

14 Conservation of Listed Buildings, Areas, Artifacts, Structures and Precincts of Historical and / or Aesthetical and / or Architectural and / or Cultural Value and / or Natural Value (Heritage Buildings and Heritage Precincts)

14.1 Applicability

This regulation will apply to those buildings, artifacts, structures and /or precincts of historical and /or aesthetical and/or architectural and/or cultural value and / or natural value (hereafter referred to as Listed Buildings / Heritage Buildings and Listed Precincts / Heritage Precincts) listed in Annexure G. The list may be updated/amended through notification(s) issued by the Government within the development area under the jurisdiction of Tirupati Urban Development Authority.

14.2 Restriction On Development / Redevelopment / Repairs etc.

- 1) No Development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said Heritage Buildings or Heritage Precincts shall be allowed except with the prior written permission of the Vice-Chairman, Tirupati Urban Development Authority. The Vice-Chairman, Tirupati Urban Development Authority shall act on the advice of/in consultation with the HERITAGE CONSERVATION COMMITTEE to be appointed by Government (hereinafter called “the said Heritage Conservation Committee”).

Provided that in exceptional cases, for reasons to be recorded in writing, the Vice-Chairman, Tirupati Urban Development Authority may over rule the recommendation of the HERITAGE CONSERVATION COMMITTEE.

Provided further that the power to over rule the recommendations of the Heritage Conservation Committee shall not be delegated by the Vice-Chairman, Tirupati Urban Development Authority to any other officer.

- 2) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being accordance and consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Vice Chairman, Tirupati Urban Development Authority, shall take into consideration the recommendations of the Heritage Conservation Committee.

14.3 Preparation of List of Heritage Buildings and Heritage Precincts

The said list of buildings, artifacts, structures and precincts of historical and/or aesthetical and/or architectural and/or cultural value and / or natural value to which this Regulation applies shall not form part of the Regulation for the purpose of Section 59 of the Andhra Pradesh Urban Areas (Development) Act 1975. Modifications to the list shall not amount to modification to Zoning Regulations. The list may be supplemented, altered, deleted or

modified from time to time by Government on receipt of proposals from the Vice Chairman, Tirupati Urban Development Authority or from the Heritage Conservation Committee or by Government suo moto, provided that before that list is supplemented, altered, deleted or modified, objections and suggestions from the public be invited and duly considered by the Vice-Chairman, Tirupati Urban Development Authority and / or by Government.

14.4 Power to Alter, Modify or Relax Regulations

With the approval of Government and after consultation with the said Heritage Conservation Committee, the Vice-Chairman, Tirupati Urban Development Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Zoning Regulations for Tirupati approved by the Government vide G.O.Ms.No.1123 M.A., dated 13.10.81 (hereafter referred to as “the said Regulations”) if it is needed for the conservation, preservation or retention of historical, aesthetical, culture, architectural quality or natural beauty of any Heritage building or Heritage Precinct.

14.5 Hearing etc., to Persons likely to be Affected

Provided that in case of any alterations, modifications or relaxation of any provisions of the Development Control Regulation will cause undue loss to the owner/lessees of Heritage Buildings / Heritage Precincts, the Competent Authority shall give an opportunity of hearing to the said owner/lessee and to the public.

14.6 Permission to make Alterations to Heritage Buildings / Heritage Precincts

Permission to demolish or to make major alterations to Heritage Buildings may be granted only in exceptional cases by the Vice-Chairman, Tirupati Urban Development Authority after obtaining the opinion of Heritage Conservation Committee and after inviting public objections and suggestions in three local daily newspapers.

14.7 Grant of Transferable Development Rights in cases of Loss of Development Rights

If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprives the owner/lessee of any unconsumed Floor Space Index the said owner/ lessee shall be compensated by grant of Development Rights Certificate (hereafter referred to as “Transferable Development Rights”) subject to the Regulations. The Transferable Development Rights from Heritage Building may be consumed in the same municipal ward from which it originated. The extent of Transferable Development Rights Certificates to be granted may be determined by the Vice-Chairman, Tirupati Urban Development Authority, in consultation with the Heritage Conservation Committee and will not be awarded unless sanctioned by the Government.

14.8 Maintaining Sky Line

Buildings included in Heritage Precincts shall maintain the sky line in the Precinct (without any high rise development) as may be existing in the surrounding area, so as not

to diminish or destroy the value and beauty of the said listed Heritage Buildings/Heritage Precincts and rock formations by Municipal Administration and Urban Development Department. The development within shall be in accordance with the guidelines framed by Vice-Chairman, Tirupati Urban Development Authority in consultation with Heritage Conservation Committee.

14.9 Repair Fund

Buildings included in the said list shall be repaired by the owners/lessee of the said buildings themselves or occupiers of the old building. With a view to give monetary help for such repairs a separate fund may be created, which would be kept at the disposal of Vice-Chairman, Tirupati Urban Development Authority, who will make disbursement from the funds in consultation with Heritage Conservation Committee. Provision for such fund may be made through the budget of the Authority.

14.10 Grading of the Listed Buildings / Listed Precincts

Heritage Buildings/Precincts may be graded into three categories. The meaning of these Grades and basic category 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-1	GRADE-11	GRADE-111
A DEFINITION		
<p>Heritage Grade-1 comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the city.</p>	<p>Heritage Grade-11 (A & B) comprises of buildings of regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade-1. They are local landmarks, contributing to the image and identity of the city. They may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit particular climate.</p>	<p>Heritage Grade-111 comprises of buildings, and precincts of importance for townscape; they evoke architectural, aesthetic, natural or sociological interest though not as much as in Heritage Grade-11. These contribute to determine the character of the locality, and can be representative of life style 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 or height, width and scale.</p>
B OBJECTIVE		
<p>Heritage Grade-1 richly deserves careful preservation</p>	<p>Heritage Grade-11 deserves intelligent Conservation.</p>	<p>Heritage Grade-111 deserves protection of unique features and attributes.</p>
C SCOPE FOR CHANGES		
<p>No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging the life of the buildings 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-11 (A) Internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-11. Grade-11 (B) In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that extension /additional building is in harmony with (and does not</p>	<p>External internal changes and adaptive reuse would generally be allowed. Changes can include extension, additional buildings in the same plot or compound provided that extension/additional building is in harmony with and does not detract from the existing Heritage building/precinct especially in terms of height and/or façade reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other</p>

	detract from) existing heritage building(s) or precincts especially in terms of height and façade.	calamity or if reconstruction is required to consume the permissible Floor Space Index and no option other than reconstruction is available.
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D PROCEDURE		
Development permission for the changes would be given by Vice-Chairman, Tirupati Urban Development Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.	Development permission for the changes would be given by Vice-Chairman, Tirupati Urban Development Authority in consultation with a sub-committee of the Heritage Conservation Committee.	Development permission would be given for changes by Vice-Chairman, Tirupati Urban Development Authority itself but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.
E VISTAS / SURROUNDING DEVELOPMENT		
All development in areas surrounding Heritage Grade-1 shall be regulated and controlled ensuring that it does not mar the grandeur of or views from, Heritage Grade-1.		