

**MINUTES OF THE 35TH MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD ON
TUESDAY, SEPTEMBER 10, 2013**

A. Project proposals :

- Item No. 1 :** Plans in respect of Kashmiri Lounge Restaurant cocktail bar, reserved bridge room & Children's room at Delhi Gymkhana Club, 2 Safdarjung Road.
- Item No. 2 :** Addition/alteration of plans (re-roofing of Corridor & seating area in Main Building) in Delhi Gymkhana Club, 2 Safdarjung Road.

The above proposals forming part of the Delhi Gymkhana Club Complex were scrutinised and discussed with the architect. It was observed that the complex has lot of heritage value and the above building blocks wherein the roofs of the existing blocks are to be replaced, have number of important architectural elements, skylights and buttresses etc. at terrace level which will be required to be reconstructed after the new roof is laid.

The rain water system is also an important aspect which need to be clearly shown in the proposal. It was observed that there was need to do proper documentation of all the existing elements with heritage value. The architect was advised to submit the additional information/documentation of the existing building so that the proposal could be examined further.

- Item No. 3 :** Incorporation of Sub division/plans in respect of plot no. 76-A, Property no. 4913/XI, Block-P, Daryaganj.
- Item No. 4 :** Incorporation of Sub division/plans in respect of plot no. 76-B, Property no. 4913/XI, Block-P, Daryaganj.

The above proposals were forwarded by the SDMC for consideration of the HCC. The HCC observed that the information furnished by the architect was inadequate since for the heritage value and the need of preservation could be assessed only on the basis of the overall street picture which the architect was advised to submit.

The proposals would be examined further on receipt of the information on overall streetscape of which above site forms a part.

Item No. 5. Installation of Monumental Flag pole at Central Park, Rajiv Chowk.

The proposal forwarded by the NDMC was considered at HCC's meeting held on February 18, 2013. The HCC had given certain observations. The proponents were also asked to submit the following:-

1. The foundation details of the flag pole.
2. Clearance of Delhi Urban Art Commission.

The matter was now considered in view of the letter no.CA/BP/Monumental Flagpole at Central Park, Rajiv Chowk/D-150 dated August 7, 2013 received from the Chief Architect, NDMC with his comments. The details on foundation and clearance of DUAC had been received. The proposal was scrutinised and discussed with the proponents. The HCC observed that the following aspects need due consideration :

- i) The location of the flag pole viz-a-viz the Parliament Street Jama Masjid Axis.
- ii) The height and scale of the flag with respect to the surroundings.
- iii) Since there is a proposal of the area, being included in the world heritage sites this aspect needs due attention.
- iv) Clearance of Airport Authority of India and Chief Fire Officer should be obtained.
- v) The opinion of the Delhi Government also need to be obtained.
- vi) The design and location of subsidiary lighting system was not clear in the proposal for which necessary details/location plan etc. should be submitted to the HCC.

With above conditions/observations the proposal was approved in principle.

Item No. 6 : Plans in respect of Baggage scanner room/hutment/cabin and provision of opaque iron sheet on the grill of existing boundary wall and concertina wire at Patiala House Court Complex.

The proposal forwarded by the NDMC was taken up for consideration. Since the model and other materials of the proposal had not been submitted, the HCC was unable to scrutinise the proposal. It was observed that no proposal whatsoever in the complex should affect the streetscape. It was decided that the proposal would be scrutinised on receipt of requisite documents/materials and model as per HCC guidelines.

Item No. 7 : Plans in respect of Re-roofing of Plot no. 5, Block-B, Middle Circle, Connaught Circus.

The proposal forwarded by the NDMC was found acceptable and approved.

B. Other matters/Letters :

Item No. 1 :Base paper for Auditing of Heritage Buildings in Delhi.

As part of the overall exercise on the subject, the compilation prepared by the Secretariat of the HCC was placed before the HCC. It was suggested by the Members that the requisite information be also included in the compilation from the following agencies :

- i) Indian Railways
- ii) Land and Development Office, Ministry of Urban Development
- iii) Delhi Wakf Board
- iv) Conservator of forests in Delhi
- v) Cantonment area

The Members of the HCC were advised to provide their comments/inputs in the compilation/report in the meantime. The efforts of the Secretariat in preparation of compilation were appreciated by the HCC.

Item No. 2. Conservation of Contemporary Architectural heritage of Delhi.

A note on the subject received from Delhi Urban Art Commission was placed before the HCC. The Commission has observed that the authorities concerned in Delhi have taken up aspects of preservations and conservation of number of pre-independence architecture of various periods but hardly any work has been done to identify for preserving and conserving the buildings of immense architectural value/character of the contemporary period viz post independence time in Delhi. The Commission had requested the HCC and also INTACH to take up an exercise for identifying such buildings existing in the post independence period which have great architectural and aesthetic value and consider listing them as notified buildings for their conservation and preservation.

2. A letter no. ND/412(HCC)/314 dated May 14, 2013 on the subject had also been received by the HCC from Convener, INTACH, Delhi Chapter about the need of conservation/preservation of contemporary architectural heritage of Delhi. A tentative list of 62 such post independence buildings which have immense architectural value in term of

their iconic or associational status as modern heritage buildings of Delhi had been received alongwith the letter.

3. Prof. A.G.K. Menon the Convener of INTACH, Delhi Chapter was present in the HCC meeting. The matter was also discussed and deliberated with him. The following observations were made:-

- (i) The idea of conservation of contemporary architectural heritage of Delhi was endorsed by the HCC. It was suggested that there was need to fix up criteria for identification of such more buildings.
- (ii) To start with a listing of the institutional buildings could be done based upon certain guidelines. The criteria would be required to be clearly defined.
- (iii) Some authority/agency has to take up the rating system for the purpose.
- (iv) Design and landscape aspects would require to be given due consideration while framing any rating criteria.
- (v) The norms so devised should be more realistic .

4. It was accordingly decided to take up the matter with the local bodies and INTACH to initiate such an exercise urgently.

C. Letters received from Chief Town Planner, North Delhi Municipal Corporation

Item No. 1 :Declaration of CPO office building in Sewa Kutir complex as Heritage Building and strengthen, renovate and maintain the British building architecture.

Item No. 2 : Baptist Mission Church, 588 Mukimpura, Malkaganj, Delhi.

The above matters were considered at Heritage Committee Meeting held on August 27, 2012 and the following observations were made:-

"The above matters were discussed in view of the letters received from Chief Town Planner, MCD. It was observed that as per Clause 23.5 of the Unified Building Bye-Laws 1983 there is a laid down system of supplementing the notified list of heritage buildings precincts etc. Therefore, the purpose of simply forwarding the letters of the promoters by Chief Town Planner, MCD to HCC was not clear. What is required to be done is that, first the MCD should properly study the proposals from the point of view of their natural, historical archaeological value. MCD then can refer same to the HCC with its recommendations as per procedure."

Now the Chief Town Planner, North DMC in both above cases had informed that since the matter pertains to declaration/conservation of heritage buildings falling under civil line zone, the matters have been forwarded to Deputy Commissioner of the zone.

The HCC took note of the letter of Chief Town Planner, North DMC and observed that further action in the matter would be possible on receipt of necessary information/comments from the Dy. Commissioner, Civil Lines Zone.

Item No. 3. Regarding restoration of Khajanchi ki Haveli, Chandni Chowk

The matter had been received directly from M/s. Rupan Jain by the HCC with the request for preservation and conservation of Khajanchi ki Haveli. Shri Rupan Jain has been informed by the Member Secretary (H.C.C.) that as per Building Bye-laws no.23.3 the proposal could be taken up by the concerned local body with the consent/approval of the HCC.

Now a letter No.TP/1573/2013 dated April 29, 2013 received from Town Planner, North DMC in the matter was taken note of wherein he had stated that the aforesaid building does not appear in the notified list of heritage building. However, the building appear to be of great heritage value but with the intention of constructing a new building it is being demolished. He also informed that Convenor, North Chapter INTACH has recommended for restoration of this building. Since the matter related to protection of buildings of heritage value is being dealt by the Zonal Office, he has accordingly informed that the matter is being referred by him to Deputy Commissioner (City Zone) SDMC for taking necessary action.

The HCC took note of the letter of Chief Town Planner, North DMC and observed that further action in the matter would be possible on receipt of necessary information/comments from the Dy. Commissioner, City Zone.

The meeting ended with a vote of thanks to the Chair.

**Sd/-
(Vinod Kumar)
Member-Secretary**