. Following development controls shall be applicable:
   1. Max Ground coverage – 5%
   2. Max FAR – 7.5
   3. Max height – 8 mt
   4. Parking – 3 ECS/ 100 sqm. Of floor area with the stipulation to provide min. parking for 100 cars.

c. **Archaeological Park**: The following areas have been designated as Archaeological Parks:
   1. Mehrauli Archaeological Park.
   2. Tughlaquabad Archaeological Park.
d. **Multipurpose Grounds**: It is used for marriage/public functions etc. therefore; a special category is proposed to take care of the dame at three levels in the following manner:

Table 11: Planning Norms, Standards for Multi-Purpose Grounds

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Category</th>
<th>Planning Norms &amp; Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Population/unit (Approx.)</td>
</tr>
<tr>
<td>1.</td>
<td>City Multipurpose Ground</td>
<td>10 lakhs</td>
</tr>
<tr>
<td>2.</td>
<td>District Multipurpose Ground</td>
<td>5 lakhs</td>
</tr>
<tr>
<td>3.</td>
<td>Community Multipurpose Ground</td>
<td>1lakh</td>
</tr>
</tbody>
</table>

e. **Parking**: With the phenomenal increase in personalized motor vehicles, one of the major problems being faced today is an acute shortage of parking space. In the absence of adequate organized parking space and facilities, valuable road space is being used for vehicular parking. The problem of parking in the city can be broadly divided into the following categories:

A. Along streets, which are commercialized.
B. In planned commercial centers.
C. In residential colonies.
D. In the large institutional complexes.

4. **Mobility with the prohibited and regulated area-road surfacing, pedestrian ways, non-motorised transport etc.**

Delhi has a rich cultural heritage which caters to the six citadels of old times, all scatter around the city. With a growing population and migration in the capital of India, the roads have become congested and traffic always seems to be growing. Even though the metro takes half of the load, the road networks are still the same as there has been a drastic risein the number of vehicles.

The mode of mobility is via cars (including taxis), 2-wheelers, auto rickshaws, buses, magic buses, and Vikram autos. Public transport includes DTC (Delhi Transport Corporation) buses and Cluster buses which run within the city and in the NCR. There are several private buses as well that run around the city and the NCR.
5. Streetscapes, facades, and new construction

The different plots of land along the monument enclosed walls are not bound by any design control, norms and therefore, do not reflect the setting and the context of the monument giving a disaggregated appearance around the site. Comprehensive design guidelines on signage, material, and design of boundary walls, street surfacing, street furniture and entrance gate can help unify the space around the site.
ANNEXURE IV

Surve Plan of Uggar Sain’s Baoli, Delhi
IMAGES OF THE SURROUNDING AREAS OF THE MONUMENT

Figure 1: Upasana Appartments on the eastern side of Baoli

Figure 2: Kasturba Ganghi Marg crossing
Figure 2: Amenities on road side at Kasturba Gandhi Marg

Figure 4: Max Muller building on Kasturba Gandhi Marg
Figure 5: Vakil Lane

Figure 6: Amenities on road side
Figure 7: Junction of Hailey Road, Kasturba Gandhi Marg and Atul Grove Road

Figure 8: Green space at Upasana Apartments

Figure 9: Boundary wall of the Boali adjoining Upasana Apartments
Figure 10: Upasana Apartments

Figure 11: Bangla Bhawan
Figure 12: Old structure near the vicinity

Figure 13: Inside of Baoli
Figure 14: Steps of Baoli
Figure 35: Well at the northern side of Baoli

Figure 16: Hailey Road
Figure 17: Arches in Baoli
Figure 18: Room between the well and steps
Figure 19: Condition of well
Figure 20: Hansalaya Building

Figure 21: Embassy of Iran
Figure 22: Amba Deep Building on Tolstoy Marg

Figure 23: FICCI Building
Figure 24: Seventh Day Adventist Church

Figure 25: Visibility from the Northern Side of Baoli
Figure 26: Harish Chandra Mathur Lane

Figure 27: Telegraph Lane
Figure 28: Central Head Quarter of FNPO

Figure 29: Junction of Atul Grove Road
Figure 30: NDMC Parking near Ansal API Building

Figure 31: Mercantile House
Figure 32: British High Commission

Figure 33: Hailey Lane
Figure 34: Focal tree in front of the Mosque