

No.5(3)/2006-HCC
No.8(1)/2006-HCC

No.6(3)/2005-HCC
No.5(4)/2006-HCC

No.15(1)/2006-HCC
No.15(2)/2005-HCC

**MINUTES OF THE 13TH MEETING OF THE HERITAGE CONSERVATION
COMMITTEE (HCC) HELD ON MONDAY, SEPTEMBER 11, 2006.**

PRESENT :

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|-----|--|------------------|
| 1. | Shri S.M. Acharya
Additional Secretary
M/o Urban Development | Chairman |
| 2. | Shri O.P. Jain
Convener, INTACH | Member |
| 3. | Prof. K.T. Ravindran
Urban Designer, SPA | Member |
| 4. | Shri Sanjib Sengupta
Chief Architect, NDMC | Member |
| 5. | Shri M.M. Kanade
Archeological Survey of India | Member |
| 6. | Shri Subhash Kapoor
ADG (Arch), CPWD | Member |
| 7. | Prof. A.G.K. Menon
Conservation Architect | Member |
| 8. | Shri D.S. Meshram
Urban Designer | Member |
| 9. | Smt. Madhu R. Mehta
Secretary, DUAC | Member Secretary |
| 10. | Smt. Indu G. Chowdhury
Architect C/o ADG(Arch) CPWD | |
| 11. | Shri Ashok Dhiman
Architect, CPWD | |
| 12. | Shri Sudhir Seem
Architect (Senior Architect-I CPWD) | |
| 13. | Shri N.D. Bhardwaj
ACP/Police HQ Land and Bldg. | |
| 14. | Shri Rajeev Sood
Dy. Chief Architect, NDMC | |

15. Shri S. Agarwal
DDA

16. Shri Manish Verma
DDA

Item No. 1: Confirmation of the minutes of 12th meeting of the HCC

The minutes of the 12th meeting of the HCC held on August 11, 2006 were confirmed and approved.

Item No.2: Layout plan in respect of Anglo Arabic Model School at Ajmeri Gate.

(a) The proposal had been considered at the meeting of the HCC held on August 11, 2006 and the following observations were made:-

“...The proposal had been forwarded by the Chief Town Planner, MCD for consideration of the HCC. The supporting document, reports, model etc. had not been received from the architect. Also the architect was not present during the meeting. The consideration of the proposal was postponed with the observation that the architect to submit the necessary supporting documents, report & model for consideration of the HCC.”

(b) Subsequently though some drawings and site photographs had been received from the Honorary Secretary of Delhi Education Society, the model and report had not been submitted.

(c) Since the model and supporting documents had not been submitted and also the architect was not present, the HCC was again constrained to postpone the consideration of the proposal.

Item No.3: Plans in respect of Hotel Marina at Connaught Place.

A. The proposal had last been considered by the HCC at its meeting held on June 8, 2006 and the following observations were made:-

“(a) The proposal forwarded by the NDMC had been taken up for consideration at HCC meeting held on February 27, 2006 but could not be discussed with the architect.

(b) The proposal was now examined and discussed with the architect.

(c) The HCC observed that the internal/external changes proposed in the hotel are important.

- (d) *HCC observed that a Heritage conservation report of the proposal need to be submitted by the architect. Further, it was recalled that the NDMC had taken up an exercise of restoration works of Connaught Place and to start with block-C proposal had been prepared. The HCC observed that the proposal should also be part of the overall proposal of Connaught Place.*
- (e) *The Chief Architect, NDMC who was present in the meeting was requested to include the present proposal in the total scheme It was decided that a letter in this regard would be written to Chairperson, NDMC.”*
- B. The matter was considered again in view of a representation received from the architect M/s. Rajinder Kumar & Associates under letter no. nil dated August 7, 2006 . The architect had represented that the wooden glazing was not favoured due to the following factors:-
- a) *Good quality wood is scarce and very costly.*
- b) *Use of wood is being discouraged by the government also and most of departments are using alternative materials to conserve wood.*
- c) *Maintenance of paint/polish is very costly and difficult.*
- d) *Wooden glazing is does not provide good sound insulation”*
- C. The proposal was examined and discussed with the architect.
- D. The HCC reiterated its earlier observations that NDMC had taken up an exercise of restoration works of Connaught Place and to start with block-C proposal had been chosen. It had been observed that the proposal should not be dealt in isolation rather it should be a part of the overall proposal of Connaught Place. The Chief Architect NDMC, who was present in the meeting, was reminded of the observations made by the HCC earlier, to include the present proposal in the total scheme.
- E. The HCC observed that since, NDMC is doing an exclusive conservation exercise with the help of a consultant, the architect of the proposal should interact with the NDMC and their consultant in context of the overall scheme of Connaught Place, to decide as to what standard it would like to set for various aspects like aesthetics, functionality & maintenance of building materials used in façade treatment. The HCC had no objection to Shri Rajinder Kumar interacting with the NDMC to work out the proposal. The HCC

was primarily looking for uniformity and consistency in order to restore the old glory of t of Connaught Place area.

Item No.4: Proposal in respect of Optimum Plan of Pragati Maidan.

- (a) A reference received from ITPO was taken up for consideration and also discussed with the concerned officers of ITPO and their consultant. The consultant of ITPO presented the proposal before the HCC.
- (b) The HCC observed that the most important aspect of protected monuments of Purana Quila in the immediate vicinity of Pragati Maidan had not been taken into consideration in the proposal and had been totally ignored.
- (c) The clearance of Archaeological Survey of India (ASI) should be obtained in the first instance.
- (d) It was observed that the proposal should be shown in context of the existing heritage. A detailed presentation was required to be made.
- (e) The area already allotted to the Supreme Court of India by the Competent Authority need to be clearly shown in the plans.
- (f) The existing situation and the future requirements need to be shown clearly. The proposal lacked clarity.
- (g) The HCC expressed its apprehensions with regard to the capacity of the existing roads net work parking etc. for which detail traffic transportation study would be required to be done.
- (h) The ITPO officers and their consultant were advised to submit the detailed proposal as per foregoing observations for consideration of the HCC.

Item No.5: Policy guidelines for buildings (non-listed) in Heritage Zone.

- (a) The minutes of the second meeting of the Sub-Committee for formulation of policy guidelines for buildings (non listed) in Heritage Zone, held on August 17, 2006 were discussed. The HCC made the following observations:-
 - i) What the Sub-Committee had suggested were only broad guidelines and the basic parameters.
 - ii) Any flexibility as suggested in terms of additional construction etc. should be avoided.
 - iii) As per the broad guidelines suggested, there was need to appoint a consultant who could work out the detail guidelines.

- iv) Till such time the consultant works out the proposal in detail, there was need to formulate pro-term guidelines.
- v) It was decided to assign this work to the School of Planning and Architecture New Delhi.
- vi) It was also decided that a time frame of maximum of three months would be give to the consultant for preparing such guidelines.

Item No.6. Provision for glass partition at North Block gate No-2, for Air-Conditioning of reception area.

- (a) The proposal had been directly submitted by the CPWD for consideration of the HCC. The HCC observed that as per the provisions, the proposal was required to be routed through the concerned local body i.e. NDMC in this case. It was also discussed with the Chief Architect, NDMC present in the meeting. He confirmed that the same was required to be routed through the NDMC. It was decided to advise the CPWD accordingly.

Item No.7. Upgradation of central Vista.

ADG (Arch.), CPWD made a presentation on their proposal for improving the aesthetics and functional aspects in respect of the Central Vista. While the need for overcoming the present problems pertaining to the Central Vista were appreciated, the HCC stressed that any plan for the Central Vista area should keep in focus its heritage aspects. Accordingly, it was suggested to the CPWD that their proposal should be tackled from the heritage point of view and not simply from architectural angle.

As regards the new trees to be planted in the Central lawns, which would in due course replace the existing trees, a suggestion was made that such trees could be grown in a nursery till they achieve a reasonable height before being shifted to the Central lawns. Another suggestion made was that the views of the people visiting the place should be obtained on the facilities desired in the area.

The meeting ended with a vote of thanks.

(Madhu R. Mehta)
Member Secretary