

MINUTES OF THE 37TH MEETING OF THE HERITAGE CONSERVATION COMMITTEE
HELD ON TUESDAY, JANUARY 21, 2014

A. Project Proposals :

Item No. 1 : Add./Alts. in respect of the Comprehensive Conservation Management Plan of President's Estate.

The proposal forwarded by the NDMC was considered at HCC meeting held on November 12, 2013. Certain observations were made.

2. Subsequently a site visit of the premises was also taken up by the HCC on November 30, 2013 and the observations of site visit were also conveyed to all concerned.

3. A power point presentation of the revised proposal was now made by Prof. A.G.K. Menon on the subject.

4. The HCC made the following observations:-

(i) As has been pointed out earlier also, the above complex was in Grade-I of the notified list of Heritage buildings/premises of NDMC area wherein hardly any intervention are permitted. Therefore, the due process must be followed for any amendment to be notified by the Delhi Government.

(ii) It was observed that the report on comprehensive conservation management plan of the complex is quite-elaborative. For studying the same more time is required to be devoted. It was accordingly decided to constitute a group of experts to look into the proposals in detail. The group will comprise of :

- i. Shri Samir Mathur, Member HCC.
- ii. Dr. Narayani Gupta, Member HCC
- iii. Ms. Abha Narayan Lambah, Member HCC
- iv. Dr. Aruna Ramani Grover, Member HCC

The group may associate other experts on the subject in its scrutiny of the proposals, if required.

Item No. 2 : Plans in respect of Garages & stores in Schedule 'A', President's Estate.

The proposal forwarded by the NDMC was scrutinised and also discussed with the proponents. Pending detailed scrutiny of Comprehensive Conservation Management Plan

(CCMP), the above proposal was scrutinised by the HCC. The following observations were made:-

- i) The provisions of ETP need to be made in the scheme.
- ii) The architectural expressions of the building proposed should respect the architectural controls as per the Comprehensive Conservation Management Plan (CCMP).

Subject to the incorporation of the above observations and also emerging during the scrutiny of CCMP, if any, the proposal was found acceptable and approved.

Item No. 3 : Plans in respect of Museum in schedule 'B' at President's Estate.

The proposal forwarded by the NDMC was scrutinised and also discussed with the proponents. Pending detail scrutiny of Comprehensive Conservation Management Plan (CCMP), the proposal was scrutinised by the HCC. The following observations were made:-

- i) The concept write up of the Museum need to be submitted.
- ii) The architectural expressions of the building proposed should respect the architectural controls as per the Comprehensive Conservation Management Plan (CCMP).
- iii) There should be a post audit mechanism to ensure that the proposal has been implemented as per the approval.
- iv) Certain reservations were expressed with regard to the housing existing/proposed next to the museum for which it was suggested that possibility of having compatible use may be explored.

Subject to the incorporation of the above observations and also emerging during the scrutiny of CCMP, if any, the proposal was found acceptable and approved.

Item No. 4 : Completion plans in respect of Internal renovation work, E-34-35 (first floor), Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised.
2. The building plans of the proposal were approved by the HCC at its meeting held August 27, 2012.
3. The completion plans proposal was found acceptable.

The HCC decided to convey its 'no objection' to the NDMC for issuance of completion certificate.

Item No. 5: Renovation of boundary wall at Children's park, Near India Gate.

The proposal forwarded by the NDMC was scrutinised and discussed with the NDMC architects. It was observed that the boundary wall of Children's Park in the Hexagon complex would affect the aesthetics of the environment of the India Gate area particularly while travelling along Hexagon road.

For a better visualization and study, the NDMC was advised to submit a model of the part portions particularly in context of the existing road levels, the existing Bikaner House, Jodhpur Mess etc. so that the proposal could be scrutinised.

B. Other matters :

Item No 1 : Preparation of local area plan of ward no.170 Mehrauli incorporating Heritage Sarai at Kalka Dass Marg, Mehrauli - Letter received from Friends of Heritage Society.

(i) A letter received from M/s. Friends of Heritage Society was considered and discussed with the representative of the organisation. In the said letter, it has been mentioned that the properties next to Qutub Minar in historical village of Mehrauli have great heritage value. But over the preview of time these are losing their architectural character because of various factors including the changes being carried out. The society has suggested that efforts need to be made in the direction to conserve and preserve the heritage of this area.

(ii) It was noted that as per Clause No. 23.7 of Unified Building Bye-laws, 1983, following are the provisions contained:-

".....In cases of streets, precincts, areas and, (where deemed necessary by the Heritage Conservation Committee) natural features areas notified as per the provisions of this Building Bye-Laws No.23.3 above, development permissions shall be granted in accordance with the special separate regulation prescribed for respective streets, precincts/natural feature areas which shall be framed by the Commissioner MCD/Vice-Chairman DDA/Chairman NDMC on the advice of the Heritage Conservation Committee..."

(iii) After discussions keeping in with the provision of clause 23.7 of Building Bye-laws as above, the HCC decided to advise South Delhi Municipal Corporation to formulate special

separate regulations/plans for the above area so as to preserve and conserve the heritage. Any kind of constructions in this area should be permitted on the basis of the Comprehensive conservation plan of the area.

(iv) It was also decided that Design Cell of HCC will keep a follow up in the matter.

Item No 2 : Engagement of Consultants for Design Cell relating to study/compilation on Base Paper of Heritage Buildings in Delhi.

It was observed that at the last meeting of the HCC held on November 12, 2013, it was decided to create a Design Cell to work under the guidance of Shri Samir Mathur, Member HCC. It was also decided that Member-Secretary would recruit the necessary full time consultant staff for the purpose. It was observed that the HCC constitution bye-laws do not have any provision for engagement of such Consultants since Secretariat for DUAC and HCC is common. The HCC decided that the Consultants to be engaged for the Design Cell may be done through DUAC.

Sd/-

(Vinod Kumar)

Member-Secretary

Heritage Conservation Committee