

GOVERNMENT OF INDIA
MINISTRY OF CULTURE
LOK SABHA
UNSTARRED QUESTION NO. 1371
TO BE ANSWERED ON 27.07.2026

IMPACT OF REDEVELOPMENT PROJECTS ON HISTORICAL AND HERITAGE VALUES

1371. SHRI SUKHDEO BHAGAT:

Will the Minister of CULTURE be pleased to state:

- (a) whether the Government has undertaken any assessment of the impact of large-scale redevelopment projects under the Central Vista and other urban infrastructure schemes on the historical character and heritage value of nationally protected monuments and precincts;
- (b) if so, the details and findings thereof;
- (c) whether any recommendations of heritage experts, conservation architects or statutory heritage bodies were modified or rejected during the planning and execution of such projects; and
- (d) the details of the measures taken by the Government to ensure that future redevelopment projects do not compromise the authenticity and cultural significance of heritage sites?

ANSWER
MINISTER OF CULTURE AND TOURISM
(SHRI GAJENDRA SINGH SHEKHAWAT)

- (a) Project-specific proposals are examined under the statutory provisions of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958 and the Rules made thereunder, wherever applicable. Environmental, planning, architectural and other statutory assessments are undertaken by the respective project implementing agencies and competent authorities.

No separate consolidated assessment specifically covering the impact of the Central Vista and other urban infrastructure projects on the historical character and heritage value of all centrally protected monuments and precincts has been undertaken by the Archaeological Survey of India.

The redevelopment proposals under the Central Vista Project were examined by the Heritage Conservation Committee (HCC) and the requisite NOC from HCC was obtained for the redevelopment projects.

- (b) The requisite NOC obtained from the Heritage Conservation Committee (HCC) is enclosed as Annexure-I.
- (c) No specific information is available in the records of the Archaeological Survey of India regarding modification or rejection of the recommendations of heritage experts, conservation architects or statutory heritage bodies in relation to the Central Vista redevelopment project.
- (d) The protection of centrally protected monuments is ensured through the statutory provisions of the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act, 1958 and the Rules made thereunder. As per Sections 20A and 20B of the Ancient Monuments and Archaeological Sites and Remains Act, 1958(AMASR Act), a uniform 100 meter Prohibited Area and 200 meter Regulated Area have been prescribed around all protected monuments and protected areas (sites). The AMASR Act provides provision for prior permission for carrying out any repair or renovation of any building or structure located within the Regulated Area of a protected monument and protected areas (sites). Such works are governed under the existing statutory framework.

**ANNEXURE REFERRED TO IN REPLY TO PART (b) OF THE LOK SABHA
UNSTARRED QUESTION NO.1371 FOR 27.07.2026.**

Annexure -1



हैरिटेज संरक्षण समिति
HERITAGE CONSERVATION COMMITTEE
भारत पर्यावास केन्द्र, कोर-6ए यूजी एवं प्रथम तल
INDIA HABITAT CENTRE, CORE 6A, UG & FIRST FLOOR
लोधी रोड, नई दिल्ली-110003 LODHI ROAD, NEW DELHI-110003
January 7, 2025

No.15(4)/2024-HCC
OL-12122415004

Shri Vijay P. Rao
Chief Architect (Delhi Region),
CPWD, East Block-I, Level-2,
R.K. Puram, New Delhi-66

**विषय: Buildings plans proposal in respect of Common Central Secretariat 6 & 7 at 22B
& 22C at Maulana Azad Road.**

महोदय,

The above proposal was considered by the Heritage Conservation Committee at its meeting held on January 6, 2025 and observations made are reproduced below for necessary action at your end :

"Decisions :

Accepted, observations given.

Observations :

1. The proposal was forwarded by the CPWD electronically.
2. The proposal forwarded by the CPWD (online) was scrutinised.
3. The proposal for Common Central Secretariat 6 & 7 at 22B & 22C at Maulana Azad Road was scrutinised along with the comments of the concerned local body, O/o Chief Architect (Delhi), CPWD vide their letter no: 23(01)(122)/CA(Delhi)/BPAC/2024/177-E dated 12.12.2024, and a detailed discussion was held with the architect who provided clarifications to the queries of the Committee. Based on the comments from CPWD, the discussion held, and the submission made, the following observations are to be complied with:
 - a) While forwarding the proposal to HCC, the Chief Architect (Delhi) & Chairman BAPC, CPWD vide their letter No: 23(01)(122)/CA(Delhi)/BPAC/2024/177-E dated 12.12.2024 has indicated that:

*"....1. Common Central Secretariat-6 & 7 at plot No. 22B & 22C, Maulana Azad Road, New Delhi does not fall in the listed heritage building and precincts.
2. The enclosed documents and drawings align with the Unified Building Bye-Laws (UBBL)-2016.
3. This project is being forwarded to HCC due to the location of the said plots near the Central Vista area....."*
 - b) The Committee took note of the contents of the letter from the local body, CPWD, reviewed the building proposal and recommended replacing the Corten steel envisaged in the proposal from the lower portion with a beige and red sandstone exterior, as is typical in the complex.

.....2/-



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लोधी, रोड, नई दिल्ली-110003 LODHI ROAD, NEW DELHI-110003

4. The concerned local body, CPWD, has forwarded the proposal for the HCC's advice; however, the CPWD gives permission for the work in terms of the provisions stipulated under the Master plan, building bye-laws, building bye-laws for heritage buildings, and rules/regulations as applicable.*

भवदीया,

(रवी कौशल)
सदस्य-सचिव



हैरिटेज संरक्षण समिति

HERITAGE CONSERVATION COMMITTEE

भारत पर्यावास केन्द्र, कोर-6ए यूजी एवं प्रथम तल

INDIA HABITAT CENTRE, CORE-6A, UG & FIRST FLOOR

लोधी रोड, नई दिल्ली-110003 LODHI ROAD, NEW DELHI-110003

UL-12032115005
No. 15(5)/2021-HCC

April, 2021

Shri Ashok Kumar Sharma
Chief Architect (Delhi Region),
CPWD, East Block-I, Level-2,
R.K. Puram, New Delhi-66

Sub: Plans in respect of Common Central Secretariat (Building-1,2,3), 137, Dr. Rajendra Prasad Road.

Sir,

The above proposal was considered by the Heritage Conservation Committee at its meeting held on April 5, 2021 and observations made are reproduced below for necessary action at your end :

1. The proposal forwarded by the CPWD (online) was scrutinized by the HCC and a detailed discussion held with the project proponent and representative of the consultant architect who provided clarifications to the queries of the Members of the Committee on various aspects.
2. The concerned local body, Chief Architect (Region Delhi) & Chairman (BPAC) CPWD vide their letter no: 23(01)(24)/CA(RD)/BPAC/2021/107 dated 18.03.2021 has indicated the following:

".....It is placed on record that the proposal for Plot no: 137 is adjoining the Central Vista precinct (Grade-I Heritage) boundary and proposed drawings and documents are in compliance of applicable building bye-laws under UBBL-2016, Zonal plan and MPD-2021. It is requested that HCC may take up the proposal accordingly..."

3. It is to further observed that:

- a) The proposal Common Central Secretariat (Building-1,2,3) is proposed to be constructed on a plot no-137 at Dr. Rajendra Prasad Road, New Delhi which does not fall in any of the listed heritage building and its precincts.
- b) No heritage structure exists on plot no-137, Dr. Rajendra Prasad Road, New Delhi.
- c) The concerned local body, as have indicated above at para 2, that Plot no: 137 is adjoining the Central Vista precinct (Grade-I Heritage) boundary which is listed as Heritage Grade-I.

4. The HCC observed that the development on plot no-137 is not making any impact/disturbing the adjoining Central Vista precinct (Grade-I Heritage).

5. In view of the above observations, the proposal was found acceptable by the Heritage Conservation Committee in terms of clause 1.10 of Annexure-II of Unified Building Bye Laws 2016 for Delhi."

Yours faithfully,


(Ruby Kaushal)
Member Secretary

Copy to:

1. Shri Vijay P. Rao, CPWD (Delhi Region), Room no. 434, Nirman Bhawan, New Delhi.
2. Er. Sudhir Kumar Tiwari, Central Vista Project, Division-4, CPWD, A-203, I.P. Bhawan, New Delhi.

(Ruby Kaushal)
Member Secretary

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