

**MINUTES OF THE 22<sup>ND</sup>. MEETING OF HERITAGE CONSERVATION  
COMMITTEE HELD ON 23<sup>RD</sup>. APRIL 2009.**

The list of participants is at annexure-I

**Agenda Item:-1. Proposal for declaring “ Lal Mahal” either as protected monument under ASI or Heritage Building in the Heritage list of MCD— Suggestion received from Prof. A.G.K. Menon, Convenor, INTACH.**

The Heritage Conservation Committee (i.e. HCC) noted the suggestion received from Prof. A.G.K. Menon vide his letter dated 19.03.2009 along with a short note on the significance of “Lal Mahal”.

Shri M.M.Kanade, Superintending Archaeologist, ASI informed that they have already initiated action for protection of “Lal Mahal” under AM & ASR Act 1958.

Keeping in view the significance of “Lal Mahal” and its location within the protected/restricted zone of another ASI protected monument, the HCC also recommend that the “Lal Mahal” needs to be declared as protected Building under ASI.

**Agenda Item:-2. Retention/removal of Sarai Sohel and Sarai Gumbad in the Complex of IGI Airport Complex.**

The proposal of DIAL was initially forwarded by the MCD. The DIAL authority observed that the earlier decision and approval of the HCC to relocate the Sarai Sohel around Peerbaba Mazar is not technically possible with reference to the proposed Master Plan for extension of the Airport and its Taxiway. Therefore, Smt. Gurmeet S. Rai, Director CRCI and consultant of DIAL for the project under reference proposed to relocate the Sarai Sohel around Sarai Gumbad instead of Peerbaba Mazar., which according to her is technically feasible and acceptable to DIAL. Smt Rai explained the proposal through drawings submitted by her on behalf of DIAL to HCC.

The HCC approved the proposal to relocate the Sarai Sohel around Sarai Gumbad instead of Peerbaba Mazar as submitted by Smt. Rai on behalf of DIAL with the suggestion to submit the landscape plan around the Sarai Gumbad and Sarai Sohel as part of the approval sought.

Smt. Gurmeet S. Rai, Director CRCI is one of the member of the HCC, therefore, she did not take part in the decision of the HCC.

**Agenda Item:-3. Forwarding the name of 141 Buildings in NDMC area for the Notification as Heritage Buildings to the Chief Secretary, GNTCD.**  
**4. Forwarding the copy of the report of the Heritage Advisory Committee of NDMC in respect of Heritage list of NDMC area.**

The agenda items at sl. no. 3&4 above are regarding Heritage list of NDMC area, therefore, the HCC decided to deliberate both the items together.

The HCC noted the NDMC references dated 29.01.2009 and 29.12.2008 addressed to the Chief Secretary Govt. of NCTD regarding notification of 141 buildings and to the Member Secretary HCC regarding Heritage Buildings of NDMC area respectively. The

HCC also noted that these references do not clearly spell what exactly they want from the HCC on the issue, i.e. Notification of the Heritage list of NDMC area.

Shri Ashok Malik the Chief Architect, NDMC and member of the HCC stated that as already mentioned in their references under consideration total 141 buildings have been sent by NDMC for notification out of the list of 147 buildings and the remaining six buildings are being studied comprehensively by a core group in NDMC before recommendation for their notification.

The HCC reiterated its earlier decision on the subject taken in the meeting held on 22.12.06

**Agenda Item:-5. Listing of Heritage Building in MCD area.**

Shri V.K. Bugga, Chief Town Planner, MCD and member HCC informed that MCD had sent their list of Heritage Buildings/Precincts as approved by HCC long back to Govt. of NCTD for notification. The HCC advised that MCD must pursue the matter with Govt. of NCTD to expedite the notification.

**Agenda Item:-6. Deletion of Railway Rest House situated at State Entry Road from the list of Heritage Building of MCD area and inclusion in the list of NDMC area---letter received from Chief Town Planner, MCD.**

The HCC noted that proposal of MCD is only for shifting the Railway Rest House from MCD list to NDMC list and not for its demolition. It was decided that since MCD has already sent the proposal to GNCTD for notification of the list, which includes the Railway Rest House, the list, may be notified as such to avoid further delay. Changes/modifications, if any, may be considered subsequently.

**Agenda Item:- 7. Deletion of St. Stephen's Hospital situated at Civil Lines from the list of Heritage Building of MCD area.**

The HCC noted that the proposal for deletion of St. Stephen Hospital under reference from the heritage list of MCD is from the Director of St. Stephen's Hospital vide his letter dated 31.10.08 addressed to the Hon'ble Lt. Governor of Delhi. The OSD to Lt. Governor forwarded the request of the Director of St. Stephen's Hospital to MCD to examine and intimate the legal position in the matter to LG's Secretariat. The MCD in their turn forwarded the same to the HCC for further necessary action vide the letter dated 22.12.08 of the Chief Town Planner, MCD.

The Chief Town Planner MCD informed that the heritage list of MCD area was prepared based on the book "DELHI: The Built Heritage- A listing " published by INTACH and the said list has been approved by the HCC. Now the list is pending for notification with Govt. of NCT Delhi.

The HCC reiterates its earlier decision taken on 18.06.07 in respect of similar case i.e. the request for deletion of the name of buildings from heritage list of NDMC area. The HCC advised that MCD should pursue with Govt. of NCT Delhi for expeditious notification of the heritage list of MCD area at the first instance.

**Agenda Item:-8. Inclusion of Rajan Babu Tuberculosis Hospital and Related Bungalows at Kingsway Camp as Heritage Buildings.**

The HCC noted that the Chief Town Planner, MCD vide his letter dated 17.03.09 forwarded the proposal received by them from Medical Superintendent RBTB Hospital. With reference to the Chief Town Planner, MCD's letter dated 17.03.09 the secretariat of the HCC vide its letter dated 10.04.09 requested the Chief Town Planner, MCD to furnish some information and documents; which are yet to be received from MCD. Prof. A.G.K. Menon and Smt. Gurmeet S. Rai members of HCC suggested that in addition to the information and documents already asked for the MCD should submit the documentation photographs and report from a conservation Architect on the significance of the building in question.

The MCD should also invite and duly consider the objections and suggestions of the public as required under the provisions of building byelaws and forward the same along with their recommendations/comments.

The proposal will be considered by the HCC after all the desired information and documents are received from MCD.

**Agenda Item:-9. Completion Plan in respect of Odeon Cinema at D-Block, Connaught Place.**

The HCC took note of the completion proposal in respect of Odeon Cinema at D-Block, Connaught Place as forwarded by the NDMC.

**Agenda Item:-10. Redevelopment of halls at Jelibi Chowk Gate No. 6, North Block.**

The HCC noted that the proposal along with drawings has been received from Senior Architect (HQ) I, CPWD through NDMC. Shri R. Kakar, Chief Architect (NDR) CPWD and Smt. Yasmeen Abidi explained the proposal through a power point presentation.

Following issues related to the proposal were raised by the members of HCC.

- i. The roof/terrace of the halls under reference is visible from other floors of the North Block. Therefore, how the said roof/terrace looks like now and how it would look after renovation should be made clear in the proposal.
- ii. A conservation plan needs to be prepared to establish what the existing structure/building is telling in terms of architectural significance as well as material used and to what extent those can be replicated in the proposed modification.
- iii. The choice of material should be in vocabulary of the materials used in the original building. Investigation of current material and the construction technique used in the building needs to be recorded/documented. Integrity of the materials to be respected.
- iv. Since it is a Grade-I building in the heritage list of NDMC as approved by the HCC, therefore, any building material being removed in the process of redevelopment must be recorded and documented. The resource plan can be integrated with the proposal.
- v. The redevelopment should establish the benchmark.

The CPWD may note the Scope for Changes in Grade-I building as stipulated in the byelaws 23.12 in the Delhi Building byelaws 1983; which reads as under

“ No interventions be permitted either on exterior or interior of the heritage building or natural features unless it is necessary in the interest of strengthening and prolonging, the life of the buildings/or precincts or any part or features thereof. For this purpose, absolute essential and minimum changes would be allowed and they must be in conformity with the original”

The CPWD shall come back to HCC after addressing the above issues.

**Agenda Item:-11. Proposed porch design for alternate PM entry (rear) South Block.**

The HCC noted that the proposal along with drawings has been received from Senior Architect (HQ) I, CPWD. Shri R. Kakar, Chief Architect (NDR) CPWD and Smt. Yasmeen Abidi explained the proposal.

The proposal was approved in principle by the HCC with the advice that:-

- i. The CPWD should ensure that the stonework actually to be done is similar to the stonework existing in the old building to which the porch is added.
- ii. The joints between the stones should be sensitive, finer and matching with the course of the old building.

The proposal should be routed through the NDMC for formal approval of the HCC.

(Sanjib Sengupta)  
Secretary

No. 2(1) 2004-HCC

Dated;-1<sup>st</sup>. May, 2009