संघ राज्य प्रशासन, लद्दाख
पर्यटन एवं संस्कृति विभाग
संघ राज्य सचिवालय, लेह, लद्दाख
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THE ADMINISTRATION OF UNION TERRITORY OF LADAKH
DEPARTMENT OF TOURISM & CULTURE
UT SECRETARIAT,LEH, LADAKH
Email: secytour-cul@ladakh.gov.in

NOTIFICATION

Ladakh, the 04th day of November, 2026

S.O. 297 Whereas the Jammu and Kashmir Heritage Conservation and Preservation Act, 2010 (Act No. XV of 2010), hereinafter referred to as the "said Act", provides for the conservation and preservation of tangible and intangible heritage, including buildings, structures, monuments, precincts, areas/sites and other features possessing historic, architectural, aesthetic, cultural or environmental significance;

2. **And whereas**, in terms of Section 3 of the said Act, the Government may, on the recommendation of the competent authority specified therein, declare buildings, structures, streets, areas, precincts and natural features of historic, architectural, aesthetic, cultural or environmental significance as heritage or heritage sites to be protected under the said Act;

3. **And whereas**, a survey, research and documentation exercise in respect of the historic settlement of Kumik, situated within the Revenue Village of ThungdayKhumi, Zanskar Tehsil, Union Territory of Ladakh, has been undertaken, documenting its traditional habitation, Buddhist religious and sacred heritage, vernacular architecture, agricultural terraces, traditional irrigation and water-management systems, historic stone walls and associated cultural landscape;

4. **And whereas**, the Deputy Commissioner, Zanskar and Deputy Director, Archives, Archaeology & Museums, UT of Ladakh, on the basis of the aforesaid survey, research and documentation, recommended consideration of Kumik for declaration as a Heritage Site under the said Act;

5. **And whereas**, in accordance with sub-section (2) of Section 3 of the said Act, thirty days' notice of the intention to declare the historic settlement of Kumik and its associated cultural landscape as a Heritage Site was issued vide Notification S.O. 266 dated 15 September 2026, inviting objections and suggestions from the public and other concerned persons and organisations;

6. **And whereas**, the prescribed period of thirty days has expired and the objections and suggestions received, if any, have been/will be duly considered in accordance with the provisions of the said Act;

7. **Now, therefore**, in exercise of the powers conferred under Section 3 of the Jammu and Kashmir Heritage Conservation and Preservation Act, 2010, and on the recommendation of the

competent authority, the Administration of Union Territory of Ladakh hereby declares the historic settlement of Kumik, together with its identified heritage structures, spaces, landscape features and associated cultural landscape, as a Heritage Site, to be protected, conserved and managed in accordance with the said Act and the rules/regulations made thereunder.

8. Listing and Delineation of the Heritage Site

The concerned Director/Department shall cause the declared Heritage Site to be appropriately listed and documented, including preparation/authentication of the site boundary, inventory of significant buildings, structures, streets, open spaces, sacred/religious sites, traditional water systems, agricultural landscape and other tangible and associated heritage components forming part of the declared Heritage Site. The Act defines "listing" as inclusion in a Government-maintained list after declaration through Gazette notification.

9. Grading and Determination of Permissible Change

In accordance with Section 3(4) of the said Act, the competent authority shall undertake/confirm the grading of Kumik according to its heritage significance and shall determine the scope and nature of permissible change and intervention within the Heritage Site.

Such exercise shall appropriately classify the heritage components of Kumik having regard to their historical, architectural, cultural and environmental significance and determine corresponding levels of conservation, preservation, maintenance, upgrading and permissible intervention.

10. Constitution of Heritage Conservation Committee

For the purposes of assisting in the listing, grading, conservation, preservation and management of Kumik Heritage Site, the competent authority may, in terms of Section 9 of the said Act, constitute an appropriate Heritage Conservation Committee for Kumik, with the concerned Director as Convener.

The Committee may include, as considered appropriate by the competent authority, representatives/experts from the concerned Government Departments, District Administration, architecture and conservation disciplines, archaeology, planning, environment, tourism, local bodies and the local community.

The Committee shall assist in preparation of proposals relating to listing, grading, conservation and preservation for consideration of the Authority through the Executive Committee, in accordance with Section 9 of the said Act.

11. Heritage Village Development Plan

A comprehensive Heritage Village Development Plan shall be prepared for Kumik, building upon the surveys and documentation already undertaken, to guide its conservation, sustainable development and management. The Plan shall, inter alia, cover:

a) **Heritage Conservation and Village Planning:** Conservation and restoration of traditional buildings, monuments, water mills, pathways, public spaces and other heritage assets, along with appropriate infrastructure, access, parking and village improvement measures.

b) **Agriculture and Water Security:** Conservation of agricultural terraces and traditional landscapes; strengthening of irrigation channels, reservoirs and water sources; and promotion of sustainable agricultural practices.
c) **Intangible Cultural Heritage:** Documentation, conservation and promotion of traditional festivals, rituals, cultural and religious practices, oral traditions and indigenous knowledge.
d) **Sustainable Tourism Development:** Development of homestays, walking and nature trails, local guide programmes, community spaces and other forms of responsible, community-led tourism.
e) **Handicrafts and Local Livelihoods:** Revival and promotion of traditional handicrafts and skills through documentation, training, community craft spaces and appropriate market linkages.
f) **Traditional Livelihoods:** Strengthening of pastoralism, animal husbandry and other traditional livelihood practices through appropriate facilities, capacity building and sustainable practices.
g) **Prohibited and Regulated Activities:** Identification and regulation of activities that may adversely affect the heritage character of Kumik, including unauthorized demolition or alteration of heritage structures, incompatible construction and development, unauthorized commercial activities, vehicular movement in restricted areas, unauthorized commercial filming and environmentally damaging activities.

12. Preparation of Heritage Conservation and Preservation Plan

A Heritage Conservation and Preservation Plan for Kumik shall be prepared in accordance with Section 10 of the said Act by the concerned Director/Committee under the overall supervision of the Authority. The Plan may, inter alia, provide for:

a) regulations for preservation, conservation and administration of the Heritage Site;
b) detailed listing and grading of heritage assets;
c) development-control prescriptions for protection and conservation of heritage;
d) rural design and settlement-management proposals for preservation of the character of Kumik;
e) incentives, wherever considered necessary and permissible, for protection of heritage properties; and
f) case-specific relaxation of development-control regulations where necessary for protection and enhancement of heritage value.

The Plan shall, as far as possible, conform to applicable laws, building bye-laws and planning provisions governing the area.

13. Approval, Public Consultation and Sanction of Conservation Plan

After preparation and submission of the Heritage Conservation and Preservation Plan, the same shall be processed for approval by the Government in accordance with Section 10 of the Act. The Government may approve the Plan, approve it with modifications, or return it for modification/fresh preparation.

The approved Plan shall thereafter be published by notification in the Government Gazette and leading newspapers for inviting suggestions and objections from the public. Any objections or

suggestions received within the stipulated period shall be considered, the opinion of the Authority obtained, and the Plan modified, where necessary, before final sanction.

14. Development Controls

Upon preparation of the Heritage Conservation and Preservation Plan, all building licences, planning permissions and other permissions affecting the declared Heritage Site, including its views and lines of sight, shall be regulated in conformity with the heritage regulations and approved Conservation Plan and on the advice of the Authority or the Heritage Conservation Committee, as applicable under Section 11 of the Act.

No listed heritage object/site shall be demolished, materially altered, added to or developed, nor shall repairs affecting its heritage character be undertaken, except with the prior permission required under the said Act.

15. Heritage Inspection, Maintenance and Conservation

The Authority/competent officers/Heritage Conservation Committee shall undertake heritage inspections, wherever required, to ensure proper maintenance and conservation and conformity with heritage and environmental protection standards.

Where a listed heritage object/site is found not to be properly maintained or requires repair, action may be taken in accordance with Section 11(5) of the said Act.

16. Conservation Cell and Technical Support

The conservation and restoration of listed heritage objects, buildings, sites and areas forming part of Kumik Heritage Site shall be supported through the Conservation Cell contemplated under Section 11(6) and (7) of the said Act, with appropriate architectural, conservation and technical expertise as prescribed.

17. Community Participation and Living Heritage

In preparation and implementation of the Heritage Conservation and Preservation Plan, due regard shall be given to Kumik's character as a living cultural landscape. Local residents and community institutions shall, as appropriate, be associated with conservation and management measures.

Particular consideration may be given to continuation of traditional practices, local architectural character, cultural traditions, agricultural systems and appropriate community-based heritage and eco-tourism consistent with the conservation objectives of the Heritage Site.

18. Incentives and Conservation Support

The Heritage Conservation and Preservation Plan may identify appropriate incentives and conservation-support mechanisms for preservation of heritage properties in accordance with Section 10(2)(e). The Act also provides a statutory framework under Section 13 for funding maintenance/improvement of heritage objects, areas, buildings, precincts and sites and, where applicable, financial support to owners of listed heritage properties.

19. Coordination with Departments and Local Authorities

The concerned Government Departments, District Administration, planning/local authorities and other agencies shall ensure that proposals and permissions affecting Kumik Heritage Site are processed in accordance with the said Act and, once prepared, the applicable Heritage Conservation and Preservation Plan. Section 11 specifically connects licences and planning permissions affecting heritage sites with conformity to the heritage regulations and Conservation Plan.

20. Protection Against Unauthorized Alteration

Any unauthorized demolition, material alteration, construction, development or other intervention affecting the listed heritage components of Kumik shall be dealt with in accordance with the applicable provisions of the said Act, including the development-control and penalty provisions contained therein.

21. Continuing Review and Monitoring

The competent Authority/Heritage Conservation Committee and concerned Department shall periodically review the condition of the Heritage Site and the implementation of conservation measures through the inspection and conservation mechanisms available under the Act.

22. Saving of Existing Rights

Nothing contained in this notification shall, by itself, be construed as acquisition or transfer of ownership, title or possession of any privately or otherwise lawfully held property situated within the Heritage Site. Any acquisition or taking possession for maintenance, if considered necessary, shall be undertaken separately in accordance with Section 4 and other applicable provisions of law.

By order of the Lieutenant Governor, UT of Ladakh.

Sd/-

***Sanjit Rodrigues* (IAS)/संजीत रोड्रिग्स (आईएएस)**
Secretary /सचिव
Tourism & Culture Department /संस्कृति विभाग
UT of Ladakh/संघ राज्य लद्दाख

No: Secy/(Arc)/ (01)/UTL/2026/3819-28 Dated: 04-11-2026

Copy to the:

1. Secretary to Hon'ble Lieutenant Governor, UT of Ladakh, for information of the Hon'ble Lieutenant Governor.
2. Administrative Secretary, Law and Justice Department, UT of Ladakh.
3. Administrative Secretary, Housing & Urban Development Department, UT of Ladakh.
4. Deputy Commissioner, Zanskar, UT of Ladakh.
5. Director, Tourism & Culture, UT of Ladakh.
6. State Informatics Officer/Technical Director, NIC, UT of Ladakh, for uploading the notification on the official website of the Administration
7. Joint Director, Information Department, UT of Ladakh, for publication of the notification in leading newspapers and wide publicity.
8. Deputy Director, Archives, Archaeology & Museums, UT of Ladakh.

9. OSD to Chief Secretary, UT of Ladakh, for information.

4/1/26

मोहम्मद अंजुम/ **Mohd Anjum (JKAS)**
अवर सचिव/ **/Under Secretary**
पर्यटन एवं संस्कृति विभाग / **Tourism & Culture Department**
संघ राज्य लद्दाख **/UT Ladakh**