

No.6(1)/2005-HCC
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No.6(4)/2005-HCC
No.12(1)/2004-HCC

**MINUTES OF THE 10TH MEETING OF THE HERITAGE CONSERVATION
COMMITTEE (HCC) HELD AT 3.00 P.M. ON 27TH FEBRUARY 2006**

PRESENT :

1. Shri S.M. Acharya
Additional Secretary
M/o Urban Development Chairman
2. Shri K.T. Gurmukhi
Chief Planner, TCPO Member
3. Shri S.C. Bhatia
Addl. DG(Arch), CPWD Member
4. Shri Sanjib Sengupta
Chief Architect, NDMC Member
5. Shri J.P. Joshi
(Historian) Member
6. Shri O.P. Jain
Convener, INTACH Member
7. Prof. A.G.K. Menon
Conservation Architect Member
8. Shri B.K. Jain
Director (DC), DDA Member
9. Prof. Mohd Shaheer
Environmentalist Member
10. Shri Dina Nath
Secretary, DUAC Member-Secretary
11. Shri R.Srinivas
Associate Planner, TCPO
12. Shri A.D. Biswas
Dy. Town Planner

Item No.1 : Plans in respect of Police Station Complex at Mandir Marg.

- (a) The proposal had been considered at HCC meeting held on December 19, 2005 and the following observations were made :-

“The proposal has been forwarded by the NDMC for consideration of the HCC. The proposal is for construction of Police Station building and staff quarters after demolishing the existing structures except the heritage building in the front. The Committee decided to defer the matter as it needs to be examined in more detail on the basis of the three-dimensional model when promoters and the concerned architect are also present for interaction”.

- (b) The proposal was now examined and discussed with the Architect and the following observations were made :-
 1. As per the grading done by the NDMC in accordance with the provision of Clause 23.1 of Building Bye-laws, 1983, the proposal falls in Grade-III category.
 2. The heritage block A was a low-rise structure while next to it high-rise structures had been proposed (block-C and Block-B). The result was that the proposed construction had overshadowed the heritage building. The high-rise blocks at the rear and on the sides were camouflaging the heritage block. Further, the site was next to the protected Ridge area.
 3. The intended use of its land with many constructions needed to be toned down. The amplification of the heritage item needed to be achieved.
- (c) The proposal was considered unacceptable and it was observed that the heights of the building near the heritage block could be increased in a gradual manner by a terracing effect so as to reduce the impact of these blocks.
- (d) The Architect during the discussions offered to delete the block C. The HCC observed that is not only the block C but the overall scheme need to be redesigned is line with its observations.
- (e) The Architect was advised to submit a revised proposal as per the HCC’s observations.

Item No.2 : Building plans in respect of Jubilee Cinema, Chandni Chowk.

- (a) The proposal forwarded by the MCD had been considered by the HCC at its meeting held on December 19, 2005 and the following observations were made :-

“The Proposal had been forwarded by the MCD, Building Department. It was indicated that the proposal is to convert the 600-seat Cinema Hall to 300-seat halls within the existing envelope.

It was indicated that while the Jubilee Cinema itself is not a heritage building but it is located in a heritage zone. After detailed deliberation, the Committee decided that in view of the

aforesaid position, the concerned agency viz. MCD, may like to formulate policy relating to buildings located in the heritage zone, and examine proposals in the light of such policy. After such examination, if the MCD considers it appropriate, they may refer the matter again to the HCC for consideration.

It was decided, if need be, this would be considered at a subsequent meeting of the HCC with the help of a three-dimensional model indicating the changes envisaged when the promoters and the concerned architects are also present. Meanwhile, it was decided to constitute a Committee comprising of the following who may make a site visit to inspect the proposed changes:-

1. *Prof. Mohd. Shaheer
Environmentalist*
2. *Shri O.P. Jain
Convener, INTACH*
3. *Prof. A.G.K. Menon
Conservation Architect*
4. *Shri D.S. Meshram
Urban Designer*
5. *Shri B.K. Jain
Director (DC), DDA*

The recommendations of this Committee shall be placed before the HCC at its subsequent meeting.”

- (b) The site was visited by Prof. A.G.K. Menon, Shri B.K. Jain and Shri Dina Nath. A site visit note received from Prof. A.G.K. Menon, Member HCC vide his letter no.ND/581/346 dated February 2, 2006 was taken note.
- (c) It was felt that though the building in question is not a listed heritage building but the same falls in heritage zone. In so far as the above proposal was concerned, the HCC decided to convey its ‘No Objection’ with the observation that no changes whatsoever be made on the external façade and it would be maintained in consonance with the buildings of that period.
- (d) So as to formulate policy guideline with regard to the buildings which are not listed heritage buildings but fall in heritage zones, the HCC decided to constitute a Sub-Committee which would comprise of the following :-

1. Shri S.C. Bhatia
ADG (Arch.), CPWD, Member HCC
2. Prof. A.G.K. Menon
Member, HCC
3. Prof. Mohd Shaheer
Environmentalist, Member, HCC
4. Prof. K.T. Ravindran
Urban Designer, Member, HCC

Item No.3 : Redevelopment of Connaught Place – Restoration of façade of Block ‘C’ Inner circle (Sample Block).

- (a) The above proposal had been submitted by the NDMC for consideration of the HCC. The building proposal falls in Grade-II as per the grading done by the NDMC in accordance with the provision of Clause 23.1 of Building Bye-laws, 1983. The HCC found that the proposal was in respect of the restoration of the facade of block C, inner circle. The HCC observed that for restoration of the façade, why the NDMC needs permission. The Chief Architect, NDMC was requested to elaborate.
- (b) The Chief Architect, NDMC mentioned that besides restoration the other important aspect was to provide the uniform signage system. A quick presentation in this regard was made by the consultant of the NDMC.
- (c) The HCC observed that the restoration work to be taken up for block C should be to bring it back to the original concept. It was imperative that the aspects like flooring, ceilings etc should also be standardized.
- (d) After the restoration work is done by the NDMC there should be a written manual for the shopkeepers that should clearly define do’s and don’ts.
- (e) The Chief Architect, NDMC agreed with the observations/suggestions of the HCC and assured the HCC that the observations will be duly complied with.

Item No.4 : Provision for construction of corridor doorway in South Block.

- (a) The matter had been referred by the Ministry of Defence (Navy) Jt. Director (Maintenance) for consideration of the HCC. It was found that the building as per the Grading done by the NDMC was in Grade-I in accordance with the provision of Clause

23.1 of Building Bye-laws, 1983. For Grade-I, buildings Scope of Changes are as follows :-

“No interventions be permitted either on exterior or interior of the heritage building or natural features 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 minimum changes would be allowed and they must be in conformity with the original.”

- (b) It was accordingly decided that the concerned department has to apprise the HCC with regard to the necessity of such changes and the justifications for that.

Item No.5 : Revised plans in respect of Hotel Marina at G-Block-59, Connaught Place.

Since the Architect of the proposal was not present, the HCC was constrained to postpone the consideration of the proposal.

Item No.6 : Progress on notification of lists of heritage buildings in Official Gazette by MCD & NDMC.

It was brought to the notice of the HCC that while the NDMC has made a fast progress and are nearing to issuance of a Gazette Notification, MCD was yet to take action in this regard, the HCC was not satisfied with the progress made in this respect by the MCD. It was decided that a letter in this regard would be written by the Chairman, HCC to the Commissioner, MCD.

**Sd/-
(Dina Nath)
Member-Secretary**