

CENTRAL VISTA HERITAGE RESOURCE CONCERNS AND INTERVENTION PARAMETERS



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Executive Summary

This document presents the observations of ICOMOS¹ India, on the ongoing “Redevelopment of Central Vista” Project. We, an international professional body, consider that the Central Vista Precinct constitutes one of the most significant Historic Urban Landscapes (HUL)² in the world. The Central Vista precinct is a unique example of innovative town planning, whose unparalleled grandeur and ecological development was the outcome of the shared efforts and values of both India and the West. Critical issues regarding identification and safeguarding of heritage attributes of the Central Vista precinct that should be addressed along with the relevant sustainable intervention principles for the living heritage and designed HUL of New Delhi, ‘a city of international standing and significance,’³ are stated in this document.

Functionally and symbolically, the Central Vista documents seven decades of nation building - it is a living heritage resource, symbolic of our national spirit. As the site for celebrating all events of national importance and the face of India to the world, it supports the dynamic cultural diversity that defines Indian democracy. It is a shared legacy representative of democratic expression and the distinct identity and achievements of our nation. In addition, the place is also immensely significant as the cultural- intellectual-recreational public space that hosts India’s iconic annual Republic Day Parade.

The Central Vista is the historical core of the Lutyens Bungalow Zone (LBZ) that demonstrates the synergy between citizens and the government. It extends from the Rashtrapati Bhavan atop Raisina Hill on its west to the edge of the Purana Qila towards the east. Flanked on both sides of the Vista and the Central Parkway are some of India’s iconic architectural marvels, namely the North & South Blocks, the Parliament, the National Archives, Zabta Ganj Mosque, a jewel from the late medieval period, followed by the India gate and the Princely State Houses. In addition to these, the post-independence buildings the National Museum, IGNCA, governmental ministries and office buildings are situated on a vast expanse of designed landscaped public green with porous edges, set in a rhythmic geometric order created by tree-lined avenues, waterways and public plazas.

The Central Vista today is recognized as heritage of an international stature, a potential World Heritage Property (on UNESCO’s Tentative List)⁴ and a Grade One heritage precinct as per the Master Plan of Delhi 2021 (MPD2021), vide the Delhi Building Byelaws as of 1st October 2009. Given its stature and visibility, the Central Vista project provides a unique opportunity for the Indian Government to demonstrate its continuing commitment to uphold the sanctity of our constitution, its global responsibility for safeguarding and enriching our shared heritage, its international role in mitigation of Climate Change and achievement of the Sustainable Development Goals through effective heritage resource conservation and management. The further course of action should be carefully considered and calibrated to ensure that the outstanding values embedded in

¹International Council on Monuments and Sites (ICOMOS), an Advisory Body to UNESCO on matters of conservation and management of the World Heritage. COMOS(Council on Monuments and Sites) is the Indian national committee of ICOMOS. COMOS is intrinsically linked to the mandate of ICOMOS International and, hence, one of its key responsibilities is to carry out advocacy and advise decision-makers and public as well as private stakeholders on the development of policy, legal frameworks and social commitment, respectively, required for the protection of valuable heritage sites for benefit of communities. More information on COMOS and ICOMOS is available at the following web links respectively: <https://www.icomosindia.com>, <https://www.icomos.org/en>

²Anon., 2011. Recommendation on the HUL, including a glossary of definitions. [Online] Available at: http://portal.unesco.org/en/ev.phpURL_ID=48857&URL_DO=DO_TOPIC&URL_SECTION=201.html [Accessed 25 01 2021].

³Anon., 2012. Delhi - A Heritage City. [Online] Available at: <https://whc.unesco.org/en/tentativelists/5743/> [Accessed 25 01 2021]

⁴Anon., 2012. Delhi - A Heritage City. [Online] Available at: <https://whc.unesco.org/en/tentativelists/5743/> [Accessed 25 01 2021].

this core of our nation are not obliterated through actions which are contrary in letter and spirit to the existing legal framework of protection as well as seven decades of dedicated efforts for safeguarding this defined unique heritage precinct.

Generations of town planners, committees and commissions and a robust framework of institutions have ensured that this entity was not fragmented, diluted or destroyed during various forms of development over the years. The proposed Redevelopment Project at Central Vista has evoked significant public attention and concern over the past year and a half. The issue dates back to September 02, 2019 when the Central Public Works Department (CPWD) issued notice-inviting bids for the “Development/ Redevelopment of Parliament Building, Common Central Secretariat and Central Vista at New Delhi.” The tender document stated: “A new Master Plan is to be drawn up for the entire Central Vista area that represents the values and aspirations of a New India – good governance, efficiency, transparency, accountability and equity and is rooted in the Indian culture and social milieu.”

The aim of this document is to identify concerns regarding the detrimental impact of the proposed Central Vista Redevelopment Project on the heritage character of the place. This document, through identification of the Central Vista precinct and analysis of the historic evolution of the site highlights its inherent cultural heritage values and significances that are at risk of irretrievable loss. The anticipated impact of the redevelopment project on the heritage character of the entire site is discussed. The document also outlines the various statutory, legal frameworks and heritage conservation guidelines that apply to the heritage precinct. In particular, the potential impacts on the HUL and also on the intangible cultural values are brought out.

This study provides recommendations to effectively ensure retention, protection, management and sustainability of the intrinsic heritage values of the unified urban ensemble of the Central Vista precinct, both tangible and intangible, as well as of individual architectural entities. The document addresses the complex layers of heritage values, historic associations and contemporary urban development challenges that face the all-important heritage core of New Delhi and suggests a systematic multi-pronged approach intended to ensure that the proposed redevelopment scheme enhances and enriches the Central Vista, while fulfilling the “aspirations of a new India.”

Aims & Objectives

The document intends to provide a holistic overview of the intrinsic heritage character of the Central Vista in addition to the individual attributes that define its core heritage values and significance. The aim is to also provide insight on the related legal, statutory and heritage conservation frameworks that are of relevance. The document also takes note of the redevelopment that has been proposed and provides a heritage centric objective analysis, recommendations and mitigation measures for impacts on heritage.

The objective is to provide heritage-specific guidance and directions with the hope to ensure that well established heritage conservation norms and guidelines are adhered to the core values and character of the historic site are not adversely compromised in any manner.

Scope & Limitations

The scope is to provide a heritage perspective on the proposed redevelopment project that remains under-represented, despite the immense heritage significance of the site. The views and analysis presented here is an outcome of research based upon archival information and resources available in the public domain. This document is an overview intended to provide key insights related to the proposed redevelopment and is not to be considered a comprehensive study of the Central Vista.

Due to Covid restrictions, limited site studies and official meetings have been conducted for the preparation of this document.

Central Vista Working Committee

Acting upon a request from the Coordinator of National Scientific Committee on Twentieth Century Heritage (NSC20C), that was forwarded by ICOMOs India’s Scientific Counsellor, the Executive Committee approved the constitution of the ‘Central Vista Working Committee’ (CVWC), a technical-scientific group. In view of the location of Central Vista, the category of the property and various issues involved, it was decided that the CVWC would be led by ICOMOS India’s North Zone with active participation of NSCs concerned with 20th Century Heritage (NSC-20C), Shared Built Heritage (NSC-SBH), Historic Towns and Villages (NSC-HTV) and Legal, Administrative and Financial Issues (NSC-LAFI). Moreover, since the property is of national significance, participation in the Working Group was open to all ICOMOS India members, regardless of the zone or the NSC to which they are affiliated.

CVWC Members

Smita Datta Makhija, Convener and North Zone Representative
Kiran Joshi, Co-convener and Past President, ICOMOS India

Advisory Group Members

Neeraj Bhagat
North Zone
Annabel Lopez
NSC-20C
Poonam Verma Mascarenhas
NSC-SBH
Vertika Sharma
NSC-LAFI
Yashaswini Sharma
NSC-HTV

Working Group Members, North Zone

Nirmal Kulkarni
Eshani Khandpur
Geetika Kalha
Ritu Bammi
Sangeeta Bagga
Saumya Agarwal
Suptendu Biswas
Shikha Jain

Working Group Members, NSC-20C

Nityaa Lakshmi Iyer
Ritika Jharia
Debarati Pal

Working Group Members, NSC-SBH

Sarmistha Chatterjee
Tapan Mittal Deshpande
Aathirai Selvapandian

Working Group Members, NSC-LAFI

Aditi Rai
Ashita Agarwal
Shilpa Jain
Nandini Mukhopadhyay
Richa Mishra

Working Group Members, NSC-HTV

Srinivas Murthy G
Vaidehi Lavand
Jivantika Satyarthi

Contributing Members

Lakshmi Ravikumar
Saranya Dharshini
Priyanka Gorasia

Graphic and Illustration Design

Aditi Rai

1.0. Introduction to the Central Vista

1.1. Identification of the precinct

The Central Vista precinct is the ceremonial core of the capital city of New Delhi. The Vista extends from the Rashtrapati Bhavan complex atop Raisina Hill on its west, culminating a little beyond the India Gate 'C' hexagon near the historic Old Fort (Purana Qila of Delhi) at its eastern end. (See Map 01 and Map 02).

It comprises of the east west axial 'Principal Parkway'⁵ flanked on both sides with extensive green areas and sparsely placed structures for governance and socio-cultural uses. Commencing from the west, the pinnacle of the composition, the President's House along with the Secretariat buildings, is situated adjacent to the ridge bounded by the Mother Teresa Crescent on the west, the Church Road on the north and Dara Shikoh Road (Dalhousie Road) on the south. Extending eastward, the three geometrically delineated hexagons form the underlying planning structure of the precinct. The western hexagon is bounded by Gurudwara Rakab Ganj Road and the Red Cross Road on the north, Tyagaraj Marg and Kamraj Road on the south. The middle section of the second hexagon forms a part of the precinct bounded by Dr Rajendra Prasad Road on the north and Maulana Azad Road on the south. This is followed by the C Hexagon together with the Princely States' Houses. The canopy serves as the centerpiece, while India Gate is the visual and reverential focal point of the composition.

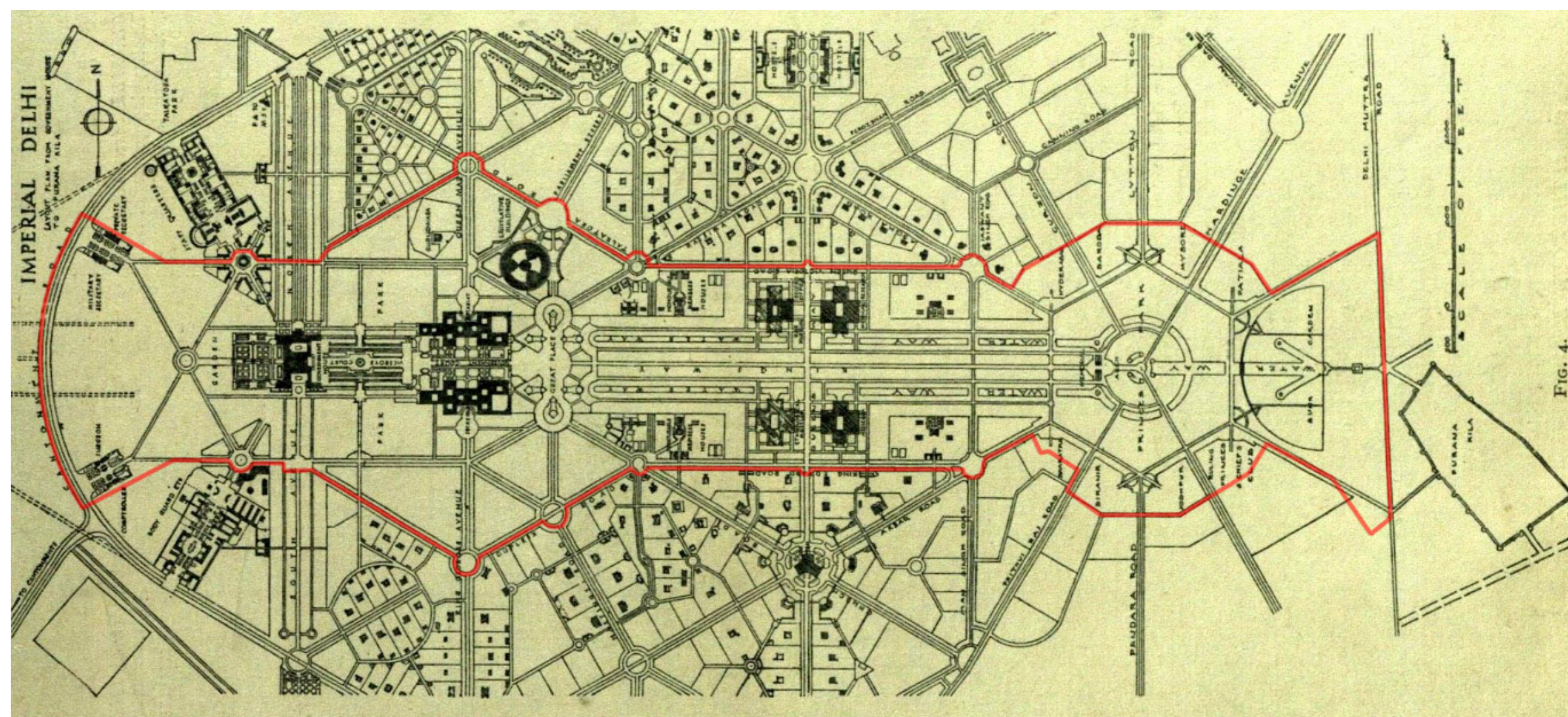
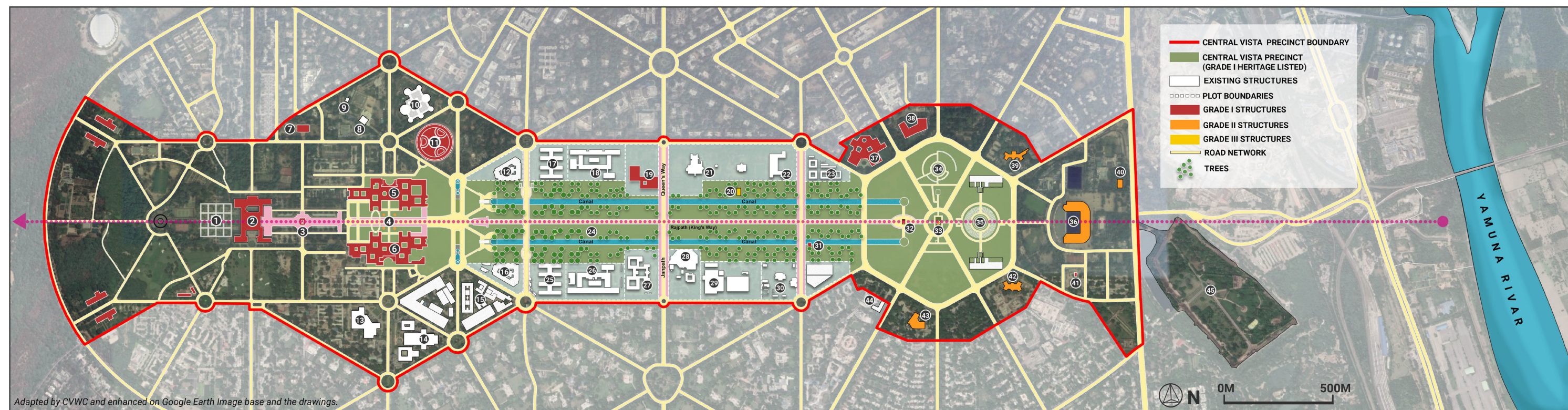
The landmark iconic architectural edifices, the President's House (Rashtrapati Bhavan), North and South Blocks, Parliament House (Sansad Bhavan), National Archives, Zabta Ganj Mosque and India Gate along with a host of key governmental offices, cultural and recreational buildings, bungalows and erstwhile Princely States' Houses are thoughtfully embedded amidst the carefully planned vast landscaped urban green intersected with tree-lined avenues and vistas. The Central Vista is counted amongst one of the grandest historic urban axes of the world, comparable with the 'National Mall in Washington DC' or the 'Champs-Élysées' in Paris.

The precise delineation of the Central Vista precinct as a distinct heritage entity lies in the indepth understanding of the character zones of the designed capital New Delhi. The green core of this urban marvel which stretches from the Aravalli ridge to the Yamuna river is consciously considered as a single eco-urban entity, which is respected and delineated as a Grade I Precinct by the post-independent Delhi's City and Urban Planning construct. In order to preserve and safeguard the heritage character of this iconic HUL, the Central Vista Precinct along with many of its iconic architectural edifices have been accorded a Grade-I heritage status.⁶ The site currently features in the UNESCO's World Heritage Tentative List (WHTL) as part of the nomination dossier submitted to it by the state party of India in the year 2012.

⁵ Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p.73

⁶ NDMC Notification of Grade I Buildings, Source: http://hccdelhi.org/site_content/attachments/19_notified_heritage_list_ndmc.pdf

LEGENDS: 1. Buildings within President's Estate, 2. Rastrapati Bhavan, 3. Jaipur Column, 4. Dominion Columns, 5. North Block, 6. South Block, 7. Cathedral Church of Redemption, 8. Gurudwara Rakhab Ganj, 9. Rakabganj Masjid, 10. Parliament Library, 11. Parliament of India, 12. Rail Bhavan, 13. DRDO Bhavan, 14. Sena Bhavan, 15. Offices of Defense Ministry, 16. Vayu Bhavan, 17. Krishi Bhavan, 18. Shashtri Bhavan, 19. National Archives of India, 20. Grave Platform, 21. Indira Gandhi National Art Centre, 22. National Museum of Manuscripts, 23. Raksha Bhavan, 24. Central Vista Precinct, 25. Udyog Bhavan, 26. Nirmaan Bhavan, 27. Jawaharlal Nehru Bhavan, 28. National Museum, 29. Vigyan Bhavan, 30. Vice President House, 31. Masjid Zabta Ganj, 32. India Gate, 33. India Gate Canopy, 34. August Kranti Maidan, 35. National War Memorial, 36. National Stadium & Campus, 37. Hyderabad house, 38. Baroda House, 39. Patiala House Courts, 40. Dargah, 41. Tomb, 42. Jaipur House, 43. Bikaner House, 44. Jamnagar House, 45. Purana Qila (Old Fort)



Map 01 (above): Schematic Map showing the Existing Central Vista Precinct with the Heritage Listed Structures in Grade I, Grade II & Grade III categories, Sources: Adapted by CVWC and enhanced on Google Earth Image base and the drawings.

Map 02 (Left): Imperial core from Viceroy's House to Purana Qila with the existing Central Vista Precinct Boundary, Source: Adapted by CVWC & enhanced on IMPERIAL DELHI- Layout Plan from Government House to Purana Qila [map]. Scale not known. In: Robert Byron. "New Delhi," Architectural Review LXIX (1931): 3

1.2. History and Evolution

During the Delhi Durbar held in 1911, a historic proclamation was made by King George V to revert India's capital to the ancient city of Delhi, reinstating the new capital city as the political center of India. The task to design this new capital city in Delhi was entrusted to two architects - Edwin Lutyens and Herbert Baker. The key buildings associated were intended to be arranged along an east-west urban axis nestled within a vast landscaped green, vistas, water channels and tree lined avenues. This central core of this grand architectural ensemble set amidst a carefully designed landscape and avenues was referred to as the Central Vista.

The project brief for the imperial city stated, *"A well-planned city should stand complete at its birth and yet have the power of receiving additions without losing its character. There must be beauty combined with comfort. There must be convenience – of arrangement as well as of communication. The main traffic routes must be parkways capable of extension both in width and length. Communications both internal and external should be above reproach. Where possible there should be a preservation of natural beauties – hill, wood and water – and monuments of antiquity and of the architectural splendors of modern times. Spaces needed for recreation of all classes. The result must be self-contained yet possessing a latent elasticity for extension. The perfected whole must be obtainable with due regard to economy."*⁷ It further stated, *"the new site must be...in close physical and general association with the present city of Delhi and the Delhis of the past"*. If the intent as stated above was to create an urban center par excellence- one that was comparable to the best cities in the world, then the intended plan certainly proved to be a success.

1.2.1. Location and Setting

The site for New Delhi was carefully selected south of Shahjahanabad with the deliberate intent to be seen as the worthy successor to the ancient capitals that existed in Delhi, also referred to as the 'Seven Delhis'. Thus, the site was developed with the intent to provide physical, visual and symbolic linkages with the earlier historic cities and natural features that existed in the vicinity. The natural elevation that Raisina Hill provided with the ridge area forming its backdrop and the undulating land gently sloping towards the River Yamuna provided an ideal location. The new city would, thus, sit prominently south of Shahjahanabad - the erstwhile capital city while the eastern end of New Delhi would terminate at the footsteps of the 16th century Purana Qila or the Old Fort, often considered to have links to the ancient site associated with Inderpat.

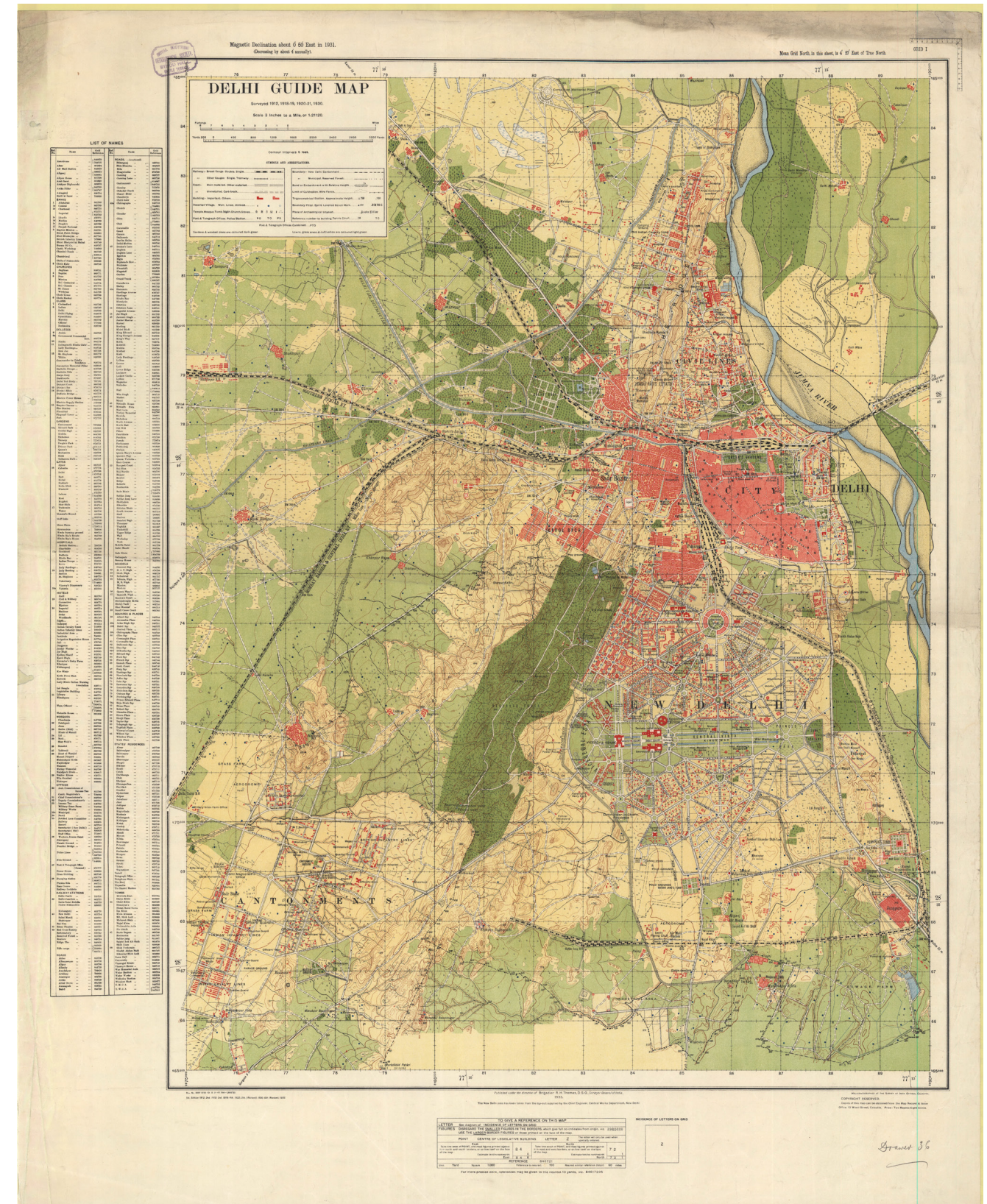
Thus, the site selection of New Delhi as a capital city was a deliberate and conscious effort, and considered a legitimate continuum to the erstwhile dynasties that governed Delhi. The effort to blend in within the historic succession continued in the architectural vocabulary that was adopted. The syncretic fusion of Indo-European architectural designs, elements, motifs and forms remain a key highlight of the Central Vista architecture that remains unmatched.

1.2.2. Town Planning

Extensive studies and deliberations were carried out towards finalizing the plan layout of New Delhi that included reviewing the city planning of many capital cities around the world. Of these, the urban axis or avenues that most inspired the Central Vista are the Champs-Élysées of Paris and the National Mall of Washington, DC. Two dominant themes of early 20th century city and town planning were employed in the design layout of New Delhi- the City Beautiful (vistas) and the Garden City (verdure)⁸. A thorough and detailed process to study various dominant city plans and models across the globe provided clarity to the architects towards creating a clear, geometric layout vision for New Delhi. The city designed, thus, remains an excellent example of a fine blend of classical and modern town planning as well of the Garden City and City Beautiful themes that remain hitherto unparalleled.

⁷ New Delhi- A Heritage City- The Colonial Period. Source: <https://www.intachdelhichapter.org/newver2/wp-content/uploads/2020/02/Colonial-1.pdf>

⁸ 'Vistas and Verdure as stated in the Nomination Dossier' INTACH, 2014. Nomination to UNESCO's list of Heritage cities Delhi Imperial Capital Cities, s.l.: Archaeological Survey of India. p. xviii



Map 03: Kingsway (Rajpath) forms the main axis of Imperial Delhi with the Viceroy's House (Rashtrapati Bhavan) at the west end, the War Memorial Arch (India Gate) and the Statue of George V at the east Surveyor General of India.
Source: LAY OUT PLAN OF NEW DELHI [map]. 6: 1mile. Dehradun: Survey of India Office, 1934

1.2.3. Architecture

The architecture employed was a carefully synchronized and eclectic fusion that drew upon in equal measures Indian and European forms, motifs, styles and elements of architecture. Both Lutyens and Baker, despite initial apprehensions ended up adopting freely and generously, elements of Indian architecture associated with varied Indian regions. Thus, one sees an unrestricted use of chattris, chajjas and jaalis in many of the buildings. The dome of Rashtrapati Bhavan or the Viceroy's House is a clear adaptation of the Buddhist Stupa at Sanchi. Even in designs of building columns, instead of simply employing the neo-Classical Doric, Ionic or Corinthian Orders, the architects designed and created a new style, the 'Delhi Order'⁹. Additionally, several other sculptural motifs-both Hindu and Islamic were freely used-jaali patterns, serpent naga waterspouts, lotus shaped flower atop the Jaipur Column, elephant statues near entrances and several others. The judicious incorporation of European and indigenous elements, thus creating a hybrid architectural style and vocabulary, was an intentional and conscious response towards political symbolism, inclusivity as well as climatic adaptability.

1.2.4. Evolution

The modern capital of New Delhi was announced in 1911 and formally inaugurated 20 years later on February 13th, 1931. It took the British twenty years to build the new capital city due to interruptions caused by the first World War and economic slowdown. They would be able to govern from here, for a mere sixteen years until 1947 when India achieved its independence as a sovereign nation.

Post-independence, the task of nation building was enormous, and resources limited and, thus, it was a foregone conclusion to appropriate these magnificent legacies and adapt them as the seat and symbol of New India. And, thus, Central Vista became the epicenter of the historic transition of a colonized nation to a young, independent modern democratic nation. Central Vista became the grand stage where thousands of citizens celebrated their new-found freedom by thronging upon the lawns and buildings of Central Vista in participatory celebrations. Visual imagery and records of independent India's historic inaugural Parliamentary session and the sea of people swarming the Central Vista to witness and celebrate the historic moment is deeply etched in nation's collective memory. Soon thereafter, the process of post-independence cultural appropriation began with the renaming of the edifices as shown below. Post-independence, several key buildings were put to public or governmental use while several other new facilities have been added over the past few decades.

Viceroy House to Rashtrapati Bhavan
Council House to Sansad Bhavan
Prince Edward Place to Vijay Chowk
Imperial Record Office to The National Archives
The King's Way to Rajpath
Queen's Way to Janpath
All India War Memorial to India Gate
The Secretariat Blocks to Executive Offices
Prince's Park to Children's Park

The government on its part has recognized the place as of immense heritage significance, and thus, granted the entire historic urban ensemble of New Delhi an altogether separate municipal status while also granting the Central Vista precinct and all notable buildings located within the statutory protected boundary. The developmental controls within this municipal zone have been carefully complied with.

⁹ Lutyens has distilled and abstracted his prototype to pure geometrical essence, conceiving the novel Delhi Order - Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p.178

1.3. Physical description of the property

New Delhi, capital of an independent modern nation state of India was established after the historic decision to move the seat of governance from Calcutta to Delhi in 1911. Originally planned and designed to serve as the new capital city of colonial India, the erstwhile imperial capital has since been seamlessly appropriated as the modern capital city of a democratic and sovereign India.

The physical description of the Central Vista could be categorized into these broad components:

1.3.1. Location and Setting

The site selection for New Delhi was the outcome of extensive site surveys and based on a sensitive response to the multiple historic layers of preceding settlements and capitals of India. Unique design qualities are exhibited in the skillful adoption of the dominant concepts of city planning of the early twentieth century aligned with the historic remains of Delhi between the Yamuna River and the Aravalli ridge. It's Garden city and City Beautiful ethos, urban boundaries, architecture, and landscape has been retained with high degree of authenticity through the seven decades since the time of its conception.

1.3.2. Historic Urban Landscape

The Central Vista forms the core of the historic capital city of New Delhi, and is considered a unique example of innovative town planning, whose unparalleled grandeur and ecological context has emerged from the confluence of diverse principles of city planning such as the 'Garden City', and Beaux Arts ideas of the 'City Beautiful'¹⁰, and seen in continuity and progression to the earlier capitals in Delhi.

The complex intersecting hexagonal and orthogonal underlying structure of this designed landscape provides physical and visual linkages between the Ridge on the west, 'the place of the Government in its highest expression'¹¹ the Rashtrapati Bhavan (Government house/Viceroy's house), the Secretariat North and South Blocks on the Raisina Hill followed by Vijay Chowk (the Great Place/Prince Edward Place), the National Archives (India Record Office), India Gate (War Memorial Arch), Princes' Park with the Canopy with diverse facets of the historically significant capital such as Purana Qila (site of Indraprastha) on the east and axially linked on the north to Shahjahanabad. The principal Parkway of the Central Vista is aligned along the main East-West ceremonial spine, Rajpath (Kings Way). The three hexagonal modules that structure the Central Vista Precinct skillfully integrate topographical features, public and government buildings and multipurpose public spaces into a unique HUL that has proven timeless. It is traversed by a significant north south axis or the 'Janpath', earlier known as 'Queensway', with an intellectual cultural plaza¹² at the intersection of the Rajpath and Janpath.

The Central Vista precinct is characterized by magnificent prospects and vistas framed by trees, linear 'Parkways' with large expanses of green public spaces and 'Waterways' or water channels flanked by gardens, designed according to consciously selected geometric proportioning modules and in response to the exigencies of the composite climate of Delhi. 'The focal point is the Raisina acropolis'¹³ from which the progression is 'deliberately symbolic.'¹⁴ The widely spaced out administrative built fabric and the cultural-intellectual hub closer to the processional path, displays great design finesse, creating variation and interest, with finely nuanced modulation changing the character of the vista from seeming rectilinear uniformity to a dynamic flowing space that reflects the diversity and dynamism of our great democracy. The location, scale, and height of public buildings with administrative and cultural intellectual uses, the axial connections, porous edge and visual permeability between the public space

¹⁰ INTACH, 2014. *Nomination to UNESCO's list of Heritage cities Delhi Imperial Capital Cities*, s.l.: Archaeological Survey of India. p. xviii

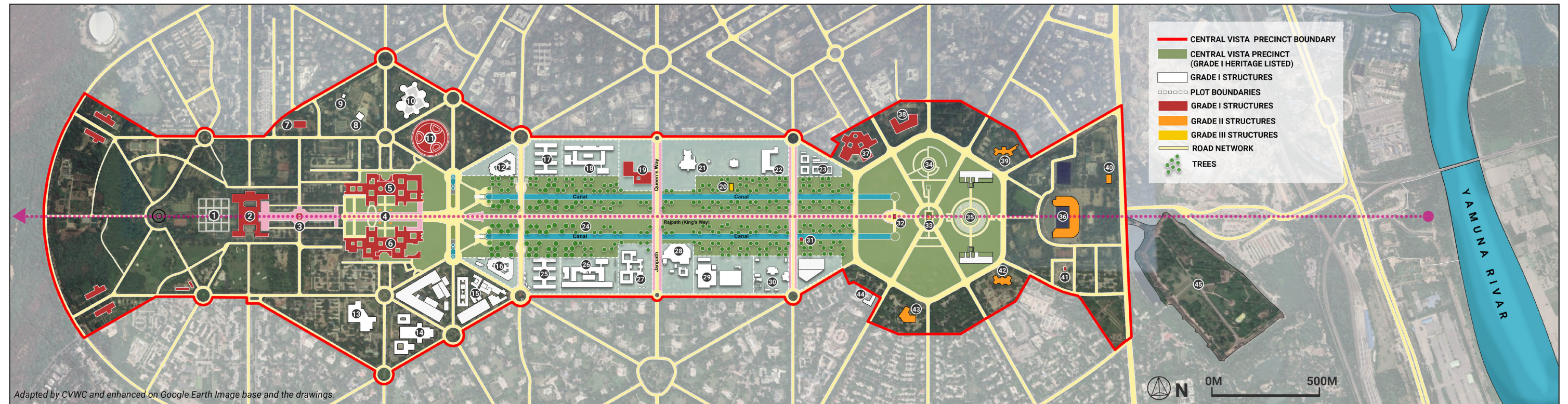
¹¹ Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p.73

¹² At the junction of two avenues, four large buildings are placed within the central vista or mall, forming a cultural or intellectual Plaza: the Oriental Institute, National Museum, National Library and The Imperial Record Office - Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p. 73.

¹³ Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p. 73.

¹⁴ Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p. 71.

LEGENDS: 1. Buildings within President's Estate, 2. Rastrapati Bhavan, 3. Jaipur Column, 4. Dominion Columns, 5. North Block, 6. South Block, 7. Cathedral Church of Redemption, 8. Gurudwara Rakhab Ganj, 9. Rakabganj Masjid, 10. Parliament Library, 11. Parliament of India, 12. Rail Bhavan, 13. DRDO Bhavan, 14. Sena Bhavan, 15. Offices of Defense Ministry, 16. Vayu Bhavan, 17. Krishi Bhavan, 18. Shashtri Bhavan, 19. National Archives of India, 20. Grave Platform, 21. Indira Gandhi National Art Centre, 22. National Museum of Manuscripts, 23. Raksha Bhavan, 24. Central Vista Precinct, 25. Udyog Bhavan, 26. Nirmaan Bhavan, 27. Jawaharlal Nehru Bhavan, 28. National Museum, 29. Vigyan Bhavan, 30. Vice President House, 31. Masjid Zabta Ganj, 32. India Gate, 33. India Gate Canopy, 34. August Kranti Maidan, 35. National War Memorial, 36. National Stadium & Campus, 37. Hyderabad house, 38. Baroda House, 39. Patiala House Courts, 40. Dargah, 41. Tomb, 42. Jaipur House, 43. Bikaner House, 44. Jamnagar House, 45. Purana Qila (Old Fort)



Map 04: Schematic Map showing Existing Central Vista Precinct with the Heritage Listed Structures in Grade I, Grade II & Grade III categories, Trees location and Plot Boundaries. Sources: Adapted by CVWC and enhanced on Google Earth Image base and the drawings.

and the administrative government complexes, provide a coherence, monumentality, and a specific sense of place.

In the designed Vista, four tripartite buildings were to highlight the geographical center point of the composition at the junction of two main routes, Rajpath & Janpath. This ensured that there was a mix of government and public cultural uses, a very significant element, due to which the HUL was utilized and activated by diverse groups of people, reinforcing the links between the government and the people.

This framework imparted a symbolic clarity and visual coherence that contributes to the distinctive sense of place characteristic of the Central Vista.

1.3.3. Architecture

The Central Vista is home to numerous iconic architectural entities that are world-renowned. These entities remain glorious examples of Indo-European syncretic architecture that has few parallels anywhere else in the world. Some of the iconic buildings are:

i. Rashtrapati Bhavan

Originally built as the Viceroy's House is counted amongst one of the 20th century's outstanding buildings. The building is clad with red sandstone at the base while the buff sandstone cladding is used for the upper portions. One of the iconic features is that of its massive copper dome that extends over the sandstone drum and enclosed by a Sanchi Stupa kind railing. The building is replete with Indian sculptural motifs and elements.

ii. Sansad Bhavan

Originally built as the Council Chamber that is located at certain distance from the principal Rajpath axis. It houses the upper and lower houses of the current parliament along with a Central Hall. A circular plan, the building is designed like a coliseum that has a high colonnaded verandah all around. A floor was added to the structure a little later in addition to few recent extension facilities.

iii. North & South Blocks

The twin secretariat buildings were built between 1914 and 1927. One observes a continued usage of red and buff sandstone cladding combination for the lower and upper parts respectively. The western classicism is more apparent here in the design of the domes, arches, and columns. However, fusion of Indian elements is also widely visible in the use of jaalis, chattris, chajjas, carved brackets and lastly the sculptural elephant heads on pillar capitals.

iv. India Gate

Designed by Lutyens was completed in 1921. Originally built as the War Memorial surrounded by a large hexagonal space, it has since been renamed as the India Gate and remains one of New Delhi's most popular and iconic public space.

v. National Archives

A classical style building, earlier known as the Records Room and is located along the intersection of Rajpath and Janpath.

vi. Princely State Houses around the India Gate C-hexagon- Baroda House used as Indian Railways office; Hyderabad House used as a State House to host diplomatic banquets and meetings of visiting foreign dignitaries; Jaipur House used as the National Gallery of Modern Arts (NGMA); Patiala House is now a district court complex, and Bikaner House used by the Rajasthan State government. The C Hexagon Post-Independence was reappropriated from the Princely state houses to serve as a cultural, intellectual and recreational node along with the crossing of Janpath and Rajpath. Post-Independence compatible uses were allocated to the buildings around the C Hexagon.

vii. Zabta Ganj Mosque heritage structure was constructed by Najibud Daula's son Zabta Khan in 1740 CE. The Shahi Masjid Zabta Ganj lies partially within the water channel of the Central Vista. The reflection in the water gives an impression of a floating mosque.



Figure 02: Aerial shot of India Gate with the Central Vista Precinct showing Historic Urban Landscape. *Picture Credits: Amit Pasricha*

1.3.4. Ecological Urbanism

The Central Vista precinct is a unique example of a HUL, which connects the Ridge to the River through a series of urban design and landscape strategies resulting in the consequent form-space configurations that we find today. A designed sequence of open spaces from the wilderness of the Ridge, to the gardens of Rashtrapati Bhavan, formal lawns of Central Vista, through the National Stadium and Purana Qila, finally to the riverine landscape of the Yamuna, forms the primary spatial organization of this precinct. Buildings and structures strategically located in this organization serve as focal objects in space (Rashtrapati Bhavan and India Gate), and as space-defining envelopes (North and South Blocks) or as a string of built units along movement paths (Bhavans around the C-hexagon)

Central Vista is synonymous for vast green spaces, lawns, watercourses, fruit bearing and flowering trees thoughtfully embedded and integrated with its monumental architecture. That it not only managed to achieve this with elegance and civic grace but also in practical sense by creating a soothing ecosystem amidst the dry and hot dust-laden local climate. While implementing the Garden City principles, great deal of thought and efforts went into the selection of trees that were to line the avenues and other places. W R Mustoe, Director of Horticulture who oversaw planting works used P H Clutterbuck's list of Indian trees as the key reference and eventually selected the robust, shade providing, and lasting indigenous varieties. Historian Philip Davies notes that each of the major avenues planted a distinct botanical variety such as Arjun trees on Janpath, Jamun on Ashoka Road, tamarinds on Akbar Road, neem along Aurangzeb road (now APJ Abdul Kalam road). Rows of water channels placed parallel to the grass lawns on either side and lined with varieties of indigenous stately trees marks the greater length of the principal avenue.

2.0. Heritage Values & Significance

This section intends to outline the range of cultural attributes and heritage significance that is associated with the Central Vista precinct. These values depend on the inherent core features and fabric of the place from the time it was built and, through its historic journey and evolution as a functional, symbolic and ecological entity. Newer values have got associated with the passage of time whereby events along with additional functions and facilities have added fresh sets of values and experience for the community.

2.1. Historical Significance

New Delhi remains historically the last imperial capital city of Delhi that was established while succeeding the earlier 'Seven Delhis'¹⁵. The Central Vista that formed the core of this administrative capital has since been appropriated and continues to serve as India's primary seat of governance- a 'living heritage' that, thus, ought to be preserved for the generations to come.

2.2. Architectural Significance

The highlight of New Delhi's architecture consists of the urban ensemble of the Central Vista, which is represented by thoughtful siting of its iconic buildings that are visually and physically linked with tree-lined avenues and sited amidst the landscaped greens. The Central Vista ensemble is comparable to the best in the world in terms of architectural excellence and finesse that has been achieved. The aesthetic quality and craftsmanship representative of the Indo-European syncretic style is unique and has few parallels in the world.

2.3. Town and Urban Planning Significance

Two dominant themes of early 20th century Town and Urban Planning were employed towards the design layout of New Delhi- The City Beautiful and The Garden City principles. The grand urban axis of Central Vista was also inspired from the Champs Elysees of Paris and The National Mall in Washington, DC. The design and implementation of a western planning town planning concept and most importantly its suitable and successful adaptation in a tropical climate remains an outstanding achievement of human excellence in town planning implementation anywhere in the world.

2.4. Environmental Significance as a Historic Urban Green

It wasn't just the built edifices that are of significance but also the Un-built- mass plantation of indigenous urban green that were meticulously merged with the rigid geometric street lines and buildings. Historically, the tree density of the sparsely spread ridge and the general land mass green cover were greatly enhanced while turning New Delhi into a Garden City. It is these meticulously planted tree cover of Central Vista, New Delhi and the adjoining ridge area over a hundred years ago that are considered today the green lungs of the city and immensely significant to the sound environmental health of the city.

2.5 Associational Significance

The Central Vista is an important 'Memory Landscape', the venue that witnessed the transition of power and resultant mass celebrations when India achieved independence in the year 1947. It was here that the historic midnight inaugural Parliament session of the independent India was convened including the famous 'Tryst with Destiny' speech delivered by country's first Prime Minister. Since then the Parliament has been witness to many historic sessions, debates, and enacting of laws. Thus, the place has been a living repository and core symbol of the active and vibrant functioning of the nation's highest democratic traditions. The landscape is an encoded landmark for almost a century for the Nation- personifying its unity, shared heritage of journey from imperial past to self-governance and citizen's participation in upholding of the Constitution. The urban axis link of Central Vista serves as the representation of an interface between the Government (Raj) and its people (Jan) – a link that is both physically and metaphorically direct and unrestricted.

2.6. Cultural Significance

¹⁵Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.:Yale University Press. p.2

The primary axis or Rajpath ('Raj' implying Governance, path meaning avenue) of Central Vista running west to east is intersected near the middle by Janpath ('Jan' implying people) north south. The intersection lined with key cultural facilities and institutions is consciously intended to bifurcate the high government or restricted areas with the public or open access areas. Post-independence era developments have added to the cultural footprint of the Central Vista. Creation of the National Museum and Indira Gandhi National Centre for Arts (IGNCA), revamping National Archives and also adaptive reuse of Jaipur House and Bikaner House as art and cultural institutions further extended the public-cultural realm of the place. The Central Vista has emerged as the country's most important cultural district, and thus, a national heritage.

2.7 Recreational and Community Significance

The Central Vista with its iconic setting, of avenues and vast open accessible landscaped green is the most frequented public space of the city, accessible to people from all walks of life. The India Gate, towards the east end of the central vista is an all season, all day outdoor recreational destination for people from all walks of life. The Central Vista offers a setting for a diversity of public functions - a grand monumental backdrop, a National Museum, an art gallery, library, convention hall, cultural center alongwith the wide-open spaces and boating facilities. All such year-round activities and more importantly the multiplicity of activities is reflective of a vibrant Public Urban Space or a 'Jansthal'. The fact that the Central Vista is also the most popular and visited urban entity in the country attracting both local, regional, and international visitors is only a reaffirmation of a truly democratic public space symbolic of a free and vibrant Indian Republic. It ought to be remembered that the largest user of this site is the public.

2.8 Ceremonial Grandeur Significance

The Central Vista is the permanent venue of the iconic annual Republic Day Parade, the most important celebration of India achieving the status of a sovereign republic nation state. The stature of the ceremonial function would be greatly compromised if the grandeur of Rajpath is reduced or undermined. Thus, it is important that the larger setting is preserved and the extant of existing landscape expanse including the tree line is respected and maintained.

3.0. Impact of Proposed Development

3.1. Assessing Impact

It is extremely important to understand the impacts that may be likely to occur due to the proposed redevelopment so that any course correction, that may be required, is done pre-emptively. Adequate and corrective checks and measures are required to safeguard the heritage, which remains an irreplaceable entity. The changes may be direct or indirect, immediate, or long term – each change needs to be analyzed objectively and within its proper context.

(a). Direct impact may be the primary consequence of construction or operation of the development scheme. For example, any physical loss and physical and/or visual alteration of whole or part due to the redevelopment project may be termed as direct loss.

(b). Indirect impact may refer to secondary consequence of the proposed development. For example, significant alterations due to changes in the building use, site user or visitor numbers, traffic volume, green cover and any ancillary structure, infrastructure or services that may come alongside the redevelopment project may be termed as indirect impacts. It may also include any impacts of the historic significance as well as alteration in land-use, socio-cultural and economic pattern, planning policy guideline due to the proposed new constructions.

With this understanding and objective, we look at some of the key aspects of the redevelopment project:

(a). Direct Impacts

3.2. Built extent of Proposed Redevelopment: Clause 4 of the Tender condition, under the heading ‘Scope of Consultancy work’ provides that *“The consultant should adhere to the Central Vista Committee Guidelines and Lutyens Bungalow Zones Guidelines while carrying out the consultancy work for the Redevelopment of Central Vista”*. To quote from the guidelines with reference to the permissible per floor coverage given under clause-2, *“The maximum per floor coverage should be 25% of the net plot for all zones. This will include the area required for all services except passage to the building. The remaining 75% must include only the passage to the building and the green area around”*.

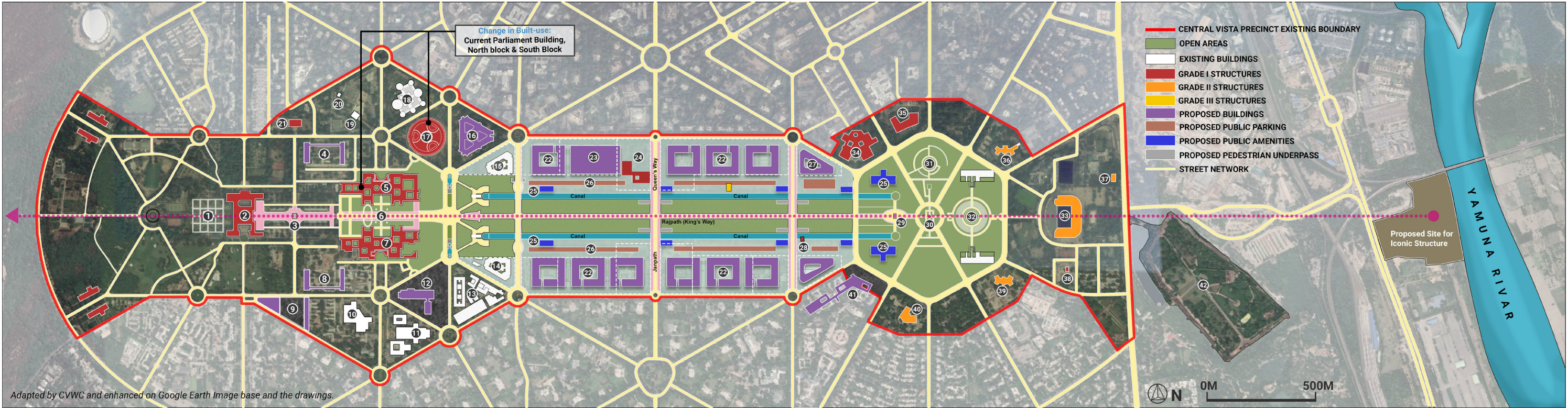
Lutyens Bungalow Zone (LBZ) Guidelines were formulated specifically to ensure that any redevelopment within the historic city does not adversely alter the heritage character of the place and it ought to be adhered to by all means. High density and high-rise buildings would contravene the very core concept of historic Garden City town planning principles.

3.3. Maintaining Skyline and Architectural Harmony: Annexure II, Clause 1.10 of UBBL 2016 states *“Shall maintain the skyline in the precinct and follow the architectural style (without any high-rise or multistoried development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites”*. Furthermore, para 5.3 from the LBZ Guidelines 2015, pg. 32 states, *“The Development Guidelines have been framed in a careful manner so as to maintain the skyline, ensure that buildings do not cross the existing tree height, the overall garden city urban landscape character and ambience is maintained.”*

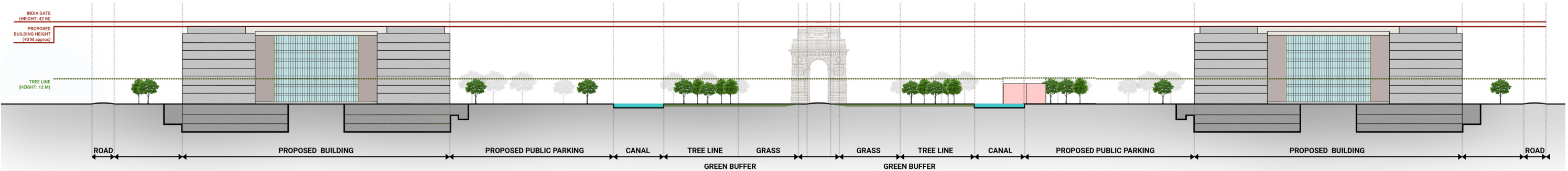
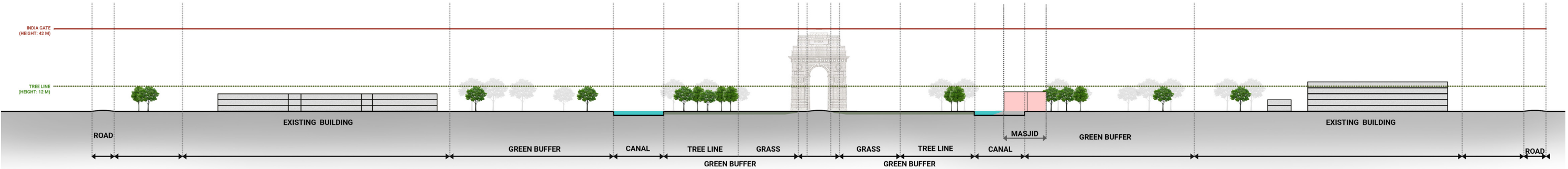
Proposed buildings exceed the permissible height and protrude further beyond the existing tree line. They would, thus, dominate the skyline and would literally cast long and permanent shadows over the adjacent green public spaces, thus, making them less conducive for all year-round public use as is the case today. The visual dominance of the urban green, a key Garden City principle, would get reversed with the proposed redevelopment.

3.4. Built and Open space relationship: A one and a half kilometer long and continuous row of eight-storey office buildings of repetitive square plan-form extending both sides of Rajpath is not by any standard in conformity with the ‘building in the garden’ ethos. The built massing alters the core architectural character of the place by reversing the relationship between the built and open spaces of the Central Vista. The decentralization of governmental offices from the Central Vista to new locations earmarked and as envisaged in the Master Plan needs to be followed.

LEGENDS: 1. Buildings within President's Estate, 2. Rastrapati Bhavan, 3. Jaipur Column, 4. VP House, 5. National Museum since 1857, 6. Dominion Columns, 7. National Museum upto 1857, 8. Prime Minister's Residence, 9. Special Protection Group, 10. DRDO Bhavan, 11. Sena Bhavan, 12. Prime Minister's Office, 13. Offices of Defense Ministry, 14. Vayu Bhavan, 15. Rail Bhavan, 16. New Parliament Building, 17. Current Parliament Building, 18. Parliament Library, 19. Gurudwara Rakhab Ganj, 20. Rakabganj Masjid, 21. Cathedral Church of Redemption, 22. Central Secretariat, 23. Central Conference Centre, 24. National Archives, 25. Public Amenities, 26. Public Parking, 27. Raksha Bhavan, 28. Masjid Zabta Ganj, 29. India Gate, 30. India Gate Canopy, 31. August Kranti Maidan, 32. National War Memorial, 33. National Stadium & Campus, 34. Hyderabad house, 35. Baroda House, 36. Patiala House Courts, 37. Dargah, 38. Tomb, 39. Jaipur House, 40. Bikaner House, 41. Indira Gandhi National Art Centre, 42. Purana Qila (Old Fort)



Map 05: Schematic Map showing Proposed Central Vista Precinct with the existing Heritage Listed Structures in Grade I, Grade II & Grade III categories, and existing Plot Boundaries. Sources: Adapted by CVWC and enhanced on Google Earth Image base and the drawings.



3.5. Architectural Details and Quality: Barring one bird's eye view of the proposed row of office blocks, not much detail is available with regard to building elevations, views from the ground level, facade and fenestration details- all critical to evaluate and critique the architectural quality. Adequate project details-building site plans, external elevations, sectional views from and across Rajpath should be made available in the public domain in order to assess the potential impact of the proposed design intervention on the architectural and aesthetic significance of the heritage precinct.

3.6 Landscape and Streetscape Elements: There is a sense of unity, harmony as well as historic authenticity with regard to the use of materials, trees, shrubs, water channels and fountains, chain link fencing, lampposts and all other hard and soft landscaping and they all remain statutory protected as Grade-1 heritage. Thus, the impact on this aspect needs to be thoroughly assessed and reviewed.

3.7 Environmental Impact: It is not just the architectural edifices but also the impressive expanse of over a century old tree cover that cumulatively constitute the 'Natural Heritage' along with the HUL. Due to its vast green open spaces, tree-lined avenues, public and private greens, Central Vista as the core of the LBZ provides a critical zone for environmental protection for the greater Delhi NCR region. The redevelopment project may greatly alter and reduce this green cover, preservation of which is of absolutely vital for the environmental good health of the city.

(a). Indirect Impacts

3.8 Traffic Impact: The carrying capacity and, thus, the maximum built population density a city can sustain would always be restricted for a city or place that was originally planned and built on Garden City Principles. It is for those reasons that special set of heritage protection laws; urban development guidelines and restrictions were formulated by successive policy makers. A restriction and reduction towards the urban built density of the LBZ and specifically the Central Vista has been also strongly reiterated in the Delhi Master Plan (MPD 2021). Any further increase in traffic volume would have an adverse impact on the environmental wellbeing of the historic core of the city.

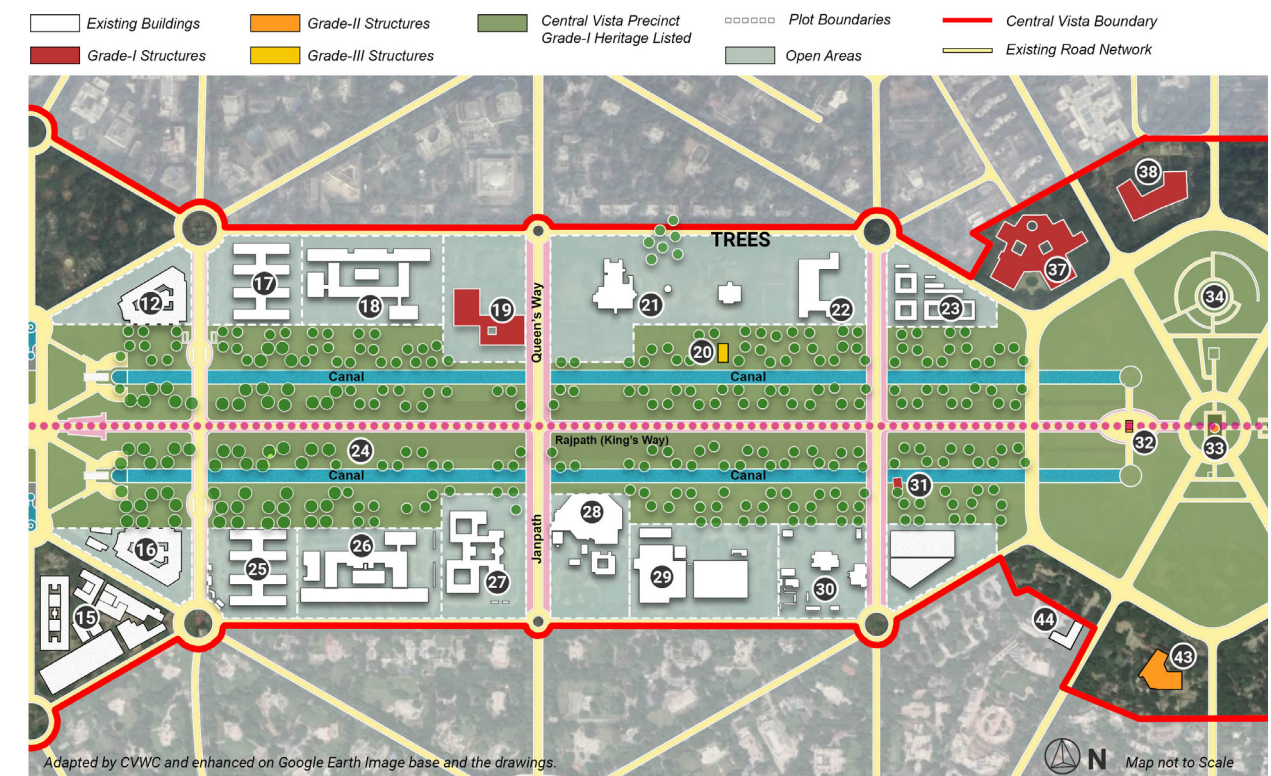
3.9 Relocation of cultural artefacts from National Museum & Archives: One of the seldom-discussed issues is the relocation of the precious and fragile artefacts from the cultural institutions. National Museum and the National Archives house some of the rare and most priceless collection of historic objects and artefacts. Thus, any relocation plan must be preceded with a thorough strategy and planning.

3.10 Delineation of the Central Vista Precinct Plots and Boundary: Amongst the 141 notified heritage list of the NDMC, Central Vista 'Precinct' is listed number 9 on the Grade-1 heritage list. The boundary limit of the Grade 1 precinct has consistently reflected in all government documents. However, there is a significant discrepancy of the current proposal from that indicated in the tender documents regarding the plot boundaries and building line that seeks clarification at the earliest, as this issue has significant impact on character of the designed HUL and the development control norms for the area.

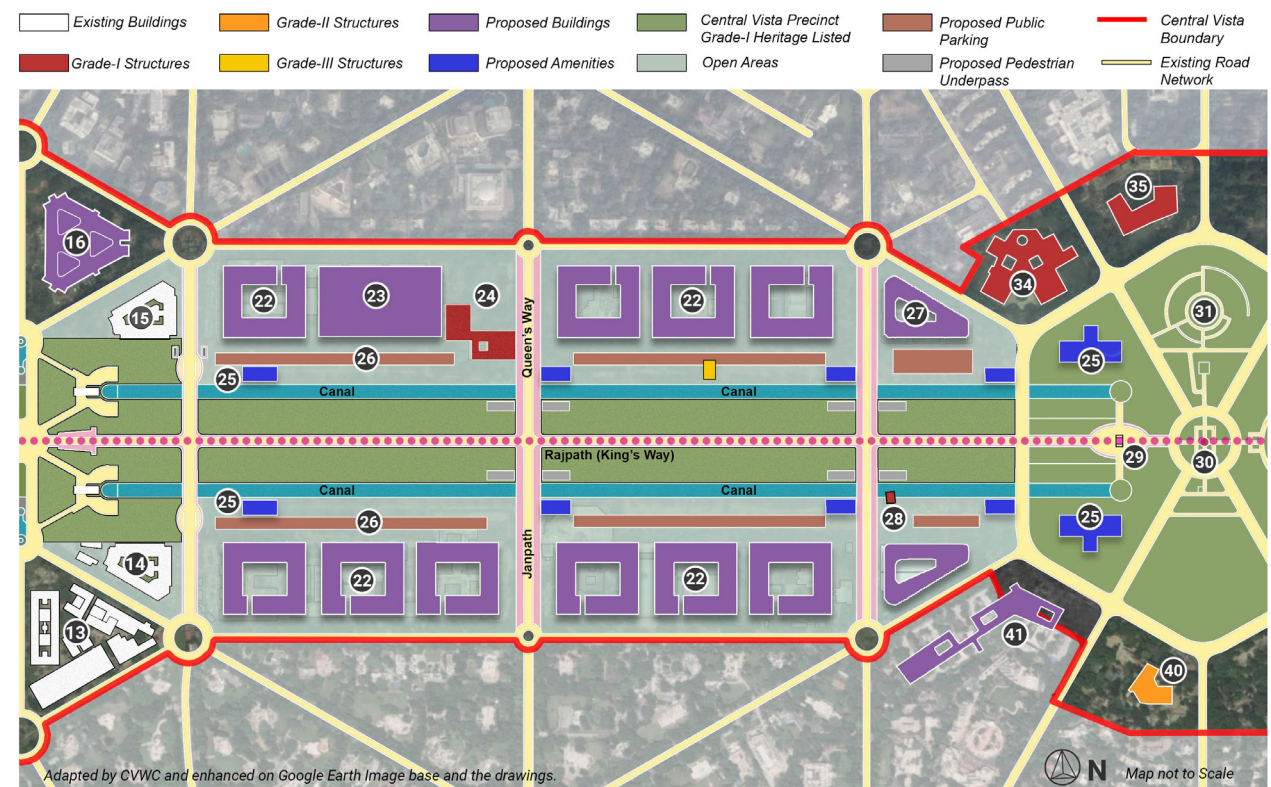
The rationale for change in plot lines is not stated. A 'real-estate' approach will undermine the historicity of the place, one that may lead to missing out on the holistic overview of considering Central Vista as a unified HUL.

3.11 Heritage economics goes beyond exploiting the real estate value of the land, signifying use of the limited financial resources in the country for eco sensitive interventions. This aspect needs to be given a greater emphasis in the redevelopment proposal.

Existing Central Vista Precinct: 12. Rail Bhavan, 16. Vayu Bhavan, 17. Krishi Bhavan, 18. Shashtri Bhavan, 19. National Archives of India, 20. Grave Platform (Grade III), 21. Indira Gandhi National Art Centre, 22. National Museum of Manuscripts, 23. Raksha Bhavan, 24. Central Vista Precinct (Grade I), 25. Udyog Bhavan, 26. Nirmaan Bhavan, 27. Jawaharlal Nehru Bhavan, 28. National Museum, 29. Vigyan Bhavan, 30. Vice President House, 31. Masjid Zabta Ganj (Grade I), 32. India Gate (Grade I), 33. India Gate Canopy (Grade I), 34. August Kranti Maidan, 37. Hyderabad house (Grade I), 38. Baroda House (Grade I), 43. Bikaner House, 44. Jamnagar House



Proposed Redevelopment Project: 13. Offices of Defense Ministry, 14. Vayu Bhavan, 16. New Parliament Building, 17. Current Parliament Building, 22. Central Secretariat, 23. Central Conference Centre, 24. National Archives, 25. Public Amenities, 26. Public Parking, 27. Raksha Bhavan, 28. Masjid Zabta Ganj, 29. India Gate, 30. India Gate Canopy, 31. August Kranti Maidan, 34. Hyderabad house, 35. Baroda House, 40. Bikaner House, 41. Indira Gandhi National Art Centre



Map 06: Comparison between the Schematic Maps w.r.t. to the existing Central Vista Precinct and the Proposed Redevelopment Project

4.0. Recommendations

As the Central Vista Precinct has been designated as a Grade one Listed Precinct nationally and internationally, placed on the tentative list for UNESCO World Heritage Sites, retention of its integrity as a coherent entity of consciously designed urban spaces and buildings with porous edges as one unified design should be the basis for any planned transformation. As stated, in the Delhi Declaration on Heritage and Democracy it is required to create a methodology to 'Manage heritage resources for our common future: Respecting values, significance & authenticity.'¹⁶

These recommendations are intended as a guiding framework to ensure that the authenticity, value, and significance of the Central Vista Precinct are safeguarded for posterity in the current redevelopment process.

4.1 Ensure retention of the outstanding values and significance by treating this designed HUL resource as a single interlinked entity from the ridge to the river. The key goal of the intervention should be integration and not fragmentation. Transformation should be based on an understanding of the inter-relationships of the components of the Central Vista precinct and the inherent character of the place, reflective of its distinctive ecological urbanism.

4.2 Reinforce existing public cultural-intellectual-recreational functional synergy by ensuring the disposition of facilities in a symbolic sequence reflecting the balance between governance and cultural intellectual enrichment along the ceremonial avenue that is to be retained and enhanced. The Central Vista was conceived as a progression of socio-cultural, recreational, educational, and cultural activities complementing the administrative functions of the state. The rhythm of the functions along the ceremonial axis should be respected by retaining the balance of the cultural and intellectual facilities with government administrative functions.

As an integral part of the redevelopment vision, the Cultural Intellectual Plaza at the intersection of the Rajpath and Janpath as the centerpiece of the Parkway, a key to core inter-relationships and progress in our democratic system, should be retained and enhanced.

Inclusive democratic community engagement process should be promoted. 'Laws and regulations should respect connections between communities and place; foster functional continuities; and require the inclusion of conservation objectives in development initiatives. It must identify and protect the elements contributing to the values and character of the town, as well as the components that enrich and/or demonstrate the character of the historic town and urban area.'¹⁷

4.3 Integrate Digital Empowerment and Decentralization by taking cognizance of digital technological solutions and the necessity of decentralization of government functions through a measured approach that balances the required increase in government office space with protection of the green lung of central Delhi. Reassess the need for placing mega government and administrative offices on a site of heritage significance by applying principles that stem from the reform and reduction process. The proposed multifold increase of the footprint and height of the buildings flanking the parkway as government workspaces should be reconsidered based on realistic requirements for "maximum governance and minimum government."

4.4 Conserve and enrich the essential character defining features: The Central Vista Precinct is defined by vast, broad, uninterrupted prospects and vistas; carefully selected indigenous tree species, creating spatial nuances of the 'parkway' and reflective 'waterways'¹⁸ along with the built fabric beyond. Respect for the principles of the designed HUL and the spatial, ecological, and environmental characteristics should be a prime consideration for any proposed change.

¹⁶Anon., 2018. *Delhi Declaration on Heritage and Democracy*. [Online] Available at: https://www.icomos.org/images/DOCUMENTS/Charters/GA2017_Delhi-Declaration_20180117_EN.pdf [Accessed 02 02 2021].

¹⁷Anon., 2018. *Delhi Declaration on Heritage and Democracy*. [Online] Available at: https://www.icomos.org/images/DOCUMENTS/Charters/GA2017_Delhi-Declaration_20180117_EN.pdf [Accessed 02 02 2021].

¹⁸Volwahren, A., 2002. *Imperial Delhi*. s.l.:Timeless Books. p.282.

The current redevelopment proposal appropriates the parkway edges for vast swathes of linear surface parking, that will adversely impact the original edge definition. A well-considered solution to be explored that is sensitive to the environment, responsive to historic landscape, and effective from safety and security point of view. An ecologically sound approach should be evolved that complies with the achievement of the SDGs is essential and act as an alternative to the current repetitive, fragmented, and unimaginative parking design proposal.

Permanent and irreversible interventions such as the multiple bridges proposed on the waterways, that are detrimental to the original design characteristics, that fragment and destroy the reflective quality¹⁹ and expanse of the water bodies should not be undertaken. This is an opportunity to devise innovative event-based temporary design solutions for accessibility that would highlight the best Indian design to the international community.

Ensure that the proposal retains the fine balance of the designed relationship of open spaces to the built elements, porous boundaries on the parkway edges, in the spatial organization, scale and massing of the proposed built fabric. 'The balance of differing dimensions of urbanity would require that the scale and form of the buildings is related to the tree canopy'²⁰. The key component of the finely balanced visual composition of the Central Vista, the India Gate, should be respected. Historically the scale, massing and footprint of the built fabric are attributes of the gracious and magnificent originally designed scale of New Delhi. These have been adhered to through the provisions in the bylaws and the DUAC report where the Vista and the adjoining plots have been treated as a one homogenous designed entity, of great value to the city and beyond.

At the India Gate, the treatment to the C hexagon, by way of the addition of the rectangular sunken amphitheaters with food zones take away from its foreground, the space to pay reverence to the armed forces who have fought and died for the motherland. The serenity and reflective character of the setting of India Gate should be retained, undisturbed by the disruptive proposed permanent retail and food court activities.

The scientific principles for managing change need to be applied to set the limits of acceptable change in relation to the time frame of the project. For 73 years post-independence the character of New Delhi has been an opportunity to create an intervention based on the principles of ecological urbanism, follow the set trend. A contextual design vocabulary and scale for interventions should be developed keeping the benchmark of the excellence achieved in design, workmanship and use of construction materials and techniques at the inception of this heritage.

4.5 Apply rational methods for the Analysis, Conservation and Structural Restoration of Architectural Heritage considering that the heritage fabric in this historic ensemble is irreplaceable and that it requires 'specific knowledge acquired from cultural and scientific sources. All the interventions must meet the test of authenticity in design, materials workmanship and setting' along with respecting the attributes of authenticity related to 'use, function, language, spirit and feeling'.²¹

The principles for safety evaluation, structural retrofit and upgradation of habitability standards of the 20th century heritage buildings must be determined scientifically, ensuring retention of the outstanding invaluable workmanship, distinctive architectural, and structural quality of the built fabric, along with the retrofitting requirements for 21st century.

Continued use of a heritage building for its intended purpose ensures long term sustainability of the heritage resource and requires minimal intervention.

¹⁹ 'broad canals carried the eye down the vista of King's Way, 'a silver chain of water mirrors' - Irving, R. G., 1983. *Indian Summer: Lutyens, Baker and Imperial Delhi*. s.l.: Yale University Press. p. 251.

²⁰ 'So as to maintain skyline, ensure that buildings do not cross the existing tree height, the overall garden city urban landscape character and ambience is maintained.' - DUAC, 2015. *Lutyens Bungalow Zone (LBZ) Boundary and Development Guidelines*, s.l.: Delhi Urban Art Commission. p. 32.

²¹ ICOMOS, 2011. *ICOMOS charter Principles for the analysis, conservation and Structural Restoration of Architectural Heritage (2003)*. [Online] Available at: <https://www.icomos.org/en/179-articles-en-francais/ressources/charters-and-standards/165-icomos-charter-principles-for-the-analysis-conservation-and-structural-restoration-of-architectural-heritage> [Accessed 01 03 2021]

Building Information systems designed for multi material structure are a prerequisite to creating solutions which go beyond following codes designed only for RCC structures. Appropriate framework should be devised for compatible adaptive reuse keeping in mind that structural retrofit of buildings worldwide constructed in this period has been carried out using state of the art diagnostic and repair techniques.

4.6 Comply with existing Guidelines and International Normative framework and Principles: The concerns raised by ICOMOS India with respect to the necessity for ensuring retention of the outstanding values and significance of the Central Vista precinct as a potential core of a world heritage site should be addressed in the interest of 'good governance, efficiency, transparency, accountability and equity' as required by the tender document.

'The protection and sustenance of heritage resources should be the basis of development policies and planning programmes.'²² Integrating heritage-conservation strategies within the larger goals of sustainable development requires specific guidance to ensure the harmonious insertion of contemporary interventions into heritage settings.

'Develop ethical principles for managing heritage resource: Providing guidance to inform decision & practice'. These include principles for interpretation, adaptation, intervention, and for sustaining complex heritage systems and places, and should engage local and interested communities and consider the historic layers that contribute to the evolution of the place.'²³

4.7 Strengthen existing Heritage Conservation Legal Framework: Respect the protection awarded and the boundaries of the Central Vista precinct as delineated and depicted and reflected in all government documents available in the public domain including the DUAC guidelines²⁴ and the INTACH dossier²⁵ for WHS Nomination. Ensure appropriate protection to LBZ Guidelines and Boundaries for Grade One Precinct. The scholarship level to be raised and additional legal mechanisms to be created to ensure that due protection is awarded to each component of the heritage and the entity as a whole.

4.8 Conduct a comprehensive Heritage Impact Assessment (HIA), Environmental Impact Assessment (EIA), and Traffic Impact Assessment through multi-disciplinary studies which will assess and evaluate the cumulative impact of the redevelopment scheme on significance, authenticity, and values and recognize the opportunity to project a vision of dynamic revalorisation of the Central Vista that will respect the multilayered heritage of the nation, its commitment to cultural diversity and shared identity.

Undertake scientific studies to detail out the potential of the built heritage resources and the energy embodied in the buildings, along with scientific reports comprising of condition assessment, structural safety audits, spatial studies to determine the potential and the type of retrofit that would be required to ensure that the historic built fabric is fit for habitation and enjoyment for the next generation.

The EIA process should address the impact of proposals on a site's Outstanding Values and its specific attributes.

4.9 Prepare a Conservation Management Plan for the site and its individual components by multi-disciplinary professionals to address all relevant factors including heritage, history, architecture, landscape, archaeology, ecology, sociology, economics, urban design, planning, transport, sustainability and climate change. The use of state-of-the-art technology to upgrade and retrofit the historic fabric, both built and landscape must be identified for any interventions proposed in this precinct.

²² Anon., 2018. *Delhi Declaration on Heritage and Democracy*. [Online] Available at: https://www.icomos.org/images/DOCUMENTS/Charters/GA2017_Delhi-Declaration_20180117_EN.pdf [Accessed 02 02 2021].

²³ Anon., 2018. *Delhi Declaration on Heritage and Democracy*. [Online] Available at: https://www.icomos.org/images/DOCUMENTS/Charters/GA2017_Delhi-Declaration_20180117_EN.pdf [Accessed 02 02 2021].

²⁴ DUAC, 2015. *Lutyens Bungalow Zone (LBZ) Boundary and Development Guidelines*, s.l.: Delhi Urban Art Commission.

²⁵ INTACH, 2014. *Nomination to UNESCO's list of Heritage cities Delhi Imperial Capital Cities*, s.l.: Archaeological Survey of India.

The principal objectives of the conservation plan should be clearly stated along with the legal, administrative, and financial measures necessary to attain those.

‘The conservation plan should aim at ensuring a harmonious relationship between historic urban areas and should cover both tangible and intangible elements, in order to protect a place’s identity without impeding its evolution. It should define a conservation project, and be combined with a management plan, followed by permanent monitoring. The principal objectives should be clearly stated as should the legal, administrative and financial measures necessary to attain them.²⁶’

Determinants for massing of additions to this ensemble must relate to the tree line for the height for the built structures and ensure that the guidelines and vision developed over the years by the local, national and international bodies are taken forward.

Due consideration has to be given to energy embodied in the existing buildings with respect to the of carbon footprint that will be created by the colossal scale of proposed development.

This study has been an outcome of scientific research, review and analysis by heritage experts over a period of six months. There have also been several consultaitons and peer reviews to arrive at the final document.

The broad intention is to engage with the proposed redevelopment project, undertand the rationale and concepts, and situate critial arguments in a wider cultural heritage context. The outcome of this engagemet is to be seen as a ‘constructive’ conservation approach that supports the idea of sensitive devalorisation of the precinct.

The design interventions and solutions in a historic context need to be addressed though a critical understanding of heritage resource and its defining character, attributes, spirit, expression, identity, memory and experience.

²⁶Valletta principles for safeguarding and management of historic cities, towns and urban areas (adopted by 7th ICOMOS General Assembly on 28th November 2011)- Anon., 2012. ICOMOS XVII Assembly General, Paris 2011. [Online]
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Annexure 03: List of Maps & Sections

Page no.	Map.no.	Source / Credit / Copyright
08	Map 01	Adapted by CVWC and enhanced on Google Earth Image base and the drawings.
08	Map 02	Imperial core from Viceroy's House to Purana Qila with the existing Central Vista Precinct Boundary, Source: Adapted by CVWC & enhanced on IMPERIAL DELHI- Layout Plan from Government House to Purana Qila [map].
11	MAP 03	LAY OUT PLAN OF NEW DELHI [map]. 6: 1mile. Dehradun: Survey of India Office, 1934
14	MAP 04	Adapted by CVWC and enhanced on Google Earth Image base and the drawings.
22	Map 05	Adapted by CVWC and enhanced on Google Earth Image base and the drawings.
22	Section 01	Adapted by CVWC and enhanced on Google Earth Image base and the drawings.
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25	Map 06	Adapted by CVWC and enhanced on Google Earth Image base and the drawings.

