

## Chapter 4

# Interpreting the relevance of Prohibited and Regulated Areas: The case of Protected Monuments of Delhi

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### Introduction

A report published by UNESCO and the World Bank in 2021, titled "Cities, Culture and Creativity," projects that by 2030 approximately around 60% of the world's population will begin living in urban cities" (UNESCO, 2021). This will require planning, infrastructure, and services for the cities to move towards sustainable development. In 1987, the United Nations Brundtland Commission Report defined sustainability and introduced the concept of three pillars: environmental, economic, and social sustainability. However, recent research has established that cultural heritage is the fourth pillar of sustainable development (Burford et al., 2013; Tweed & Sutherland, 2007). Urban heritage can be monuments, old structures, archaeological sites, remains, etc., with architectural, historical, and cultural value surrounded by new development. In the Washington Charter of 1987, ICOMOS defined a historic urban area as a city, town, historic centre, or quarter, including its natural and built environments (ICOMOS, 1987; Quesada-Ganuza et al., 2021). These heritage structures have historical importance and are under constant pressure due to urbanization, population growth, and unplanned infrastructure development. Thus, the question arises of how to protect these monuments and the larger setting around them.

Urban conservation arises from this idea of protecting cultural heritage and its surroundings. The concept of urban conservation can be traced back to the 19th Century during the French Revolution, and a major shift took place after the Second World War, after which many old towns faced destruction. International conventions like the World Heritage Convention in 1972 have revolutionized the conservation movement. In India, the 19th Century played a significant role because it was during British rule that the formal institution to protect cultural heritage in India started. The Archaeological Survey of India, formed in 1861, was the start of formally recognizing monuments or sites as monuments of national importance and protecting them for future generations. The spatial morphology also changed as the cities developed and India became independent. New architectural development under prominent architects like Raj Rewal, Charles Correa, Joseph Al Stein, and Delhi brought a new layer of modern buildings to the existing fabric. During the 20th Century, the concept of conservation saw a paradigm shift from focusing only on preserving monuments to acknowledging that monuments are part of urban settings, where the Washington Charter on Historic Towns became a benchmark in conservation ideologies. The idea of buffer zones as tools to protect the monument's surroundings gradually started. This was initially introduced in the operational guidelines of the World Heritage Convention 1977 and formally adopted as a crucial criterion for listing a historic site as a World Heritage Site in 2008.

Similarly, creating a buffer zone was formally adopted as a legal instrument for protecting monuments in India through the Ancient Monuments and Archaeological Sites and Remains Act (AMASR), 1958. In 2010, the AMASR Act was amended to introduce a prohibited and regulated area around the protected monument. However, the act is implemented as a blanket protection across the country, irrespective of the local context of

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the monument. The Parliament Standing Committee Report published in 2023 on the functioning of ASI mentions that the prohibited and regulated area must be rationalized according to the context of the monument (Rajya Sabha Secretariat, 2023). Such an example brings us to the debate between development and heritage protection. There are control regulations in height, FAR, or architectural controls that are applicable in the regulated area around the monument. These control regulations often lack the need for sensitive development.

The main aim of the paper is to interpret buffer zones through the study of the Prohibited and Regulated Area of four Centrally Protected Monuments in the city of Delhi, India. The monuments vary in spatial scales set in different urban fabric, land-use and local context. We use a comparative analysis of four case examples based on spatial and non-spatial parameters to understand different urban scales and fabric. The research design employs a case study approach, involving both primary fieldwork and secondary study of available documents such as charters, heritage bylaws, and acts. By articulating four different scenarios, this study concludes with an argument that the demarcation of the prohibited and regulated areas is defined with similar attributes based on provisions of AMASR Act, which may not be relevant with respect to the urban character and local context of the monument. The findings have provided a basis for further research in contextualization and localization of the concept of Buffer zone at a local level.

## Interpretations of Buffer Zones

Operational Guidelines for the Implementation of the World Heritage Convention 2008 defines buffer zones as *"an area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property"* (WHC, 2008). In the context of protection of cultural heritage, the concept of buffer zone first emerged in 1977 in the operational guidelines where Article 104 of instructions mentions that *"Buffer zone is a zone around the heritage, which is set up to protect declared heritage site effectively. Its exploitation is limited by relevant laws and/or common regulations as a kind of protection for heritage site."* (UNESCO, 1977). Though the buffer zone concept was initially adopted in UNESCO's Man and Biosphere Program in 1972 to protect the Biosphere Reserve, it became an essential tool of heritage management and urban conservation.

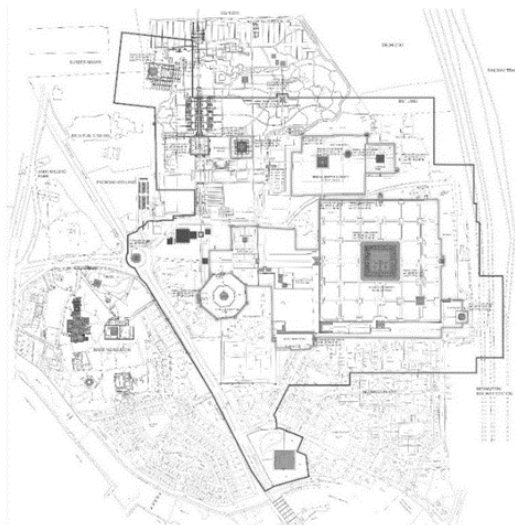


Figure 1 : Buffer zone around the World Heritage Site of Humayun's Tomb Complex, Delhi (WHC, 2016)

In this paper, we interpret the concept of buffer zones through various international charters and documents that define the protection and management of cultural heritage. For example, the Athens Charter of 1931 mentions neighbourhoods and surroundings that need special consideration during the aesthetic enhancement of ancient monuments. Venice Charter 1964 refers to urban or rural settings having evidence of a particular civilization, a significant development, or a historical event. Washington Charter 1987 for the Conservation of Historic Towns and Urban Areas enumerates the importance of historic towns and urban areas as an integral part of urban and regional planning. It also clearly mentions the attributes of landmark character as urban pattern, the relationship between buildings, green and open spaces, formal appearances such as scale, size, style, material, the color of the building, relationship with both natural and man-made settings, and the various functions of the town. The Xian Declaration in 2005 is the first charter that explicitly mentions the

buffer zone, and it defines a buffer zone as an area that reflects and conserves the significance and distinctive character of its setting. It also emphasizes defining the setting beyond the physical and visual value. The National Protection Act of India, i.e., the Ancient Monuments and Archaeological Sites and Remains (Amendment & Validation) Act 2010, interprets the buffer zone as a prohibited and regulated area of 100m and 200 m.

Table 1: Interpretations of Buffer Zones from various Charters & Acts (Source: Author)

	<b>Buffer zones based on the WHC, Charters and Protection Acts</b>	<b>Key Aspects</b>
<b>WORLD HERITAGE CONVENTION</b>	<p><i>"a buffer zone is an area surrounding the nominated property which has complementary legal and/or customary restrictions placed on its use and development in order to give an added layer of protection to the property."</i></p> <p><i>"This should include the immediate setting of the nominated property, important views and other areas or attributes that are functionally important as a support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms."</i></p> <p>- Operational Guideline of World Heritage Convention 2023</p>	<ul style="list-style-type: none"> <li>- Restriction on use and development</li> <li>- Immediate setting</li> <li>- Important views</li> <li>- Areas or attributes of functional importance</li> </ul>
<b>CHARTERS</b>	<b>Athens Charter (1931)</b>	<p><i>Surrounding areas which need special consideration</i></p> <p>- Surrounding area</p>
	<b>Venice Charter (1964)</b>	<p><i>The urban or rural setting having evidence of particular civilisation, a significant development or an historic event.</i></p> <p>- Urban or rural setting</p>
	<b>Washington Charter (1987)</b>	<p><i>Expresses the relationship between the town or urban area and its surrounding setting;</i> <i>Historic character of the town or urban areas to be included in the preservation strategy</i></p> <p>- Surrounding setting - Historic character</p>
	<b>Xian Declaration (2005)</b>	<p><i>An area that reflects and conserves the significance and distinct significance of the setting.</i> <i>It also emphasizes on defining the setting beyond the physical and visual value.</i></p> <p>- Significance of the setting - Beyond physical and visual values</p>
<b>ACT</b>	<b>AMASR Amendment and Validation Act 2010</b>	<p><i>Prohibited and regulated area</i></p> <p>- 100 m and 200m boundary</p>

The above table describes the interpretation of buffer zones in different official documents. Similarly, the evolution of urban planning theories can be traced through the changing interpretations of the buffer zone concept. The focus on urban areas and neighborhoods intensified during the post-World War era as the concept of conservation expanded from individual objects of attention to encompass entire areas or ensembles (Larkham, 1996; Zeayter & Mansour, 2018). The foundations of the theory of urban heritage conservation were laid by social thinkers and writers like John Ruskin and William Morris in the 19th century, advocating for a 'non-interventionist approach' in contrast to the 'interventionist approach' of French architect Eugène-Emmanuel Viollet-Le-Duc (Giliberto, 2018).

In the early 20th century, Austrian architect Camillo Sitte, through his book *City Planning According to Artistic Principles*, introduced an 'aesthetical approach' to historic cities and laid the foundation for urban heritage conservation and modern town planning (*City Planning According to Artistic Principles*, 2017; Giliberto, 2018). Patrick Geddes, known as the father of modern urban planning and also a biologist and sociologist, proposed a middle-ground approach that connected 'faithful restoration' with 'preservation.' (Giliberto, 2018; Hysler-Rubin, 2014; Zeayter & Mansour, 2018). He considered a city as an organism with constant evolution and considered it as an urban ecosystem. It was a holistic approach to looking at urban renewal from a sociological and cultural perspective. Italian urban theorist and practitioner Gustavo Giovannoni regarded historic cores as the centre of modern cities, imbued with social and cultural significance. He employed a technique known as 'thinning out' the urban fabric or 'selective restoration' to remove buildings not part of key historical and artistic periods (Zucconi, 2014). The 20th century was largely influenced by modern movements, exemplified by Le Corbusier's Plan Voisin, which represented a radical approach to urban transformation (Bandarin & Oers, 2012). They noted that historic

city centres frequently experienced poor lighting, ventilation issues, and a lack of nearby services, which ultimately led to the demolition of these historical urban areas (Bandarin & Oers, 2012). These inspired many architects and planners to develop new perspectives to Urban Conservation for example Gordon Cullen work was mainly on "the visual impact of the city on the human mind" (Bandarin & Oers, 2012; Giliberto, 2018). Another historic approach to urban planning was Kevin Lynch's systematic analysis of cities, as presented in his book *"The Image of the City"*. He gave the five elements crucial for any city - paths, edges, districts, nodes, and landmarks (Lynch, 1996; Meliana et al., 2021; Zhin Yang Lau, 2021).

The post-World War II era marked the emergence of Urban Morphology, with urban geographer MRG Conzen credited for developing a morphological approach that analyses the physical structure of cities. Conzen acknowledged the *"social, economic, and cultural impulses"* shaping cities and their resulting morphological changes over time.

Table 2: Interpretations of Buffer Zones from various Charters & Acts (Author)

Time	Conservation Theory	Theorist or Thinkers or Philosophers	Excerpts and theories	Interpretation for Buffer Zones
1819 -1900	Minimum intervention or Maintenance	John Ruskin	Refers to restoration as "The thing is a lie from beginning to the end". "Take proper care of your monuments and you will not need to restore them." (Ruskin, 1871)	
1834 - 1996	Conservation Repair	William Morris	Founder of Society for protection of Ancient Buildings and laid the principle of "conservative repair" and "to stave off decay by daily care" (SPAB, 2018)	
1843 - 1903	Aesthetical Approach	Camillo Sitte	an aesthetic approach to the historic city, recognised to have a greater 'aesthetic' value than the modern urban districts he considered the city as an historical continuum that had to be morphologically and typologically analysed to carefully understand its subsequent developments (Collins et al., 2006)	Aesthetic Value
1854-1932	Gedessian Triad - Work, Folk and Place  Regional Plan - valley section  Conservation surgery	Patrick Geddes	He considered the city as an organism in constant evolution and change, where all its physical and social elements are strictly interconnected to the whole environment. He encouraged the use of surveys and mapping processes to understand a city which need to be applied, not only to urban physical structures, but also to a city's economic, social and cultural components. To promote urban conservation, he coined the term 'conservative surgery', a practice aimed at minimising the destruction of historic buildings and urban spaces to adapt them to modern requirements, which he implemented in Edinburgh and Dublin, as well as in India, in Balrampur, Lahore and other cities.	Cultural, social and economical values Occupation of people
1873-1943	selective restoration or thinning out	Gustavo Giovannoni	Giovannoni considered the dense, physical and functional structure of historic centres to be the central core of modern cities and a place of housing, living and social exchange. He adopted the approach of 'thinning out' the urban fabric or 'selective restoration' to remove structures that are not part of significant chronological and artistic phases	Physical and Functional value, Historical Value

1961	Serial vision (Townscape)	Gordon Cullen	Cullen's main interest was the visual impact of the city on the human mind, a process that cannot easily be explained by traditional scientific tools of the discipline, but that requires an analysis of the individual's memory and sensorial experiences. As the city is a particular form of landscape, his analysis involved all the elements that make up the environment: buildings, trees, nature, water, traffic, etc. (Bandarin & Oers, 2012; Cullen, 1971)	Views
1960s	Elements of the city (Image of the city)	Kevin Lynch	Mental Maps based on the five elements Paths, Edges, Districts, Nodes, and Landmarks (Lynch, 1996).	Street pattern Important Landmarks
1930 -1960	Urban Morphology	MRG Conzen	Morphological Region, Form Complexes, Fringe Belt, Burgage Cycle (Whitehand, 2007)	Streets system Street Blocks Block Plan
2011	Historic Urban Landscape	UNESCO	This wider context includes notably the site's topography, geomorphology, hydrology and natural features, its built environment, both historic and contemporary, its infrastructures above and below ground, its open spaces and gardens, its land use patterns and spatial organisation, perceptions and visual relationships, as well as all other elements of the urban structure. It also includes social and cultural practices and values, economic processes and the intangible dimensions of heritage as related to diversity and identity.	Site Topography Built Environment (Historic & Contemporary) Open spaces Land Use & Spatial Organisation Perception Visual Relationship Economic process

The concept of Buffer zones is now evolving into Urban Conservation, and it is considered an effective tool for urban heritage management. Since the cities are dynamic in nature and change in the urban fabric, preserving the authenticity and integrity of the urban context is even more challenging. Therefore, the historic urban landscape approach broadens the understanding of cultural assets as part of the city ecosystem. The above study of urban planning theories and various international charters shows that buffer zones are relevant to protecting heritage sites and have different values. The key interpretations derived from the literature study in Table I and Table II have helped achieve the two kinds of values, i.e., spatial and non-spatial values. Evaluating the values attributed to heritage is crucial in any conservation effort, as these values significantly influence decision-making (Mason, 2002). Heritage values help assess the cultural significance; therefore, we have 'outstanding universal value (OUV)' for World Heritage Sites (WHS). There are different typologies of value. For example, the Burra Charter 1998 defines values as aesthetic, historical, scientific, and social. Similarly, English Heritage 1997 defines values as cultural, economic, resource, recreational, and aesthetic values. Based on this approach for this research we broadly classify values as spatial and non-spatial that are relevant for buffer zones. Spatial values are physical, aesthetical, and architectural, while non-spatial values are historical, social, economic, and intangible.

## Case of Delhi

The growth of layers, dating back to prehistoric times, has shaped present-day Delhi's social, physical, and economic structure. Delhi's history can be traced back to ancient times, with settlements dating back to the 6th century BCE. It was known as *Indraprastha* in the Mahabharata, an ancient Indian epic. Historians claim that the starting point for the evolution of settlements in Delhi was during the late *Harappan* period, sometime between 2000-1000 BC, and Indraprastha, the capital city of Pandavas existed around the current site of *Purana Qila* (NIUA, 2020). The development of Delhi as a city has been shaped not only by its history but also by various geographical factors, including its location, terrain, landforms, climate, and the availability of natural resources like water, soil, and minerals. Although Delhi is not abundant in natural resources, other geographical aspects, such as its strategic location, terrain, and landforms, have significantly contributed to its evolution. Specific features like the Yamuna River and the Ridge have also played a crucial role in the city's growth (Singh, 2019). It became the capital of the Mughal Empire in the 17th century under Emperor Shah Jahan, who built the majestic Red Fort and the Jama Masjid. The Mughal period is known for its architectural marvels and cultural richness. Administratively, Delhi has three urban local bodies, i.e., Municipal Corporation of Delhi (MCD), New Delhi Municipal Corporation (NDMC), and Delhi Cantonment Board (DCB), as shown in Figure 3

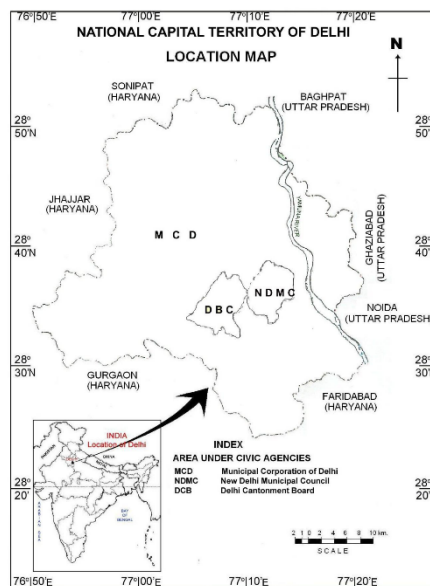


Figure 2 : Urban Local Bodies of Delhi (Singh, 2019).

There are 176 Centrally Protected Monuments (CPMs) in Delhi, protected by the Archaeological Survey of India, Government of India. Of these 176 monuments, 13 are part of the World Heritage Site. There are 19 monuments protected under the jurisdiction of the Dept. of Archaeology, GNCTD under The Delhi Ancient and Historical Monuments and Archaeological Sites and Remains Act, 2004" (DAHMASR Act 2004). One hundred forty-one heritage buildings were notified under the New Delhi Municipal Council Act 1994 by the L.G. of NCT of Delhi in 2009 in the jurisdiction of NDMC. Similarly, there were 767 heritage buildings notified in 2010 and 551 notified in 2016, falling under the jurisdiction of the South and North Municipal Corporation of Delhi. This research examines case examples of four CPMs with varying scales, typologies, and urban contexts. Table III explains all four case examples with details about notification date, protected, prohibited, regulated areas, and land use zone.

Table I : Four CPM as case examples (Heritage Bye Laws Document, NMA)

	1.	2.	3.	4.
	Under Ground Structure	Fortification	Gate and Masjid	Group of Monument (Baoli, Dargah & Tombs)
<b>Name of the CPM</b>	Uggar Sain's Baoli, Delhi	Purana Qila	Khair-ul-Manazil and Sher Shah Gate	1. Baoli Nizamuddin, 2. Chausath Khamba, 3. Ghalib Ki Mazar, 4. Barakhamba tomb, 5. Tomb of Atgah Khan, 6. Grave of Jahanara Begum, 7. Grave of Mohd Shah, 8. Grave of Mirza Jahangir, 9. Tomb of Amir Khusrau, 10. Tomb of Nizamuddin Auliya
<b>Notification Dates</b>	1918	1918	1918	1916 & 1925
<b>Protected Boundary area</b>	0.338 acres	50.20 acres	2.14 acres	0.005 acres (242 sq. ft) – 0.83 (36,220 sq ft) acres (Each monument has different area)
<b>Prohibited Boundary Area</b>	12.590 acres	55.45 acres	22.36 acres	8.7 – 13.9 acres (Each monument has different area)
<b>Regulated Boundary Area</b>	71.720 acres	156.87 acres	88.34 acres	66.5 - 75 acres (Each monument has different area)
<b>ULB</b>	NDMC	NDMC	NDMC	NDMC
<b>Existing Land-use Zone</b>	Zone D	Zone D	Zone D	Zone D

## Material and Methods

This research uses a case study method with a comparative analysis to understand the various contexts of the monuments and their prohibited and regulated areas. The data collection included both primary and secondary sources. Secondary sources included published documents such as charters, acts, journal articles, books, and Heritage Bye-laws. We conducted primary surveys, which included site visits, photographic documentation, and observations. The following sections discuss four case studies.

### Uggar Sain's Baoli

Uggar Sain's Baoli, situated in the central part of Delhi on Hailey Lane, is a 15th-century structure built by Maharaja Agrasen. It is an underground structure used for conserving water. It is one of the oldest baolis of Delhi with rubble stone masonry. The plan measures 60 m long by 15m wide (Sharma, 1974). Though the structure resembles the architecture of Lodhi or Tughlaq period, however it is believed to be built by Maharaja Agrasen (Sharma, 1974). The monument sits within the planned city of Luteyns, which has planned grid pattern roads with tree-covered pedestrian ways. Residential apartments, the Embassy, and a few institutional buildings surround it.



Figure 3 : Land-Use Map within the prohibited and regulated area of Uggar Sain Baoli  
(Source : Base map from openstreetmap.org; Primary survey by author)



Figure 4: Skyline around the Prohibited and regulated area of Uggar Sain's Baoli (Source : Author)

### Khair Ul Manzil and Shershah Suri Gate

The monument surrounds itself by significant buildings like the Delhi High Court on the western side of the protected boundary. Purana Qila protected monument also comes within this monument's prohibited and regulated boundary. Figure 12 shows the present land use comprising residential and institutional areas. The grid-patterned neighborhood with large land under green cover has a National Zoological Park and Purana Qila on the south-east. S



Khair Ul Manzil is a 16th-century Mughal architecture structure, a mosque believed to have been constructed by Maham Angah, an influential wet nurse of Mughal emperor Akbar. This structure illustrates a mosque combined with a madrasa from the early Mughal era. Access to the mosque is through a grand entrance that has undergone significant repairs over the past decade. The prayer chamber of the mosque, with its five arches, measures 125 feet and 10 inches by 31 feet and 9 inches, while the courtyard, housing a well, measures 125 feet and 10 inches by 123 feet. The dome's finial resembles that of the Qila-e-Kuhna mosque in Purana Qila. In the same complex, another historically significant structure - the Sher Shah Gate, is believed to be a prominent gateway on the Old Grand Trunk Road or the New Mathura Road. It has a series of arcades and verandas on both sides. It is a double-storey structure built from rubble stone masonry. Grey quartzite and sandstone cover the exterior.



Figure 5

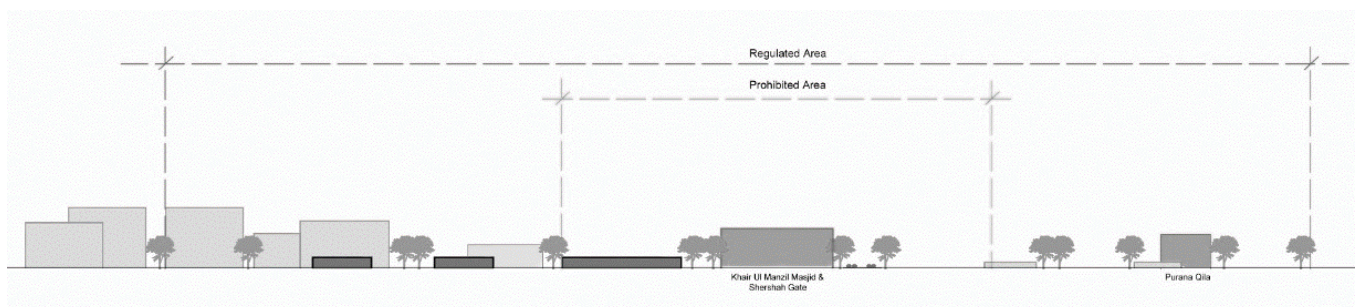


Figure 6

### Nizamuddin Basti Group of Monuments

The fourth case example for this research is the Nizamuddin Basti Group of Monument, located near the World Heritage Site of Humayun's Tomb Complex. This place is significant because of the Dargah of the 14th Cent. Sufi saint Nizamuddin Auliya. This area contains ten centrally protected monuments, classified as groups due to their proximity to each other. This case example is entirely in a different urban context than the three earlier examples. The urban fabric is dense with the unplanned street network. The visibility of the monument have been impacted highly due to the rapid growth of residences and commercial shops.

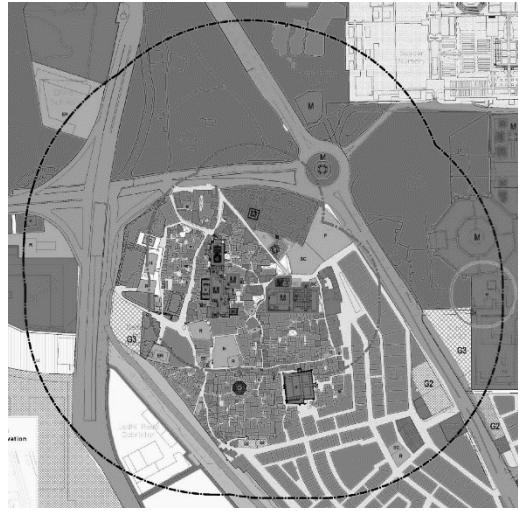


Figure 7

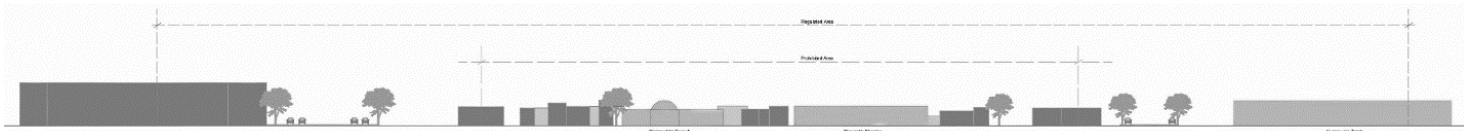


Figure 8

## Results

The comparative analysis of four case studies helps to understand the significance of spatial and non-spatial values within the prohibited and regulated areas. Spatial values, such as the architectural value of the monuments, are very different from each other in terms of scale, usage, and context. The first example, Baoli, is an underground structure, while Purana Qila is a huge-scale fortification wall covering an area of approximately 50 acres. Comparing the height of each monument in Table IV, we find that the difference is from 4.7 m (approx.) to 26.45 m (approx.). The land-use plan for each case example also varies. Uggar Sain's Baoli is a part of Lutyens Delhi, a part of the planned radial pattern. The other two, for example, Purana Qila and Khair Ul Manzil, are of high cultural and social value due to the proximity of the Delhi High Court and Supreme Court with a planned grid pattern. The fourth example of the Nizamuddin Basti Group of Monument grew as an unplanned neighborhood with organically built buildings. In Table V, we compare the non-spatial parameters such as social-cultural and intangible values. Nizamuddin Basti's group of monuments has a high social-cultural value related because often visit here to offer their prayers or *namaz*. In contrast, Uggar Sain's Baoli is famous among local and foreign tourists because of its proximity to Central Delhi, the Embassy, and Connaught Place. Purana Qila attracts many local tourists due to its proximity to the National Zoological Park. Khair Ul Manzil Masjid is a living mosque; people often come here to offer their Namaz. Table IV & V illustrates the difference of the scale of monument and urban fabric surrounded around the protected area.

National Monument Authority forms architectural and planning control regulations around prohibited and regulated areas as Heritage By-Laws document. After reviewing and comparing the available documents, each provision is summarized below in Table V. The height regulation in each monument is 18 m, including all rooftop structures. It is only in the case of Khair Ul Manzil that there is an exception of 7.5 m. In Sundar Nagar, a residential area, the permissible height is 18m (including all rooftop structures). For other parameters, such as FAR and land use, the document mentions that the Master Plan of Delhi 2021 may be referred to.

Table IV : Comparative analysis based on spatial values of four case examples (Source : Author)

Name of the Monument					
Spatial Values		Uggar Sain's Baoli	Khair Ul Manzil & Shershah Suri Gate	Purana Qila	Nizamuddin Basti Group of Monument
(i)	Architectural value of the monument	Baoli Structure to reserve rain water.	Mosque and Fort wall with Gate structure	Fort structure with various buildings inside the complex	Group of Tombs and Dargah
(ii)	Height of the monument	4.7 m (approx. from road level)	21 m (approx.)	26.45 m (approx.)	Range from 3.10 m to 11.9 m (approx.)
(iii)	Historical Value	15 <sup>th</sup> Cent. structure built by Maharaja Agrasen	16 <sup>th</sup> cent. Structure gate and The mosque was built in 1561 by Maham Anga	16 <sup>th</sup> cent. built by Shershah Suri as the "sixth city" of Delhi. Also it is associated with Mahabharat city - "Indraprastha"	Associated with 14 <sup>th</sup> cent. with sufi saint Hazrat Nizamuddin Auliya, other structures from 16 <sup>th</sup> cent and 18 <sup>th</sup> & 19 <sup>th</sup> cent also exists
(iv)	Any other archaeological or heritage structure	No	Purana Qila And there is old unprotected structure within the Delhi High Court Complex	Khair Ul Manzil & Shershah gate within the regulated area	Humayun's tomb complex within the regulated area
(v)	Land - Use	Surrounded by Residential and few institutional or commercial building	Institutional, sports complex and residential building	Institutional, religious, sports complex and residential	Residential, commercial and mixed land-use
(vi)	Street Pattern	Planned - Grid	Planned - Grid	Planned - Grid	Unplanned street
(vii)	Existing Buildings Heights	Highest building in the regulated is Hansalaya building with 67 m approx.	Highest building in the vicinity is the Delhi High court complex with 27 m ht. approx.	National Science Centre and Pragati Maidan with ht approx. 20 m and Khair ul Manzil Masjid with height of 21 m approx.	Residential and mixed (residential & commercial) buildings with maximum height going up to 20 m approx.

Table V : Comparative analysis based on Non - Spatial values of four case examples (Source : Author)

Non - Spatial Values	Name of the Monument			
	Uggar Sain's Baoli	Khair Ul Manzil & Shershah Suri Gate	Purana Qila	Nizamuddin Basti Group of Monument
Social – cultural values	This place is highly popular among the tourists visiting this Baoli. Also due to close proximity to important tourist destination like India Gate, Embassy buildings, it has high social value.	This place has high social value. The masjid is still functional and people come for Namaz. Also a high tourism value because of Purana Qila, National Zoo.  It is a high security zone as high court is within the regulated area.	This area has a tourism value because of the proximity to National Zoo and Pragati Maidan (New Bharat Madapam). Also stadium like Major Dhyanchand increases its social value.	Associated with Nizamuddin dargah there are lot of shops selling Chadar, offerings, etc. It has high cultural value as people come here for the dargah.
Intangible values	There are no associated intangible values	There are no associated intangible values	There are no associated intangible values	Food & music value associated with this place

Table VI : Control Regulations for regulated area

(Source : Heritage Bye – Laws Document by National Monument Authority)

Building Parameters	Name of the monument			
	Uggar Sain's Baoli	Khair Ul Manzil & Shershah Suri Gate	Purana Qila	Nizamuddin Basti Group of Monument
<b>Height of the construction in the Regulated Area</b>	18m (including all rooftop structures)	7.5 metre (all inclusive) but in Sunder Nagar it will be 15 m + 3 m (inclusive of rooftop structure)	18m (including all rooftop structures)	15m i.e. 12m+ 3m (rooftop structures)
<b>FAR</b>	FAR in the Regulated Area of the Monument will be as per Master Plan 2021	As per Master Plan 2021	As per Master Plan 2021	FAR in the Regulated Area of the Monument will be as per Master Plan 2021
<b>Land Use</b>	As per Master Plan 2021	As per Master Plan 2021	As per Master Plan 2021	As per Master Plan 2021

## Discussion and Conclusion

Based on the literature study conducted in the previous sections, comparative analysis, and study of each case example, we derive that even the prohibited and regulated areas or buffer zones have values significant to protect the monument. In the recommendation laid down by ICOMOS for the World Heritage site of the Atomic Bomb Dome in Japan, the committee also comes to the conclusion that buffer zones have important legal, socioeconomic, environmental, and political aspects that are important (ICOMOS, 2006). The Burra Charter introduced the concept of value in international charters and, thereby, in global practice. Feilden and Jokilehto states that, "The aim of conservation is to safeguard the qualities and values of the resource, protect its material substance, and ensure its integrity for future generations" (Feilden & Jokilehto, 1998). Recent research has shown the significance of value-based conservation as an effective tool for heritage management (Fredheim & Khalaf, 2016). Therefore, basing our research on this aspect, we also identify factors that will help define these spatial and non-spatial values, as shown in Tables VII and VIII. For instance, the aesthetical value of the buffer zone may be characterized by building forms, street networks, open spaces, views, and vistas. Each factor here can be measured and mapped through the tools and methods in Tables VII and VIII.

Table VII : Factors, tool and methods defining spatial values (Source : Author)

Spatial Values	Factors	Tools and Methods
Aesthetical	Building forms	Morphological analysis, Figure-ground analysis, Geographical Information System (GIS), Space Syntax
	Street Network	
	Use of open spaces	
	Views	Photographic survey (or Aerial Surveying), View-shed analysis
	Important Vistas	
Physical	Topographical Features	Surveying Techniques
	Natural Features	
	Spatial Organization	Morphological analysis Figure-ground analysis
	Land - Use	Site Survey or Aerial Surveying Geographical Information System (GIS)
Architectural	Form	Photographic survey
	Character	
	Features / elements	
	Building material	
	Colour	
	Construction Technique	Photographic survey Documentary Research

Table III : Factors, tool and methods defining non - spatial values

<b>Non - Spatial Values</b>	<b>Factors</b>	<b>Tools and Methods</b>
Historical	Important events	Documentation Research
	Different layers of events	
	Associated with important personalities in past	
Economical	Tourism related activities	Research
	Rental value	Economic survey
	Supply of goods and services	
Intangible	Festivals	Documentation, Research and Observations
	Arts and crafts	
	Music and dance	
	Food	
Social	Use and function of space	Documentation, Research and Observations
	Occupation	
	Religious gatherings	
	Symbolic	
Historical	Important events	Documentation Research
	Different layers of events	
	Associated with important personalities in past	
Economical	Tourism related activities	Research
	Rental value	Economic survey
	Supply of goods and services	
Intangible	Festivals	Documentation, Research and Observations
	Arts and crafts	
	Music and dance	
	Food	
Social	Use and function of space	Documentation, Research and Observations
	Occupation	
	Religious gatherings	
	Symbolic	

This brings us to an important conclusion that the interpretation of acts needs to be rationalized and contextualized. Integrating concepts from heritage conservation, such as the values-based approach, would provide a more nuanced understanding of how each monument's significance and context influence the establishment of buffer zones. Bandarin and Oers, in their study, conclude that "not only World Heritage cities should be managed as HUL, but also their buffer zones, as they form part of the genius loci of the site" (Bandarin and Oers, 2012). Similarly, our policymakers can adopt this approach regarding protected monuments and their prohibited and regulated areas. The theories of urban planning and urban conservation studied in this research paper and the values derived form the basis for defining the buffer zones or prohibited and regulated areas in the case of Delhi.

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### Conflict of Interests

The author declares no conflict of interest.

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