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No. 24 PUBLIC WORKS.
GOVERNMENT OF INDIA.
PUBLIC WORKS DEPARTMENT.

CIVIL WORKS.
Buildings.

To

THE MOST HONOURABLE THE MARQUESS OF CREWE, K.G.,

His Majesty's Secretary of State for India.

Dated Simla, the 8th May 1913.

MY LORD MARQUESS,

IN our despatch No. 27-P.W., dated the 19th September 1912, we addressed your Lordship on the subject of the preparation of designs for buildings to accommodate the offices of the Government of India in the new Imperial City at Delhi, and, with a view to the early selection of an architect or architects competent to be entrusted with the preparation of the final designs, we proposed to advertise simultaneously in England and in India, a competition in accordance with certain conditions. In reply your Lordship informed us in your telegram dated 4th February 1913 that as it was intended to use the assistance of Messrs. Baker and Lutyens, Architects, in selecting and supervising the designs, the proposals contained in our despatch would require to be re-considered and that you were doubtful whether the proposed conditions of competition would have secured a satisfactory field of competitors.

2. We have now the honour to report that competitive designs are not being called for, and in accordance with the proposal to use the assistance of Messrs. Baker and Lutyens, we forward for your Lordship's consideration a copy of a letter No. 3, dated the 4th April 1913, from the Secretary, Imperial Delhi Committee, submitting a draft memorandum embodying the results of the discussions that have passed between the Committee and these gentlemen in regard to their employment as principal architects and general architectural advisers in connection with the new capital.

3. The draft memorandum is intended to afford the basis of a formal agreement as between your Lordship and the architects, and in our opinion, appears to be sufficient to enable such an agreement to be drawn up. The only points which seem to be open to doubt are in regard to the remuneration to be paid to the architects in their capacity as general advisers to the Committee for the city as a whole; and the number of steamer passages to be paid by Government for the assistant-representatives. Regarding the first point, in paragraph 3 of their letter the Committee recommend that the function of general advisers shall be exercised by the architects during their annual visits to India, and that in consideration of their general advice they shall receive during such visits an enhanced daily fee of 10 guineas instead of 5, for each day

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of their stay in India. It is not possible to fix the actual period of residence in India on the occasion of their annual visits, and the draft memorandum makes no provision for any minimum period, but it will suffice if the agreement provides that the annual visits shall be for such duration as the Committee may agree to on each occasion ; subject to this we consider that the proposed terms are suitable. As regards the second point, in paragraph 8 of the draft memorandum it is proposed *inter alia* that one or more assistants who will act as representatives of the architects on the works, will be paid by Government first class steamship fares to and from India. It appears desirable to impose some limit on the number of steamer passages for the assistant-representatives in order to prevent frequent changes of these representatives, and it is considered that the liability of Government should be limited to a maximum of four fares to and from India on this account during the currency of the work.

4. The Committee are unable in the absence of the necessary plans and data to fix the approximate cost of the buildings to be entrusted to the architects, but we are advised that the total amount of fees to be paid is unlikely to amount to less than £60,000 and may amount to a good deal more, excluding travelling expenses, etc.

5. Subject to the above observations we agree generally with the views of the Imperial Delhi Committee and recommend that an agreement be drawn up by the India Office as soon as possible on the basis of the draft memorandum.

We have the honour to be,

MY LORD MARQUESS,

Your Lordship's most obedient, humble Servants,

(Signed) HARDINGE OF PENSHURST.

O'M. CREAGH.

G. FLEETWOOD WILSON.

HARCOURT BUTLER.

SYED ALI IMAM.

W. H. CLARK.

B. H. CRADDOCK.

E. D. MACLAGAN.

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Annexure No. 1 to enclosure to Despatch No. 24-P.W. of 1913.

MEMORANDUM.

1. The architects will be jointly responsible for work entrusted to them, and payments will be made to them jointly. The division of work between them will be a matter for their private arrangement; they will, however, intimate to the Imperial Delhi Committee the division of work at which they arrive and the Committee will recognise this division, so far as is compatible with the joint responsibility of the architects. The architects agree that the receipt of either of them for any payment made shall constitute a sufficient quittance.

2. The architects will, in consultation with Sir Swinton Jacob as adviser on Indian architecture and materials, act for so long as required as principal architects and general architectural advisers to the Government of India in all architectural matters connected with the New City and as assessors in any competition for buildings in the New City; provided that this clause shall not be held to preclude Government from acting when it so desires to do so, without seeking the advice of the architects.

3. The architects shall be responsible to, and receive their instructions, directly from, the Imperial Delhi Committee, nor shall Government be liable for payment in respect of services rendered, instructions for which have not been communicated to the architects by the Committee. But the architects shall have the right of requiring a reference to the Government of India regarding any order passed or arrangements made by the Committee in respect of designs submitted by them. The Committee shall not make any material alteration in the designs and specifications submitted by the architects without first consulting them.

4. The architects will prepare all designs, and all necessary detail and working drawings, plans and specifications (with such duplicates as it is usual to provide) for such of the buildings enumerated in the annexed schedule, as Government may decide to erect. The Chief Engineer and his staff shall be responsible for all engineering drawings and detail for such buildings and for general supervision.

5. The Chief Engineer and his staff will render all reasonable assistance to the architects when working in India.

6. The architects shall design the internal decoration, fixtures and furniture, of such of the state, public and official rooms and places in the buildings enumerated in the schedule, as are shown in the attached list.

7. The Government shall establish on the work a studio of Indian arts and crafts, for which the architects, with the collaboration of Sir Swinton Jacob, shall be advisers.

8. The architects shall, if they desire, or if the Committee shall so require keep as long as may be necessary, one or more assistants as their representatives on the works. The remuneration of such assistants shall be defrayed by the architects, but the committee shall pay their first class steamship fares to and from India, and double first class railway fares in India, but no halting or other allowance shall be payable by the Committee.

9. The architects shall not be expected to make their headquarters in India, but they shall visit Delhi at least once a year, for as many years as the Committee shall so require.

10. For the buildings and work enumerated in the preceding paragraphs, the architects shall receive the following remuneration namely, 5 per cent on the actual cost of the completed works as ordinarily calculated by the Indian Public Works Department, *i.e.*, excluding the cost of tools and plant and supervising establishment. Payment shall be made in the following

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instalments; $1\frac{1}{4}$ per cent on receipt of preliminary sketches and designs calculated on the engineer's estimated cost, $1\frac{3}{4}$ per cent on receipt of general drawings, plans, elevations and sections calculated on the engineer's estimated cost, 2 per cent yearly in accordance with the progress of ascertained expenditure. These payments shall be subject to adjustment in accordance with the actual ascertained expenditure. Advances shall be made from time to time to meet expenditure actually incurred by the architects.

11. In the case of designs of the whole or part of works which have been duly authorised and approved by the Committee, but are not carried into execution, payment shall be made *pro rata* at the rates given in the preceding paragraph.

12. Should the architects be called upon to act as assessors in any competition, they shall each receive the usual R. I. B. A. fee of 30 guineas, *plus* $1/5$ per cent of the estimated cost of the design.

13. In addition to the amounts mentioned above, the architects shall receive on account of their visits to Delhi first class steamship fares to and from India, *plus* double first class railway fares for journeys in India. They shall on such occasions travel by such route and with such halts, as the Committee may agree on. They shall each, in addition, receive a subsistence allowance of 30 shillings per day, and a daily fee of 5 guineas, while absent from home; *provided* that for each day of their stay in India, the daily fee shall be enhanced to 10 guineas.

14. The architects shall receive the cost of cables, and out of pocket expenses incurred by them on inspection and supervision of all work which they may be asked to undertake in England, and if such work is outside London they shall in addition be paid the daily fee of 5 guineas provided in paragraph 13 above.

15. Should the architects be called upon to submit designs other than those enumerated in the schedule, they shall be paid on the same basis as that detailed in paragraph 10 above.

16. Should any radical revision be required in any plans or designs drawn up in accordance with instructions received from the Committee, such changes shall be separately paid for *pro rata* with paragraph 10; but the architects shall claim such extra payment before the revision is undertaken.

17. In the event of any dispute arising as to the amounts due under the agreement, the question shall be referred to an arbitrator to be approved by the Secretary of State, and the architects, whose decision shall be final and binding on both parties. A similar procedure shall be followed to assess the compensation due to the architects in the event of complete or partial stoppage of work.

18. If cases arise of professional practice for which the conditions above laid down do not apply, the regulations laid down by the R. I. B. A. shall be followed.

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Annexure No. 2 to enclosure to Despatch No. 24-P.W. of 1913.

List of buildings and rooms, the internal decoration, fixtures and furniture of which will be designed by the Architects.

GOVERNMENT HOUSE.

State Rooms.

Durbar Hall and adjoining corridors.
State Dining Room.
Ball Room.
State Drawing Room.
Small Drawing Room.
Billiard and Smoking Room.
Entrance Hall.
Degagement.
2 Main Staircases.
Supper Room.
Halls on lower floor.
Library.

Legislative Council Chamber.

Council Chamber.
Library and Writing Room.
Public Gallery.
Committee Room.

State Suites.

4 State Suites, each consisting of—
2 Bed rooms.
2 Bath rooms.
1 Sitting room.

Secretariat.

Conference Hall with its three reception rooms.
Room for the reception of Indian Chiefs.

(Foreign Department List.)

Entrance Halls and Main Corridors.