

**MINUTES OF THE 20<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE MEETING HELD ON 14<sup>TH</sup> MAY, 2008.**

**PRESENT :**

- |    |   |                           |
|----|---|---------------------------|
| 1. | Shri S.M. Acharya<br>Special Secretary<br>M/o Urban Development | Chairman, HCC             |
| 2. | Shri T.K. Sinha<br>ADG (Arch.) CPWD                             | Member, HCC               |
| 3. | Shri V.K. Bugga<br>Chief Town Planner MCD                       | Member, HCC               |
| 4. | Shri D.S. Meshram   | Member, HCC               |
| 5. | Shri D.R. Gehlot<br>ADG, ASI                                    | Representative of DG, ASI |
| 6. | Prof. A.G. K. Menon<br>Convener INTACH                          | Member                    |
| 7. | Shri Sanjib Sengupta  | Member Secretary HCC      |

**ALSO PRESENT :**

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|-----|--|--|
| 8.  | Dr. D.V. Sharma<br>SA, ASI               |  |
| 9.  | Shri G.K. Krishana Rao<br>Architect NDMC |  |
| 10. | Rajeev Gupta<br>NDMC                     |  |
| 11. | Shri N.S. Bhati<br>SRO (PIng.) DDA       |  |
| 12. | Shri K.N. Rao<br>DIAL                    |  |
| 13. | Shri Amit Kr.<br>DIAL                    |  |

**Item No. 1:- Confirmation of the minutes of 19<sup>th</sup> meeting of the Heritage Conservation Committee held on 22<sup>nd</sup> April, 2008.**

Minutes of 20<sup>th</sup> meeting of Heritage Conservation Committee held on 22<sup>nd</sup> April, 2008 have been confirmed.

**Item No. :- Retention/removal of Sarai Sohel and Sarai Gumbad in the complex of IGI Airport Complex.**

The proposal was earlier considered at 19<sup>th</sup> meeting of Heritage Conservation Committee held on 22<sup>nd</sup> April 2008 when it was decided that a team comprising of seven Members of the Committee shall visit the site on 25<sup>th</sup> April, 2008 and give a report.

Accordingly a team comprising seven Members of the HCC and Assistant Secretary (Tech), DUAC/HCC as well as Administrative Officer DUAC/HCC visited the site on 25<sup>th</sup> April 2008. After the site visit Member Secretary, HCC submitted his report to the Chairman, HCC which along with the observations of TCPO by chief Planner of TCPO was placed before the Committee along with brief of Agenda items.

The representative of Archaeological Survey of India informed that “though the structure Sarai Sohel is not a listed monument under the control of ASI it has some historical values and architectural style.”

It has been observed and submitted by representative of Municipal Corporation of Delhi that Sarai Sohel is not listed in the heritage list of MCD.

Some pictures depicting the present condition/status of Sarai Sohel were shown to the HCC during the meeting. The HCC observed that the construction stands surrounded by shrubbery & vegetation. The visible part shows an advanced stage of dilapidation. When the undergrowth is cleared, the existing feature would be hard to distinguish as to form or purpose. The HCC also noted that the feature was located in a high security area. Access to the feature was not available to any one except authorised person. It falls in the building area of the proposed passenger terminal. Even if left as it is the feature would not be a feature that would attract and appropriate eye.

After considering the report of Member-Secretary, Observation of Chief Town Planner, TCPO Statement of representative of ASI and the photographs shown the HCC considered two authorities : (i) either the remains of the Sarai Sohel be restored and conserved at the location where it now exists or (ii) it be relocated and rebuilt following the conservation policy in respect of heritage structures.

Allowing the feature to remain in its place would mean obstructing the construction of the terminal. There is no actual incentive to restore the feature as it was in accessible to public view & would distinguish further with the passage of time. With this background the HCC decided to convey its “No objection” that the Sarai Sohel be relocated in the vicinity of its existing location. It was thus suggested that the feature be relocated around the “Peerbaba Mazar” where visitors to the Majar would have a view of the structure. For the purpose of relocating and rebuilding documentation of the structure has to be done by the DIAL/GMR with the expertise and help of ASI before dismantling the structure.

The representative of DIAL/GMR agreed to the decision of HCC and informed that they will relocate and re-build the Sarai Sohel and preserve the Sarai Gumbad with the help of ASI.

**Item No. 3:- Discussion in respect of item No. III ( i.e. to advise whether any relaxation/modifications/alterations or variance of any of the building bye-laws is called for) under terms of reference of Heritage Conservation Committee as modified.**

The Heritage Conservation Committee observed that there are gaps in the law making system. Existing Act of local bodies have certain provisions, which negates the bye-laws provisions under the bye-laws 23 to 23.18. Since it is a complicated matter and debatable issue, the Committee decided that Chairman and Member-Secretary, HCC will take up the matter with the Government of India.

**Item No. 4:- Communication received from Bada Mandir Trust Committee – Religious Private Trust (Regd.)**

The HCC observed that Bada Mandir Trust Committee – Religious Private Trust requested the MCD to amend/ correct MCD records in respect of Heritage building and its properties namely Bada Mandir owned by Bada Mandir Trust Committee – Religious Private Trust located at 577 Katra Neel, Chandni Chowk, Delhi and its attached properties No. 545, 576 and 546 Shivalaya Katra Neel. The Trust had requested that the List of Heritage Buildings of Delhi under the jurisdiction of MCD –1(b) Zone-A, Grade-II at Sl. No. 42 be amended as Bara Mandir.

In the Heritage list of MCD which was approved by the HCC the building at the premises 577 Katra Neel, Chandni Chowk has been shown under serial No. 52 of list of

Heritage Building of Delhi – II as Manakchanda & Vishwashwarnath's Shivalaya and at Serial No. 42 the building "Dharamshalla Ray Sahib Lala Laxmi Narayan" at Church Mission Road, Fatehpuri has been shown.

The Trust also stated that at serial No. A-54 it is mentioned as Bara/Baba Shivalaya which should be correctly named as "Rangi Misra's Shivalaya" However, a perusal of the list in question shows that at serial No. A-54 the building name "Residence" at location 574 Katra Neel Chandni Chowk.

Hence there are discrepancies between the Heritage List of MCD and the request of the Trust.

The Chief Town Planner, MCD was asked to throw some light in respect of discrepancies found. In turn he expressed that he is not aware of the matter. Therefore, HCC decided that the letter of the Bada Mandir trust Committee may be referred to the Chief Town Planner MCD for his comments and the Bada Mandir Trust Committee be informed about the discrepancies found in their letter and list.

**Item No. 5:- Regarding Plot No. 7, Court Road, Civil Lines.**

The HCC observed that Mohan Infracon Pvt. Ltd. had requested HCC directly for some NOC without routing it through MCD as per provisions of Building Bye-laws. Therefore the Member Secretary, HCC forwarded the letter to the Chief Town Planner, MCD for comments. The Chief Town Planner, MCD vide his letter dated 5.5.08 informed that Mohan Infracon Pvt. Limited had requested for deletion of the existing building on the plot NO. 7, Court Road, Civil Lines, Delhi from the list of Heritage Buildings of MCD wherein it is listed as Grade-III Heritage building and the background is outlined in the book of INTACH with the request to consider the request of the applicant for deletion of the building from the heritage list of MCD for Heritage Buildings.

The HCC reiterated its earlier decision in respect of similar case reproduced as under:-

"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 operations”

However, MCD may examine the case in the light of above said decision of the HCC and if required, further forward the case to HCC, with their comments/recommendation.

( Sanjib Sengupta)  
Member-Secretary

No. 2(1)/2004-HCC

Dated 23<sup>rd</sup> May 2008.

**HERITAGE CONSERVATION COMMITTEE**

Core –6 A, India Habitat Centre,  
Lodhi Road, New Delhi..

**Copy to:-**

Chairman and Members of the Heritage Conservation committee.