

**MINUTES OF THE 24TH MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON MONDAY THE 9TH NOVEMBER, 2009**

Item No.1 : Lady Harding Medical College (LHMC) & Associates Hospitals including the residential building at Shaheed Bhagat Singh Marg.

The proposal forwarded by the NDMC was considered. The building complex falls in grade-II in the notified list of Heritage buildings in NDMC area. A power point presentation was made by the architect before the HCC. The Committee appreciated the comprehensive presentation and requested to resubmit the proposal and make another presentation with certain modifications in the light of the following observations:-

1. Attempt should be to enhance the existing buildings character considering the subsequent additions made in the complex including towards Shaheed Bhagat Singh Marg.
2. The proposal of new additions should be in harmony with that of existing heritage structures. Possibility of using the architectural character of the existing Heritage Buildings in designing of the new proposals may be considered .
3. The hospital is next to Metro corridor, therefore, the pedestrians entries to the hospital from metro station particularly for the patient need due consideration.
4. Better pedestrian net work need to be developed in the complex.
5. A site survey plan showing existing trees with their size, foliage, species need to be submitted as part of urban and natural heritage and the planning should be done in such a manner to minimise cutting of trees.
6. Consider heritage building for further renovation/repair to enhance its character.
7. There should be proper documentation of what is proposed to be demolished/removed.

Item No.2 : Plans for Addition/alterations in respect of Lady Irwin College at Sikandra Road.

The proposal was forwarded by the NDMC for consideration of the HCC. As per the notified NDMC Heritage List, the proposal falls in grade-II. The proposal was discussed with the architect and it was decided that they should resubmit the proposal with modification/clarification in the light of the following observations :

1. The proposal lacks clarity in terms of as to how the proposed additions are respecting the existing Heritage Buildings.
2. It should be brought out as to how the architect is responding to the buildings made by architect Water-George.

3. The architect to submit a conservation report as to how the issue of grade-II heritage buildings is addressed in the proposal.

Item No.3 : Add./alts. plan in respect of Porch at gate no.7 South Block (For Prime Minister alternate entry)

The proposal was forwarded by the NDMC for consideration of the HCC. Earlier the scheme submitted directly by the CPWD was considered at HCC's meeting held on April 23, 2009 and the proposal was approved in principal with certain observations. The proposal now received was found acceptable and approved by the HCC.

Item No.4 : Layout plan of Delhi University (North Campus).

The proposal was forwarded by the Town Planner, MCD for the consideration of the HCC.

The following buildings are in the Heritage List of MCD:-

- i) Faculty of Arts - (Grade-I)
- ii) Delhi University office (Grade-I)
- iii) Gwyer's Hall (Grade-I)

It was found that the proposal envisages additions in a number of colleges in the Delhi University Campus.

After detailed discussion the HCC requested that the proposal be resubmitted in the light of the following observations :

1. The presentation made by the architect was found to be quite in-adequate. The architect should devise certain design guidelines taking into consideration the heritage value of the structures while the individual architects could develop their proposals in the vicinity as per the guidelines.
2. The architect to have clarity on the scope of proposal.
3. The site survey plan showing existing trees with the girth, and species need to be submitted.
4. The architect was advised to study sample of presentations available with HCC's office.

Item No.5 : Revised layout plan of Hindu College, Delhi University.

The proposal was forwarded by the MCD for consideration of the HCC. The 'guard house' of the complex is in grade-III of the MCD Heritage List. The architect was advised to submit a Heritage Conservation Report of the proposal, for consideration of the HCC. The proposal otherwise was found acceptable to the HCC.

Item No.6 : Plans in respect of Club House at President Estate Rashtrapati Bhawan - Reference received from the DUAC.

The matter was considered in view of the reference made by the DUAC to the HCC. As per the list of Heritage Buildings notified for NDMC area the building within the President Estate falls in grade-I. The proposal was examined and found to be too sketchy. The architect was advised to submit a conservation report so that the proposal could be considered.

Item No.7. Kutub Haveli Sarai at 6-8 Kalka Das Marg, Mehrauli.

The proposal had last been considered at HCC's meeting held on December 23, 2008. It was observed that this is a Heritage Building and if it is deteriorating then the repair/restoration work could be taken up to improve its Heritage quality and preserve the building for posterity. As far as the use of building was concerned it was observed that the local body shall examine the proposal in accordance to the provisions of building bye-laws/Act etc. The HCC had advised the MCD to take further action accordingly and if necessary approach HCC with specific recommendations.

Now the MCD under letter no.TP/G/4471/09 dated October 30, 2009 has referred the matter to HCC. Looking at the past use as a serai (hotel) since pre-1962, the facts on record and the concurrence of DDA and ASI, the MCD has recommended the continuation of commercial use of the buildings.

The HCC observed that the owners need to ensure that there would be no danger to the present structure. In-fact the proper restoration & repair should enhance the longevity of the buildings.

Considering all above facts, its history, the past use of the properties as a serai (hotel), the present intention of the owners of the buildings and the recommendation of the MCD, the Heritage Conservation Committee approved the continuation of the commercial use activities which had been taking place as a serai (hotel) with applicable facilities, while preserving the heritage character of the buildings as required under the Bye-laws/Master Plan for Delhi-2021.

Item No.8 : Listing of Heritage building/structures - Notification of Heritage Buildings/precinct by Delhi Government for NDMC area.

The NDMC alongwith their letter dated 5.10.09 addressed to the Secretary, DUAC have enclosed the notification no. 4/2/2009/UD/16565 dated 1.10.09 indicating notification of 141 heritage buildings. Apart from this, the notification at Annexure 'B' also indicates the following buildings as deleted from the list of heritage buildings in the NDMC area:-

- (a) Minto Bridge
- (b) Patani House, 5, Man Singh Road

The notification at Annexure 'C' indicates the following 4 buildings in the NDMC area being studied/reconsidered:-

- (a) Archaeological Survey of India Office building adjacent to National Museum, Janpath
- (b) Vice-President's House, Maulana Azad Road
- (c) Police Station and Campus, Parliament Street
- (d) Burman residence, Jain Mandir Road

The list notified by the Delhi Government under notification no. 4/2/2009/UD/16565 dated 01.10.2009 was taken note of by the HCC. The HCC observed that the reasons for deletion of two buildings/precincts namely Minto Bridge (Grade-II) and Patani House 5, Man Singh Road (Grade-III) building have not been given. It was accordingly decided that NDMC be asked to provide detailed reasons for deleting the two buildings and also expedite their study/recommendations in respect of remaining four buildings.

Item No. 9: Preliminary Gazette Notifications for the protection of the 13 monuments received from Archaeology Department of Govt. of NCT.

A notification had earlier been received for 14 monuments which was considered by the Heritage Conservation Committee at its meeting held on August 10, 2009.

Yet another Notification has been received from Government of NCT of Delhi (Department of Archaeology) for 13 monuments for information.

The HCC took note of the notification.

Addl. Item No.1 Redevelopment of Urban Villages.

The matter regarding the Redevelopment Plans of the Urban Villages in Delhi was raised by one of the HCC member. The HCC observed that the while preparing any redevelopment plan of the urban villages in the city the Heritage/historical background need to be given due consideration by the authorities and any such proposals should also be submitted to the HCC for its consideration. It was decided to convey the observations to the NDMC, MCD and DDA.

**(Navneet Kumar)
Member Secretary**