

**MINUTES OF THE 36<sup>TH</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD ON  
TUESDAY, NOVEMBER 12, 2013**

**A. Project Proposals :**

**Item No. 1 : Proposed Studio Apartment in Block-I, schedule -A, President Estate.**

The proposal forwarded by the NDMC was scrutinised and discussed with the architect/proponent. The following observations were made:-

- (i) Design and architecture expressions/elevations of the proposal should match with the architectural character as proposed in the comprehensive conservation management plan presented to the HCC. (Addl. Item No.I).
- (ii) Open spaces not to be fragmented.
- (iii) Provide pedestrian continuity to the rest of the compound.
- (iv) Enclosing screen wall around the block to follow the established architectural form of the Heritage precinct.

The proposal was approved with above observations.

**Item No. 2 : Incorporation of Sub division/plans in respect of plot no. 76-A, Property no. 4913/XI, Block-P, Daryaganj.**

The proposal forwarded by the South DMC was considered at HCC's meeting held on September 10, 2013, it was not approved and certain observations were given.

The architect had now submitted the overall street picture photographs as per observations. The proposal was found acceptable and approved.

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

The proposal forwarded by the South DMC was considered at HCC's meeting held on September 10, 2013, it was not approved and certain observations were given.

The architect had now submitted the overall street picture photographs as per observations. The proposal was found acceptable and approved.

**B. Other matters :**

**Item No. 1: Gazette notification by Delhi government for protection of the 12 monuments as per site plans and schedules attached.**

The Gazette Notification for protection of the 12 monuments received from Department Archaeology, Govt. of NCT of Delhi vide letter no. 3(19)/2013-Monu./1024 dated 23.09.2013 and

another Gazette Notification No. 3(19)/2013-monu/1169 dated 28.10.2013 in respect of the protection of the monument known as Mosque of Darwesh Shah were placed before the HCC. It was observed that Delhi Government may associate HCC in this process in future so that it is also aware of the related aspects, the criteria for such listing and concerned issues and could contribute on such issues.

**Item No. 2 : Unauthorised Constructions - Letter received from the President, Bengali Club.**

A copy of letter received from M/s. Bengali Club in the matter and subsequent letter received from INTACH were considered by the HCC.

It was recalled that the matter had been considered earlier by the HCC at its meeting held on May 26, 2011. The HCC had taken note of the facts in the

matter wherein the Town Planner, MCD had informed that there was some litigation between the owner and the tenant. Prof. A.G.K. Menon, Convener, Delhi Chapter, INTACH (that time Member HCC) had informed that the work was assigned to INTACH and that the proposal would be submitted to HCC through MCD in due course of time.

While no such proposal for conservation/preservation had been received, it has been reported that large scale constructions are going on at site. The matter was discussed with the Chief Town Planner of Municipal Corporation who was present in the meeting. The HCC directed that Municipal Corporation should get the construction stopped immediately and issue show cause notice for reply within 48 hours and submit a detail report in the matter to the HCC urgently.

**Item No. 3: Base Paper for auditing of heritage buildings in Delhi.**

The matter was last deliberated upon at HCC's meeting held on September 10, 2013 wherein it was decided to take up the matter with authorities who have yet to provide informations to the HCC. The Members of the HCC were also requested to provide their inputs. Some of the Members had given some suggestions. The HCC observed that other Members may also give their comments so that the document could be finalised.

So as to take the study/compilation forward it was decided to establish a Design Cell in the HCC office exclusively for doing this job. Shri Samir Mathur, Member HCC to guide the cell. It was decided that the Member Secretary would recruit the necessary full time consultant staff for the purpose.

**Item No. 4: Conservation of Contemporary Architectural heritage of Delhi.**

The matter referred by the DUAC was considered at HCC's meeting held on September 10, 2013 wherein it was decided that the matter be taken up with all the three Municipal Corporations,

the DDA and also INTACH to initiate process of listing iconic building of contemporary architecture urgently which has since already been done.

The HCC decided that the observations of the HCC be conveyed to DUAC. HCC also decided to suggest that DUAC may also start the process of listing of iconic building of the contemporary architecture. The HCC Design Cell to be created (item 3) would also help in coordination of the work by various Authorities in the matter.

**C. Addl. Item:**

**Item No. 1: Add./Alts. plans in respect of The Comprehensive Conservation Management plan of President Estate.**

The proposal forwarded by the NDMC was scrutinized and discussed with the proponent/architect. A presentation on the subject was made by Prof. A.G.K. Menon, Consultant. The HCC made the following observations:-

**(A) Circulation strategies**

- Reduction in the paved surfaces -footpaths and roads where these are redundant.
- Pedestrianise majority of the non-priority areas and zones.

**(B) Open and green spaces**

- Symmetry and the balance of all the open spaces, especially on the central axis up to the Mother Teresa Crescent.
- Add to the continuity of green/open spaces by reducing fragmentation to increase the ecological value.

**(C) Visitor management process**

- An improved visitor management process including the visitor management centre, holding areas, foot path and landscape design elements.

**(D) Urban edges**

- In view of the security arrangement, enhance the landscape character of the edges along the roads.

**(E) Other aspects :**

- It was found that the above complex was in grade-I of the notified list of Heritage Buildings of NDMC area. And in case of grade-I buildings/areas scope of changes is : "No interventions be permitted either on exterior or interior of the heritage building or natural features.....". This issue needs to be addressed.
- The proposal of large garage block would provide future excuse for extension.
- Trees to be shown on scale with comprehensive survey.
- No use of brushed steel in any elements.

- Follow National Building Congress (NBC) for lighting code.
- Forms of even smaller structures should be defined.

**Following decisions were taken :**

1. The architect/proponents to study/peruse the proposals in context of above observations.
2. In case any change in status of Notified Heritage list is envisaged due process must be followed including amendments to be notified by Delhi Govt.
3. Some other experts/conservations to be involved in the process of scrutiny of the proposal, if needed.
4. A site visit of the complex to be made by HCC to assess the ground situation in context of proposals.

Sd/-

**(Vinod Kumar)**  
**Member-Secretary**  
**Heritage Conservation Committee**