

MINUTES OF THE 50th MEETING OF THE HERITAGE CONSERVATION COMMITTEE(HCC)
HELD ON WEDNESDAY, JUNE 22, 2016.

Item No. 1 : Plans in respect of Additions/alterations of Regal Building at Connaught Place.

The proposal forwarded by the NDMC was scrutinized and discussed with the architects/proponents. The HCC made the following observations :

1. The opportunity should be utilized to upgrade the overall facade and restoration to its original.
2. In so far as the signages are concerned it need to be seen by NDMC in context of the heritage value of overall area.

The proposal was found acceptable with above observations and approved.

Other matters :

1. Development of Maulana Azad Bhawan at Chelmsford Road, New Delhi – Concept regarding.

The matter was last considered by the HCC at its meeting held on May 2, 2016 and the following observations were made :

“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 they

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.”

2. No formal proposal has been received from Local body i.e. MCD but Chief General Manager (BD), NBCC vide letter no. NBCC/CGM/BD/2016/274 dated June 21, 2016 had submitted a report containing the site photographs, sketch drawings and 3D views of the site, which is a Grade-II complex as per notified heritage list of MCD area in the name ‘Balika Chaman’. The landuse of the site at present is ‘residential’. It is mentioned that Ministry of Minority Affairs (MoMA) & Ministry of Social Justice & Empowerment (MoSJE) are in possession of a land parcel measuring approx 3.40 acres at Chemsford Road New Delhi. The said plot housing an old building called Maulana Azad Education Foundation Bhawan built long back has been listed under heritage category II. The existing building is in dilapidated condition.

As stated both the Ministries intend to utilise the space efficiently and develop the premises as per latest provisions of MPD 2021 on self sustaining model for which they are willing to engage NBCC as implementing agency.

3. As per the information available, the existing building complex was erected as a Sarai Complex and inaugurated in 1931 by Lord Harding, Viceroy of India. Subsequently, part of it was used as a hostel.

4. The preliminary sketch design proposal received directly from NBCC for redevelopment was scrutinized. The preliminary concept was found acceptable, in principle, with the following observations :

- The preservation, conservation of the complex should be ensured by the proponents.
- In the redevelopment process of the complex a qualified conservation architect/organization need to be actively involved right from the beginning.
- Proper integration of existing Heritage building with proposed new building should be ensured.
- About the apprehensions expressed by the Officers of the NBCC, with regard to structural stability of existing heritage building blocks particularly the rear block, NBCC/Proponents were advised to check the structural safety of the same. It

was suggested that this should be done in consultation with some competent agencies like CBRI, CPWD, IIT etc. And In case, it is found that the existing structure of rear side would not with-stand, the coming up of new buildings around, it could be reconstructed with the same design/architecture.

3. Present status on the work done by Sub-Committees constituted on :

- (a) Inclusion of Post Independence Heritage in Heritage List**
- (b) Incentives to works of Heritage buildings.**

The HCC was apprised of the progress made by the Sub-Committees constituted by the HCC in respect of the above matters. It was noted by the HCC.

Sd/-

(Vinod Kumar)
Member-Secretary
Heritage Conservation Committee