

**MINUTES OF THE 16<sup>TH</sup> HERITAGE CONSERVATION COMMITTEE MEETING  
HELD ON THURSDAY THE 29<sup>TH</sup> MARCH IN THE CONFERENCE ROOM OF THE  
DELHI URBAN ART COMMISSION.**

**PRESENT:-**

- |    |   |                  |
|----|---|------------------|
| 1. | Shri S.M. Acharya,<br>Additional Secretary<br>M/o Urban Development | Chairman         |
| 2. | Shri Subhash Kapoor<br>Addl. DG (Arch), CPWD                        | Member           |
| 3. | Shri O.P. Jain<br>Convener, INTACH                                  | Member           |
| 4. | Shri D.S. Meshram   | Member           |
| 5. | Shri Sanjib Sengupta<br>Chief Architect, NDMC                       | Member           |
| 6. | Shri J.B. Kshirsagar<br>Chief Town Planner TCPO                     | Member           |
| 7. | Prof. K.T. Ravindran<br>Dean (Urban Design Dept.) SPA               | Member           |
| 8. | Ms. Madhu R. Mehta  | Member Secretary |

**Also Present :-**

- |     |   |  |
|-----|---|--|
| 9.  | Shri Amit Das                             |  |
| 10. | Shri R. Srinivas,<br>Associate TCP        |  |
| 11. | Shri A.D. Biswas<br>Dy. Town Planner      |  |
| 12. | Shri D.D. Bakde<br>Chief Architect        |  |
| 13. | Shri Suvir Mathur<br>Minerals Managements |  |
| 14. | Shri. Naveen Jindal, MP.                  |  |

**Item No. 1:- Rebuilding and Widening of Road at Minto Bridge.**

The proposal has been forwarded by the NDMC for consideration of the HCC. It was observed that this is one of the three buildings for which a separate proposal has been forwarded by the NDMC for deleting the same from the list of Heritage buildings.

The further consideration on the matter was deferred on the grounds that this will be decided as and when a decision on deleting the building mentioned at Item No. 3 is taken by the HCC.

**Item No. 2:- Old Heritage Serai being conserved and used by 'The Sunrydge' Kutub Haveli Sarai at 6-8, one style Mile.**

The proposal has been forwarded by the Deputy Commissioner South Zone MCD. Since the matter has been referred by the Zonal Office of MCD Engineering Department and not by the Chief Town Planner of MCD, the HCC was unable to consider the same, as the sanctioning authority has not seen it nor given comments on it. It was decided to advise the Deputy Commissioner, MCD and the promoters to route the proposal through the Chief Town Planner, MCD as heritage aspects would be better judged by the planning Department.

**Item No. 3:- Deletion of 3 buildings from NDMC Heritage list.**

The NDMC has forwarded a list of 3 buildings with representations for deletion from the list of Heritage Building. The Buildings proposed to be delisted are:

1. Bikaner House grade-II building
2. Minto Bridge grade-II building
3. Patni House 5, Man Singh Road grade- III Building.

The HCC decided that the matter would be considered after a site visit of the three building premises is done by the Committee. It was decided that a committee comprising of the following members make a site visit of the buildings in association with NDMC Chief Architect.

1. Prof. K.T. Ravindran
2. Shri O.P. Jain
3. Shri D.S. Meshram
4. Prof. A.G.K. Menon
5. Prof. M. Shaheer.

The promoters of Patni House were present and submitted a report on Patni House. They were requested to make available a copy of the original sanction plan particularly the mother documents to the HCC so that the past history of the same could be traced and seen. The further consideration would be done after the site visit report is submitted.

**Item No. 4:- Dargah Complex of Khwaja Bakhitiar Kaki in Mehrauli.**

A letter received from Shri Shashi Bhusan Ex.-MP, President, Institute for Socialist Education Freedom Movement Memorial Committee was considered by the HCC. He has made certain suggestions with respect to the maintenance & upkeep of the area in particular. The HCC observed that since the area falls within the jurisdiction of the DDA who should confirm & look into the measures for conservation of heritage aspects of the area and revert back to the HCC with their plan of action in this regard. Accordingly it was decided to refer the matter to DDA. A letter has also been written to the ASI for conservation of the monuments etc. falling in their jurisdiction.

**Item No.5 : Heritage Conservation Committee Guidelines for Submission of proposals to HCC.**

The consideration of this item was deferred at the 15<sup>th</sup> meeting of the HCC held on 22.12.2006. So that the Members could get sufficient time to go through the document. It was recalled that the guidelines formulated earlier which had been approved at the 4<sup>th</sup> meeting of the HCC held on 15.2.2005 needed a relook in the light of Clause 23.5 of the Delhi Building Bye-Laws, 1983 which stipulated that proposals for modification etc. are to be put up to the HCC by the concerned local body with their recommendations. In view of this, detailed examination is already expected to be carried out by the concerned local body before they send the proposal to HCC with their recommendation. Further, the kind of changes that can be carried out in different grades of building are also limited as stipulated in Clause 23.12 of the Delhi Building Bye-laws, 1983. In view of this, it was felt that the types of drawings etc. that would be required for examination by the HCC has to be decided keeping in view the aforesaid factors. The Members were requested to come forth with their ideas in this regard which could be considered at the next meeting of the HCC.

**Addl. Item No. 1:- Addition/alteration of plans in r/o Gate No. 2, North Block, New Delhi.**

The proposal has last been considered by the HCC in December 22, 2006 and the following observations were made:-

(a) *The HCC is in receipt of the proposal from NDMC for the consideration of the Heritage Conservation Committee.*

(b) *The proposal is for Glass partition at North block gate No. 2. This project was placed in HCC meeting held on September 11, 2006 when the following observations were made.*

*“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 bodies. The local bodies examine construction proposals and when they fall in heritage zones or relate to heritage buildings as notified by the local bodies. He confirmed that the same was required to be routed through the NDMC. It was decided to advise the CPWD accordingly”.*

(c) *The proposal was considered and the following observations were made:-*

i *A mock up of the proposal at site be seen by the Committee, so as to appreciate the proposal better.*

ii). *It was decided that the Committee comprising of the following would visit the site when Chief Engineer NDZ-I, Chief Architect CPWD and NDMC Chief Architect are also present:-*

i) *Prof. M.Shaheer*

ii) *Shri O.P. Jain, INTACH*

iii) *Shri D.S. Meshram, TCPO*

iv) *Prof. K.T. Ravindran*

v) *Prof. A.G.K. Menon*

*The representatives of the user ministry may also be invited & the concerned architect to the project would coordinate with them.*

(iii) *Similar proposal of the south block wherein some glass work has already been done be seen by the group constituted by Chairman HCC*

*Accordingly a site visit was made on January 22, 2007 which is placed at Annexure-I (enclosed)*

*The HCC approved the proposal subject to the observations/recommendations made by the Group during the site visit.*

**Addl. Item No. 2:- Additions/Alterations of plans in r/o Reconstruction of Staircase and construction of Lift at Block N-3, Connaught Circus, New Delhi.**

The proposal forwarded by the Chief Architect, NDMC was examined and it was felt that the information furnished was inadequate to consider the matter. The Chief Architect, NDMC was requested to arrange and furnish all the super-imposed drawings with respect to the existing structure and the proposal.

**Addl. Item No. 3:- Letter No. ND/581/718 dated March 19, 2007 received from Prof. A.G.K. Menon.**

A letter No. ND/581/718 dated March 19, 2007 received from Prof. A.G.K. Menon was considered by the HCC wherein it is mentioned that the model of the proposed improvements to S.P. Marg in front of the Old Delhi Railway Station has been seen by him and was informed that the project was approved and was on track for implementation.

He has observed that since no such proposal has been forwarded by MCD to the HCC. It was decided by the HCC to take up the matter Suo moto with the MCD that no proposal be taken up in this area without the approval of the Heritage Conservation Committee.

**( Madhu R. Mehta )  
Member Secretary**

**HERITAGE CONSERVATION COMMITTEE**

**C/O DELHI URBAN ART COMMISSION**  
India Habitat Centre,  
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Copy to:-

The Chairman and Members of the Heritage Conservation Committee.