

MINUTES OF THE 51st MEETING OF THE HERITAGE CONSERVATION COMMITTEE(HCC)
HELD ON FRIDAY, OCTOBER 21, 2016.

At the outset, the Chairman, Heritage Conservation Committee welcomed the members of the newly constituted HCC vide Government of India, Ministry of Urban Development Gazette Notification no. 2953(E) dated September 15, 2016. Thereafter, the Member-Secretary briefed the members of the new HCC with regard to the Constitution, Objective, Mandate, Legal and Institutional framework, Policies and Strategies, listing of heritage buildings, major issues etc.

A. Proposals :

Item No. 1 : Plans in respect of Frisking Booth at President Estate.

The proposal forwarded by the NDMC was scrutinized and discussed with the architects. It was found that the proposal is in Grade-I of notified list of Heritage buildings of NDMC area.

The HCC observed that the architectural expressions of the proposed booths were not in sync with the architectural character of the Rashtrapati Bhawan Complex. The architectural expression of the proposed booths should be in harmony with the architectural heritage of the Rashtrapati Bhawan complex.

The architects were advised to study the various architectural elements used in the Rashtrapati Bhawan Complex and re-design the Frisking Booths. A proper presentation should be done showing existing and proposed. The exact location of the booths should be indicated in the plans. The architect was advised to put up revised proposal incorporating the HCC's observations.

Item No. 2 : Plans in respect of Addition/alteration/internal renovation at M-125, 127, M-39/1, M-84, M-34 to M-35 at Connaught Place.

The proposal forms part of the Connaught Place, which is in Grade-II of notified list of Heritage buildings in NDMC area. The proposal was found acceptable and approved with the observation that the aspects of structure stability and fire safety need to be taken care by the NDMC.

Item No. 3 : Plans in respect of Addition/alteration at M-126, M-128, Outer Circle, Connaught Place.

The proposal forms part of the Connaught Place, which is in Grade-II of notified list of Heritage buildings in NDMC area. The proposal was found acceptable and approved with the observation that the aspects of structure stability and fire safety need to be taken care by the NDMC.

Item No. 4 : Plans in respect of Addition/alteration at Shop no. B-15 (Ground floor) & B-34 (First floor) Connaught Place.

The proposal forms part of the Connaught Place, which is in Grade-II of notified list of Heritage buildings in NDMC area. The proposal was found acceptable and approved with the observation that the aspects of structure stability and fire safety need to be taken care by the NDMC.

Item No. 5 : Plans in respect of St. James Church, Kashmere Gate.

The proposal forwarded by the North DMC was scrutinized. The proposal is in Grade-I in Zone-C of heritage list of MCD area.

St. James Church lies in North Eastern part of Shahjahanabad constructed by Colonel James Skinner. The architect of the Church was Major Robert Smithan an Army Engineer. It was the first Church to be built in Delhi in the year 1836 AD. This is built in a Greek cross plan with a fine colonial classical architecture and a Florentine dome.

It was informed that the proposal includes plastering, painting measures to reverse the decay.

The proposal was scrutinized and the following observations were made :

1. All heritage conservation laws should be respected.
2. The existing paintings should be sensitively handled in the conservation process.
3. Care should be taken to handle all contingencies during restoration process including handling of building materials in such a manner so that the surrounding area is not disturbed.

The proposal was found acceptable and approved with above observations.

B. Other matters :

1. Proposal in respect of National War Memorial at C-Hexagon.

The HCC was apprised of the letter no. 98325/NVM/E-6 dated August 4, 2016 received from the Additional Director General (Architecture), Military Engineering Services, Engineer-in-Chief Branch, Ministry of Defence on the subject.

As per the letter, it was proposed by the Ministry of Defence to hold global/national level architectural competition for both the National War Memorial as well as the National War Museum.

The letter mentions about the terms of reference etc. in respect of the competition of National War Memorial and National War Museum.

Earlier this matter was discussed by the HCC at its meeting held on October 16, 2006 and certain observations were given.

The HCC was informed that it has been communicated to the Ministry of Defence that the proposed project for the National War Memorial and the National War Museum should respect the relevant provision of the Unified Building Bye-laws for Delhi-2016.

The position was noted by the HCC.

2. Gazette Notification for Supplementary list of 551 Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas in Shahjahanabad issued by the Govt. of National Capital Territory of Delhi.

1. HCC had received a communication from Chief Town Planner, North DMC vide letter no. TP/G/413/15 dated 26.02.2015 stating that the unified MCD earlier had sent a list of 767 heritage buildings as identified by INTACH and the same was notified by the Urban Development Department, GNCTD on 25.02.2010. Subsequently, INTACH had prepared another list of 554 heritage sites (528 sites falling in North DMC and 26 sites falling in South DMC) as per grading. The said list was put in public domain (MCD website i.e. mcdonline.gov.in) as per clause 23 of Delhi Building Bye-laws 1983 for inviting objections/suggestions of general public. However, no objections/suggestions have been received from the public after mandatory period of 30 days.

HCC had been requested to consider the list of graded heritage buildings as per bye-laws so that the same could be forwarded to the Delhi Government for notification.

2. The matter was considered by the HCC at its meeting held on March 20, 2015 and the following observations were made :

".....The matter was examined in above background and also discussed with Shri P. Dinesh, Senior Town Planner, North DMC. The HCC observed that the informations furnished by the Municipal Corporation are inadequate for scrutiny of the proposal. Therefore, following need to be submitted to the HCC:

1. *Detail Inventory/list of proposed buildings/precincts.*
2. *Detail location/site plan of each buildings.*

3. *Photographs of each and every building with write up on history of the building/precinct.*
4. *Justification for grading of the buildings.*

The proposal would be examined further on receipt of above informations from the Municipal Corporation.”

3. While no communication/response has been received from MCD in response to our letter. We are in receipt of a copy of Delhi Government gazette notification no. F13(43)/MB/UD/2014/1602 dated 29th July, 2016 wherein a supplementary list of total 551 Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature areas with 526 heritage sites of North DMC and 25 heritage sites falling in the jurisdiction of South DMC has been notified.
4. As per clause 7.26 of the Unified Building Bye-Laws for Delhi - 2016, following are the relevant provisions contained :

“The list of heritage sites including Heritage Building, Heritage Precincts and list Natural features Areas is to be prepared and supplemented by the Commissioner, MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservations Committee. Before being finalized, objections and suggestions of the public are to be invited and considered. The said list to which the regulation applies shall not form part of this regulation for the purpose of Building Bye-laws. The list may be supplemented from time to time by Government on receipt of proposal from the agency concerned or by Government suo moto provided that before the list is supplemented, objections and suggestions from the public be invited and duly considered by the Commissioner MCD/Vice-Chairman DDA/Chairman NDMC and/or Government and/or the Heritage Conservation Committee.

When a building or group of buildings or natural feature areas are listed it would automatically mean (unless otherwise indicated) that the entire property including its entire compound/plot boundary along with all the subsidiary structures and artifacts, etc. within the compound/plot boundary, etc. shall form part of list.”

5. As is evident from above, the supplementary list of 551 Heritage Sites has been notified by the Delhi Government without HCC’s advice.

The HCC observed that it is presumed that the issues raised in our earlier query to the Chief Town Planner, North DMC have been duly taken care of while notifying the list by the Authorities. It was directed that the information sought by HCC vide its direction in the meeting held on 20.03.2015 be sought from MCDs within 15 days for record and be put up before HCC in its next meeting for perusal. Further, it was stated that in future any proposal of listing should be submitted to the HCC with the sufficient informations as enumerated in its observations of March 20, 2015. No listing/delisting of Heritage building/premises whatsoever be done without advice of HCC as is mandatory per clause 7.26 of the Unified Building Bye-Laws for Delhi - 2016

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