

Listing of Heritage Buildings/Precincts in Chennai Metropolitan area

The Chennai has a number of Heritage Buildings which need to be conserved. Development Regulations of Chennai Metropolitan Area form part of the Second Master Plan provide for conservation of Heritage Buildings through regulatory process. Any person who wants to make additions, alterations, repairs, renovation, or demolish the whole or any part of the listed Heritage Buildings/Precincts have to obtain prior written permission of the Member-Secretary, CMDA as provided in the Development Regulations. (For details, DR No. 31 Annexure XXV in Development Regulation for CMA may be referred).

CMDA has taken up the examination of listing of the Heritage Buildings/Precincts. The HCC constituted in G.O.Ms.No.85, H&UD Dept., dated 01.04.2010 has decided that the following may be the broad criterion for listing the Heritage Buildings/Precincts.

(i) Historical

a. Date / Period of construction;

This criteria may ensure that the building / precincts age is given due consideration in determining historic significance

b. Trends exhibited by the building;

The building or a precinct may reflect a particular social, economic, political or cultural pattern, characteristic of the local settlement area.

c. Events associated with;

A building or structure may be directly linked to an event of local, regional, or national significance or a noteworthy historical event.

d. Persons associated with;

Building or precincts may be linked to a notable person, group, and institution and has historical significance.

(ii) Architectural

a. Design;

The building may be significant because of its excellence artistic merits, or uniqueness of its design, compositions, craftsmanship or details. It includes decoration, colour, texture, massing notable proportion.

b. Style;

The building may exhibit features of a particular architecture style, period of construction (style compared to others of its particular architecture style)

c. Designer / Builder;

The building might have been designed by an Architect / Engineer or other design professional or constructed by a builder whose work is local, regional or national importance.

d. Physical conditions;

The condition of the structure may be superior or it may require minor structural repair, or extensive repair, or it may be in a dilapidated condition.

e. Design Integrity;

In a heritage building if alterations had already been carried out, then its repairable nature and worthiness to conserve.

(iii) Cultural

a. Community context;

For sentimental / symbolic reasons, the building / precincts might have become significant part of community identity.
