

**MINUTES OF THE 23RD MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON MONDAY THE 10TH AUGUST 2009**

Item No.1 : Redevelopment of halls at Jalebi Chowk Gate No.6, North Block.

The above proposal had been considered by the Heritage Conservation Committee at its meeting dated April 23, 2009 and observations given. In the light of these observations the proposal was revised and presented by the Chief Architect CPWD.

The scheme was approved with the following conditions :

- (i) The proposal of accommodating condensing unit of air conditioners and the water tanks at terrace need sensitive handling. It was suggested that, if required the height of toilets could be reduced to camouflage these. The terrace area should be properly designed considering them as a feature.
- (ii) Proper recording of the existing building materials/features to be done.

Item No.2 : Notification of list of heritage buildings in MCD area.

It was recalled that MCD had initially prepared a list of 775 heritage buildings and published in leading newspapers on June 3, 2001 for inviting objections from members of public. Against this they had received 56 representations which were considered by a Sub-committee constituted by MCD (Heritage Society). Of the 56 representations considered by the Sub-Committee only in 7 cases they recommended deletion from the list of 775 buildings.

The matter was considered by the HCC at its 8th meeting held on 25.08.2005. Out of the 7 buildings recommended by MCD (Sub Committee) for deletion, HCC had agreed for deletion of only one i.e. Sant Parmanand Hospital (Sr no. 10 MCD list). The HCC asked for more informations/site photographs etc. in respect of remaining six buildings which is still awaited. The HCC also reiterated the urgency for notification of the list in the official gazette without awaiting decision on the representations received in respect of six buildings as delay would expose those building to alteration/destruction. To give cognizance to the representations received by the MCD, the HCC had observed that a footnote be added to the gazette notification that *“the objections are being considered separately.”*

While the notification of the list is still pending, a letter dated 10.06.2009 addressed to Chairman HCC has been received from Commissioner MCD, enclosing therewith a letter dated 13.05.2009 from the Principal Secretary (UD) GNCTD. It has been stated therein that the matter was referred to the Law Department of GNCTD who have observed that it would not be proper to publish the final list of heritage buildings/heritage precincts and natural feature area before considering objection/suggestions received from the public, if any.

Considering the overall situation the Heritage Conservation Committee recommended that the list of Heritage Building/Heritage precincts and natural features areas be notified immediately leaving 6 cases wherein MCD is yet to comply with submission of required information and site photographs etc. The representatives of MCD, Shri Bharat Bhushan assured the HCC that all required informations/site photographs etc. would be submitted in the 6 cases to HCC within fortnight with MCD's recommendations.

Item No.3 : Heritage Status of the barracks and residential quarters behind police station building at Parliament Street.

The Delhi Police had directly submitted a proposal to the HCC for the purpose of developing the site for headquarter of Delhi Police to accommodate their scattered offices in the different parts of the City. Since the above site falls in NDMC heritage list in Grade II Delhi Police desired to know the status of barracks and residential quarters area behind the main police station building in the complex.

At the suggestion of Prof. A.G.K. Menon, Member HCC a joint site inspection was carried out to study the site conditions by a Sub-Group of HCC on July 3, 2009. During the site visit the Sub-Group had suggested that the Delhi Police should get a conservation report prepared by a professional conservation architect wherein the buildings need to be shown in the scheme belonging to various periods and also superimpose the proposal of the Delhi Police. It should indicate the heritage structures to be preserved and also the new development proposed by Delhi Police. It had been advised that the complete study report may be routed through the NDMC for consideration of the HCC.

A power point presentation by the Delhi Police and their consultant/architect was made before the HCC. The existing complex/structures have been divided into three areas/categories as under :-

- a) The 'A' category (Building A 1 : comprising of main Police Station Building including front colonnade, fore court barracks, lock up and offices around the central courtyard).
- b) 'B' category (Building no. B1 : comprising of barracks around second courtyard, side entrance of front building, B2: 2 nos. of Bungalows (G+1) touching on one side Ashoka Road)
- c) 'C' category buildings (C1 : Residential quarters (Double storey), C2 : PWD Offices, store, temple, water tank, C3 : Residential Quarters (single storey) & Health Club, C4 : ACP & DCP Residence, C5 : Petrol pump, office, Drivers Rest Room, Workshop, toilet, C6 : Horse Barracks, type-1 Quarters, Temple, toilet, C7 : Servant Qtrs., Canteen, Office shed, Battery charge room, and C8 : Gate.)

After detailed discussion on the proposal the HCC made the following observations :-

- (i) As per the proposal of Delhi Police the A category buildings/area is proposed to be retained/restored which was agreed by the HCC.
- (ii) The Delhi Police had proposed removing of building/areas of B category. The HCC observed that considering the heritage value of B category of buildings (B1 and B2) these should also be retained/restored since this part also has definite typology.
- (iii) The HCC observed that C category buildings/areas could be taken up for redevelopment. For this purpose -
 - (a) An in-depth study of the existing structures need to be made duly acknowledging the constraints like old existing trees etc. and permissible ground coverage and FAR as per regulations.
 - (b) A comprehensive urban design study of the proposal need to be done taking into consideration the traffic circulation. It is desirable to include the whole area in this exercise enclosed by Parliament Street, Ashoka Road, Jai Singh Road and the Road between Registrar, Cooperative Society's area and the State Bank of India area.
- (iv) Meticulous building-wise historical documentation of the complex, need to be done indicating the history of the buildings and their background (in particular A and B category).

- (v) Since the area falls in Lutyen's Bungalow Zone (LBZ) the existing guidelines on the subject particularly keeping in view the bungalows need due consideration.
- (vi) NDMC being the local body should be closely associated with this exercise. The concerned authorities of the area, occupied by Registrar, Cooperative Societies should also be encouraged to join the urban design exercise for the whole area.

The HCC recommended that the detailed proposal incorporating above observations be routed through the NDMC for consideration of the HCC.

Item No.4 : Lal Mahal Nizamuddin Letter received from Prof. A.G.K. Menon, Convener INTACH Delhi Chapter.

It was observed that despite repeated concerns expressed by the HCC not much headway has been made for safeguarding the Lal Mahal monument. While Archaeological Survey of India (ASI) on its part indicated that notification prohibiting construction had been pasted on the walls of the building, HCC felt that this was not enough. The protection of the monument is the responsibility of both MCD and ASI as it falls under the prohibited area of the ASI protected monuments. However, MCD being enforcement agency they have to take action under the MCD Act. Any unauthorized construction in the area need to be demolished. It was also suggested to ASI to issue notification for protection of building under Section 4 of the ASI, if not already done.

Item No.5 : Preliminary Gazette Notification for the protection of the 14 monuments.

The Committee noted and commended the initiative of Government of NCT of Delhi for notifying the list of 14 monuments under the provisions of Delhi Ancient and Historical Monuments and Archaeological Sites and Remains Act, 2004. The HCC also noted that further lists of heritage buildings are in the process of being notified under the provisions of the aforesaid Act.

Sd/-

**(Navneet Kumar)
Member Secretary**