

**MINUTES OF THE 17<sup>TH</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE MEETING HELD ON MONDAY THE 18<sup>TH</sup> JUNE 2007 IN THE  
CONFERENCE ROOM OF THE DELHI URBAN ART COMMISSION.**

**PRESENT:-**

- |    |   |                  |
|----|---|------------------|
| 1. | Shri S.M. Acharya,<br>Additional Secretary<br>M/o Urban Development | Chairman         |
| 2. | Shri T.K. Sinha<br>Addl. DG (Arch), CPWD                            | Member           |
| 3. | Shri O.P. Jain<br>Convener, INTACH                                  | Member           |
| 4. | Shri D.S. Meshram   | Member           |
| 5. | Shri Sanjib Sengupta<br>Chief Architect, NDMC                       | Member           |
| 6. | Prof. M. Shaheer  | Member           |
| 7. | Prof. K.T. Ravindran<br>Dean (Urban Design Dept.) SPA               | Member           |
| 8. | Shri V.K. Bugga<br>Chief Town Planner MCD                           | Member           |
| 9. | Ms. Madhu R. Mehta<br>Secretary DUAC                                | Member Secretary |

**Also Present :**

- |     |                         |
|-----|-------------------------|
| 10. | Shri Amit Das<br>DDA    |
| 11. | Shri P.M. Parate<br>DDA |

**Item No. 1      Confirmation of minutes of 16<sup>th</sup> meeting of the Heritage Conservation  
Committee held on March 29, 2007.**

The minutes of the 17<sup>th</sup> meeting of the HCC held on June 18, 2007 were confirmed and approved by circulation to all the members.

**Item No. 2.      HCC guidelines for submission of proposals.**

The HCC observed that as per building bye-laws clause 23.5 the local bodies concerned i.e. mainly DDA, NDMC, and MCD, who are required to forward the proposal to HCC, should

hold a joint meeting and prepare the proforma for forwarding proposals to the HCC and also the list of supporting documents/materials required for examining/scrutiny of the proposals and place it in the next meeting of the HCC for its consideration.

**Item No. 3. Deletion of three buildings from NDMC heritage list :**

- i) Bikaner House, Shahjahan Road grade-II bldg.**
- ii) Minto Bridge grade-II building.**
- iii) Patni House, 5 Man Singh Road grade-III bldg**

The HCC observed that it had finalized/approved the list of heritage buildings in NDMC area at its meeting held on April 27, 2005 which was sent to the NDMC for the next stage of the procedure, being the notification of the buildings. The list is not yet notified by the NDMC. The NDMC should provide the notified list of buildings from which the de-listing of three buildings is proposed by NDMC. The list would be legally enforceable after it is notified by going through the process of calling for objections, examining the response received, deciding on the responses and notifying the list that becomes operational.

**Item No. 4. Building plans of 4766/23, Darya Ganj.**

The HCC observed that the MCD, Chief Town Planner should clarify whether the proposals with respect to the Daryaganj are required to be referred to the Heritage Conservation Committee or not and further clarify its interpretation of the “special area” clause 16.2(5)) as stated in the master plan-2021 as reproduced below :

*“Re-development plan and Schemes for the Special Area should be prepared by the local body within three year of approval of the MPD-2021. In this Plan, the Metropolitan City Centres as referred in 5.3, Chapter 5.0 Trade and Commerce shall be delineated based on survey. Till such time, status quo shall be maintained.”*

It was also decided that clarification be obtained from DDA in the matter.

All the proposals of MCD area should be routed through Chief Town Planner MCD only.

**Item No. 5. Heritage Buildings located in Badarpur Area.**

The letter no. F.3/30/CS/07/1657 dated April/May 3,2007 received from the Chief Secretary, Delhi Government was taken note of, by the HCC.

**Item No. 6. Renovation and restoration of Kutub Haveli Sarai, at 6-8 One Style Mile, Mehrauli.**

The HCC observed that the plan sanctioning authority i.e. Chief Town Planner MCD had simply forwarded the scheme to the HCC for consideration and there is no specific item on which the applicant has put a request for any proposals. The HCC appreciated the efforts. Regarding incentives for Heritage properties and precincts, there are no incentives prevalent at present. Therefore, the HCC is constrained not to give any commitment on incentives at this stage.

**Item No. 7. Letters received from Friends of Heritage Society in respect of :**

- i) Allow Heritage Bldg. to double up as hotels.**
- ii) Inclusion of Friends of Heritage Society in discussions relating to Qutab Minar and its surrounding areas Heritage plan – Zone F-15.**

The letters received from Friends of Heritage Society were taken note of, by the HCC. It was decided that the INTACH should obtain and collect information with respect to the incentives on heritage properties and precincts in other countries from internet or any other available documentation/source. The HCC may hold an interactive discussion jointly with DUAC and INTACH, Govt. bodies (DDA, MCD, NDMC). Delhi Tourism, Ministry of Culture, Kerala Government may also be invited with other conservation architects and owners of heritage buildings/properties for discussion so that heritage conservation can be done in the public good and decision can be taken on what incentives can be given for conservation. It was accordingly decided that INTACH and HCC will jointly hold an interactive discussion/workshop(half day) in July 2007. The Chairman may indicate the date.

**Item No. 8. Dargah Complex of Khwaja Bakhtiar in Mehrauli.**

The letter received from Addl. Chief Architect to Delhi Development Authority (DDA) was taken note of.

**Item No. 9. Add./Alt. of Plans in respect of 3 level Basement Parking (In front Area), Hotel Imperial Janpath.**

The proposal was considered by the HCC and the following observations were made :-

- i) The front garden/lawns has been replaced by surface parking. The garden contributes to the Frontage of the building and gives a foreground to it. Therefore the surface parking on lawns should be avoided.
- ii) The ground structures are required to be shown in the model.

- iii) The model has been prepared in two parts. A total comprehensive model of the whole complex need to be submitted. The proposal shall be considered on the compliance of the aforesaid observations.

The proposal shall be considered on the compliance of the aforesaid observations.

**Item No. 10. Revised Plans in respect of Health Club and SPA, Hotel Imperial, Janpath.**

The proposal was considered by the HCC and the following observations were made :-

- i) The ground structures are required to be shown in the model.
- ii) The model has been prepared in two parts. A total comprehensive model of the whole complex needs to be submitted.

The proposal shall be considered on the compliance of the aforesaid observations.

**Item No. 11. Letter received from Prof. A.G.K. Menon w.r.t Shyama Prasad Mukherji Marg in front of Old Delhi Railway Station.**

The letter received from Prof. A.G.K. Menon was considered and the MCD, Chief Town Planner indicated that the presentation on the proposal will be made to the HCC.

**Item No. 12. Listing of Heritage precincts and natural feature areas by the local bodies – letter received from NDMC.**

The letter received from the Chief Architect, NDMC was considered by the HCC and the HCC observed that the preparation of list of heritage buildings/precincts and natural features is a dynamic process and the list has been approved by the HCC which should be taken to the next stage of inviting objections and notification by Delhi Government. With regard to listing of precincts and natural features Shri Sanjib Sengupta Chief Architect NDMC made a statement that there are no such precincts and natural features in NDMC area. He was advised to confirm the same in writing.

**Item No. 13. New Scheme for Major Dhyan Chand National Stadium.**

The proposal was considered by the HCC and approved.

**Item No. 14. Designating AA/CPIO and ACPIO for HCC.**

The Committee approved appointment of the following in terms of section 5 of Right to Information Act :-

1. Shri Amit Mukherji - Central Public Information Officer  
Administrative Officer DUAC
2. Shri V.K. Tyagi - Assistant Central Public Information Officer  
PS to Chairman DUAC
3. Ms. Madhu R. Mehta - First Appellate Authority  
Secretary DUAC

**(Madhu R. Mehta)**  
**Member Secretary**

**HERITAGE CONSERVATION COMMITTEE**

**C/O DELHI URBAN ART COMMISSION**  
**India Habitat Centre,**  
**Core 6 A, Lodhi Road,**  
**New Delhi - 110 003.**

**Copy to:**

The Chairman and Members of the Heritage Conservation Committee.