

MINUTES OF 49th MEETING OF THE HERITAGE CONSERVATION COMMITTEE
HELD ON MAY 2, 2016

A. Proposals :

Item No. 1. Building plans in respect of addition/alteration in residential building at Plot No. 7, Court Lane, Civil Lines.

The proposal forwarded by the North DMC was considered by the HCC at its meeting held on January 7, 2016. So as to make on the spot assessment of the heritage value of the blocks including those proposed to be demolished, the HCC had constituted a Sub-Committee. The Sub-Committee made a site visit on January 14, 2016. The report/recommendations of the Sub-Committee were placed before the HCC (Annexure-I).

The HCC accepted the report/recommendations of the Sub-Committee and approved the proposal.

Item No. 2. Add./alts./internal renovation at plot no.5, Block-B, Consisting of block-I & Block-II, Middle Circle, Connaught Circus.

The proposal comprising of block I and II forwarded by the NDMC was scrutinized. The buildings form part of Connaught Place area which is in Grade-II as per notified list of NDMC area.

The proposal was found acceptable and approved.

Item No. 3. Completion plans in respect of Garage & Store in schedule "A", President Estate.

The proposal forwarded by the NDMC was scrutinised. The building plans of the proposal were approved by the HCC at its meeting held on March 6, 2014. The completion plans proposal was found acceptable.

The HCC decided to convey its 'no objection' to the NDMC for issuance of completion certificate.

B. Other matters :

1. Inclusion of modern Post-Independence iconic buildings in heritage list – criteria thereof.

The above matter was considered by the HCC at its various meetings including on 10.09.2013, 12.11.2013, 08.05.2014, 11.08.2014 and 31.12.2015. As per HCC's observations, the matter in respect of the criteria adopted was taken up with various authorities including authorities abroad. Response have been received from Municipal Corporation of Greater Mumbai (MCGM), Ahmedbad

Municipal Corporation as well as Chennai Metropolitan area authority only. Further the relevant information have also been collected in respect of the following:

- (i) Auckland Council
- (ii) Ontario Regulations
- (iii) Heritage for Ireland

The matter was discussed with a view to have an in-depth examination of the issue which has wide implementations. The HCC decided to constitute a Sub-Committee comprising of the following, who would submit its report to HCC within 3 months:

- | | | |
|------------------------------------|------|---------------------------|
| 1. Shri Samir Mathur, Member HCC | | Chairman of Sub-Committee |
| 2. Dr. Narayani Gupta, Member HCC | | Member Sub-Committee |
| 3. Chief Planner, TCPO, Member HCC | | Member Sub-Committee |
| 4. ADG (Arch.), Member HCC | | Member Sub-Committee |

2. Representations against demolition of Hall of Nation etc., Pragati Maidan, New Delhi.

The matter was taken up in context of various representations received on the subject including from M/s Raj Rewal Associates, INTACH etc. The members of the HCC expressed their views in the matter. The HCC observed that under the relevant clause of Unified Building bye-laws of Delhi, the HCC regulations apply only to heritage sites precincts/ Natural feature areas, the list of which has been notified by the Government of NCT of Delhi.

The building about which the representations have been received does not figure in the notified list of heritage buildings/precincts/Natural feature areas. The HCC, therefore, observed that it cannot consider any such matter which does not fall within its purview as per the mandate of the Committee.

Hence, the representation is not accepted.

3. Development of Maulana Azad Bhawan at Chelmsford Road, New Delhi – Letter received from Department of Urban Development (GNCTD).

The matter was taken up in view of the letter No. 13(131)/UD/MB/2015/258-261 dated 23.03.2016 received from Department of Urban Development, Govt. of NCT of Delhi (GNCTD).

It was last considered by the HCC at its meeting held on December 31, 2015. The following observations were made:-

“Letters of request received in the matter from NBCC as well as the Under Secretary, Ministry of Urban Affairs were considered wherein it has been requested that the building in question which is listed in grade-II heritage of the notified list of MCD area may be delisted. The justification given by

the NBCC was that the building is in a dilapidated condition and may collapse. The matter was considered by the HCC. It was observed that as per clause 23, there is no provision for delisting of any heritage building/precincts. If the owners desire that can take up the proposal respecting the provisions of clause 23.12 of the Grade-II building premises.

The HCC reiterated its earlier observations of December 31, 2015.

4. Incentives to Owners/proponents for Conservation of Heritage Sites/Buildings.

The matter was considered by the HCC at its meeting held on July 20, 2015. To know the incentives being given by other authorities, the matter was taken up with various development authorities including Mumbai Municipal Corporation, Hyderabad Municipal Corporation and Ahmedabad Municipal Corporation. The information have been received from Ahmedabad Municipal Corporation and Mumbai Municipal Corporation. The Annexure-II clause 1.9 of Unified Building Bye-laws for Delhi-2016 also indicate the incentives for conservation of heritage buildings in Delhi. The matter was discussed and to study the matter in detail the HCC decided to constitute a Sub-Committee comprising of the following who would submit its report/recommendations to HCC within 3 months:

- | | | |
|------------------------------------|------|---------------------------|
| 1. Shri Samir Mathur, Member HCC | | Chairman of Sub-Committee |
| 2. Dr. Narayani Gupta, Member HCC | | Member Sub-Committee |
| 3. Chief Planner, TCPO, Member HCC | | Member Sub-Committee |
| 4. ADG (Arch.), Member HCC | | Member Sub-Committee |

5. Proposal for modifications in the Delhi Urban Heritage Foundation Regulations, 1999 – Public notice issued by the DDA.

The public notice no. F3(114)/2013/HUPW/WZ & DWK dated March 30, 2016 on the subject issued by the DDA was perused. It was observed that HCC has no role in this regard.

Addl. Item no.1 : Plans in respect of Block-13, Schedule-B, President Estate (Type-II and Type III Flats).

The proposal was forwarded by the NDMC for consideration of the HCC. The building/premises is in Grade-I as per notified list of heritage buildings/precincts in NDMC area. The proposal forms part of the Comprehensive Conservation Management Plan (CCMP) earlier approved by the HCC at its meeting held on September 16, 2014.

The present proposal of type-II and type-III flats was scrutinized and discussed with the architect. It was observed that the architectural character of the building should be in harmony with

the architectural characters of surrounding buildings in this complex. Certain suggestions were given to the architect to improve upon the design of various architectural elements like key stone, arches, chhajjas and columns etc.

The proposal was approved with these observations. The architect was advised to submit the revised drawings incorporating HCC observations so that the approval could be released by the Secretariat of the HCC.

Encl: Annexure item no.1

Sd/-

(Vinod Kumar)
Member-Secretary
Heritage Conservation Committee

Annexure item no. 1

**Site Visit report in respect of Brotherhood society premises at Plot No: 7,
Court Lane, Civil Lines, taken-up on Thursday the 14th January, 2016**

In terms of the decision taken by the Heritage Conservation Committee (HCC) at its 48th meeting held on *January the 7th, 2016*, a team comprising of the following visited the site at 11.00 AM on *Thursday the 14th January, 2016*.

1. *Dr. Narayani Gupta, Member, HCC*
2. *Sh. P. Dinesh, Sr. Town Planner, North DMC (Representating Chief
Town Planner North DMC and Member HCC)*
3. *Sh. Vinod Kumar, Member Secretary, HCC*
4. *Mrs. Ritu Kapila, Architect, CPWD (Reprenetating ADG (Arch.) CPWD,
Member HCC*
5. *Shri Rajeev Kumar Gaur, Assistant Secretary (Tech.) DUAC*

1. The team took an extensive tour of the premises. The main stone building named 'Cambridge Brotherhood' Grade-I of Notified Heritage list of MCD and also as per INTACH list serial no. C77 was built in a Colonial Bungalow style with open spaces around it. The building is entered through a porch which leads to a deep verandah which has an arcade. There is a small chapel at the rear end with its façade flanked with segmental and semi-circular arches in exposed stone masonry. There is a double-height library and residential rooms. The vaulted roofs are made up of bricks, and the floors have stone cladding. The complex contains a courtyard. The materials used are: walls in stone masonry, floor in stone, and vaulted roof in brick. It was brought to the notice of the team that as per INTACH listing this structure came up in the late 19th century and is graded as of value 'B'.

2. The structures proposed to be demolished and reconstructed is stated to have come up later in the 1950s alongwith the structures along boundary of the complex. These include *guest house, extension of*

guest house, kitchen block, servant quarters and Garage etc. These are separate from the main heritage stone structure. These single storey structures came up in phases, as per the requirement of the Brotherhood, with wide arches in its façade, in modular bricks. These have a flat roof with the filling of joints in cement with no parapet wall. The construction material is exposed brick in lime mortar.

3. The structures which are proposed to be pulled down including the servants' quarters and Garage are in a poor and dilapidated condition.

4. Site Observations/Assessment table:

Sl. No.	Structure	Extent of Decay (High/Medium/Low)	Condition Description	Probable cause of Decay
1.	Guest House	High	<ul style="list-style-type: none"> • Separation Cracks • Dampness • Deteriorated Surface Finish 	<ul style="list-style-type: none"> • Undulating land • Moisture ingress from terrace and badly-planned drainage • Multiple layers of Lime wash
2.	Guest House Extension	High	<ul style="list-style-type: none"> • Major structural cracks from ceiling to wall • Dampness • Rusting of Iron joists of Jack arches • Deteriorated Surface Finish 	<ul style="list-style-type: none"> • Moisture ingress from terrace and badly planned drainage • Multiple layers of Lime wash
3.	Kitchen Block	Medium	<ul style="list-style-type: none"> • Damaged Lime Plaster • Efflorescence 	<ul style="list-style-type: none"> • Drainage
4.	Garage and Servant's Quarters	High	<ul style="list-style-type: none"> • Collapsed Roof Section • Debris 	<ul style="list-style-type: none"> • Poor Drainage • Poor structure

5. Conclusion/Recommendation:

With the observations/study at site as indicated above; the Committee is of the opinion that the main structure 'Cambridge Brotherhood' is of High Architectural value and maintains its grandeur and need preservation and conservation. However in terms of the time of construction, materials, architectural styles, plan form, vocabulary of the buildings, the structures which have come up subsequently in an adhoc manner are haphazard, lacked planning and are in a dilapidated condition. These have no harmony with 'Cambridge Brotherhood block' and are of very low architectural value.

(Sd/-)

(Dr. Narayani Gupta)
Member HCC

(Sd/-)

(Shri P. Dinesh)
Senior Town Planner, North DMC
(Representing Chief Town Planner
North DMC and Member HCC)

(Sd/-)

(Mrs. Ritu Kapila)
Architect CPWD
(Representing ADG (Arch.)
CPWD & Member HCC)