

**MINUTES OF THE 117th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC) HELD ON
FRIDAY, NOVEMBER 25, 2022.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Repair/Renovation/reconstruction of damaged portion of Chajjas projection at 10-B, Ground floor, Scindia House, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of existing damaged chajja at the front side to be demolished and reconstructed as per the existing width of 2900 mm wide (approx.), cement plaster, painting and polishing work.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p align="center"><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) No changes are permitted on the external facade, which should be retained as per the original design. The concerned local body i.e., NDMC should ensure</p>	Accepted, observations given.

		<p>that the repair work should be carried out on-site by skilled workers under the supervision of NDMC & heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>b) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>c) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>d) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p>	
2.	Building plan in respect of Pavilion with Toilet facility and Cafeteria at Dr. R.P.K.V., President's Estate.	<p>1. The proposal forwarded by the CPWD (online) was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi '<i>Building within the President Estate</i>' listed in the notified list at serial no. 5 are in the Grade-I.</p> <p>2. In terms of the "<i>Comprehensive Conservation Management Plan (CCMP) of President Estate (phase-I)</i>" approved by the HCC at its meeting held on September 16, 2014, the site falls in the Redevelopment Zone-2 for future new developments & reuse. Taking into consideration these facts the proposal was scrutinized, and the following observations are to be complied with:</p>	Not Accepted, observations given.

		<p>a) A contextual plan is to be provided to show the site’s relationship with the surrounding buildings. The Committee observed that the proposal cannot be studied in isolation i.e., it needs to be reviewed in conjunction with the surrounding facilities. Therefore, 3D views of the site shall be superimposed with the existing context of the surroundings including road networks, and structures around the site, for a better understanding of the proposal in the actual environment to make it clearer.</p> <p>b) Considering the site location in a heritage-rich environment, it is suggested that the design elements in the proposed design (<i>including canopy, glass in the windows, stone jaali, railings etc.</i>) be in harmony and integration with the existing heritage architectural form, elements, materials, specifications etc. The character of the existing surrounding buildings shall be reflected in the proposed design scheme.</p> <p>c) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p> <p>3. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation & reply.</p>	
<p>3.</p>	<p>Repair/Renovati on in respect of P-6/90, Front portion (Ground floor), Outer Circle, Connaught Place.</p>	<p>1. The proposal was forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on August 31, 2022, specific observations were given.</p>	<p>Not Accepted, observations given.</p>

	<p>3. The revised proposal for repair/renovations works forwarded by the NDMC electronically includes works in respect of <i>Plastering, POP, patch work, flooring/re-flooring, false ceiling, painting/whitewashing, furniture and fixtures, changing of rolling shutter, internal temporary partitions (Gypsum/glass/wooden), glass glazing, panelling work (Gypsum), 4” temporary partition wall, proposed temporary doors, proposed outdoor units of AC shall be placed on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired as per defined material/guidelines of HCC. Proposed design to maintain heritage aesthetics of external façade.</i></p> <p>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL, the following observations are to be complied with:</p> <p>a) From the 3D views provided by the architect, it was observed that the original heritage character of the external façade etc., has been altered. No changes are permitted on the external side/façade, the same should be restored back to its original heritage character, form in entirety.</p>	
--	--	--

		<p>b) The Concerned local body i.e., NDMC was requested to ensure its compliance before forwarding the proposal to HCC for its consideration.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) The structural safety of the building should be ensured (<i>including the roof</i>).</p> <p>e) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p> <p>f) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p> <p>5. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation & reply.</p>	
<p>4.</p>	<p>Repair/Renovati on in respect of D-23, Mezzanine floor, Middle Circle, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of remove existing panelling and providing new panelling, remove existing false ceiling and providing new false ceiling, new plaster, paint & panelling on walls, new false ceiling, new partition/bar counter, installing new doors, re-flooring of the whole premises, re-flooring of toilets, refurbishing the steps leading to first level, replacement of fittings and fixtures, replacing existing shutter, old entry glass door, existing doors to be replaced by installing new doors, repairing existing staircase, plaster and painting of the façade as per existing, all signages are to be fixed as per NDMC norms, the structural safety of the building is ensured as per</i></p>	<p>Accepted, observations given.</p>

		<p><i>UBBL-2016 certificate, no changes/projections to be done on the external side/faced, which should be retained as per the original design.</i></p> <p>2. The proposal for repair/renovation received electronically was scrutinized along with the comments given by the concerned local body i.e., NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>3. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL, the following observations are to be complied with:</p> <p>a) No changes are permitted on the external facade, which should be retained as per the original design. The concerned local body i.e., NDMC should ensure that the repair work should be carried out on-site by skilled worker under the supervision of NDMC & heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>b) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p>	
--	--	---	--

		<p>c) The structural safety of the building should be ensured. All original Heritage Characters comprising architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., should be retained in the modifications.</p> <p>d) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.</p> <p>e) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p> <p>f) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p>	
<p>5.</p>	<p>Repair/Renovati on in respect of E-5, Ground and Mezzanine floor, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/doors, repairing of stairs steps & railing, replacement of rolling shutter.</i></p> <p>2. The proposal for repair/renovation received electronically was scrutinized along with the comments given by the concerned local body i.e., NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p>	<p>Not Accepted, observations given.</p>

		<p>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</p> <p>3. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL, the following observations are to be complied with:</p> <p>a) From the 3D views provided by the architect, it was observed that the original heritage character of the external façade etc., has been altered. No changes are permitted on the external side/façade, the same should be restored back to its original heritage character, form in entirety.</p> <p>b) The Concerned local body i.e., NDMC was requested to ensure its compliance before forwarding the proposal to HCC for its consideration.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, groves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) The structural safety of the building should be ensured (<i>including the roof</i>).</p> <p>e) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p> <p>f) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p>	
--	--	---	--

		<p>4. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation & reply.</p>	
<p>6.</p>	<p>Repair/Renovati on in respect of G-36, Second Floor, G-Block, Outer Circle, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of False Ceiling, Electrical work, Patch repairing, plaster of Paris -punning, re-flooring, painting-polishing work, ceramic tile cladding, Gypsum board panelling, gypsum board partition walls, plywood partition walls, woodwork, furniture & fixtures, repair of chajjas/sunshade.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that: <i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>3. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL, the following observations are to be complied with:</p> <p>a) It was observed that besides other works for repair/renovation <i>“repair of chajjas/sunshade”</i> was also listed among the repair works to be done, but the design details of the same are found to be missing in the submission. The proposal shall be complete, comprehensive, and self-explanatory. The same shall be elucidated appropriately and resubmitted for the consideration of HCC.</p>	<p>Not Accepted, observations given.</p>

		<p>b) From the 3D views provided by the architect, it was observed that the original heritage character of the external façade & flooring of external corridor etc., has been altered. No changes are permitted on the external side/façade, the same should be restored back to its original heritage character, form in entirety.</p> <p>c) The Concerned local body i.e., NDMC was requested to ensure its compliance before forwarding the proposal to HCC for its consideration.</p> <p>d) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>e) Structural safety of the building should be ensured (<i>including the roof</i>).</p> <p>f) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p> <p>g) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p> <p>4. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation & reply.</p>	
--	--	---	--

sd/-
(SurendraKumar Bagde)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

sd/-
(Ruby Kaushal)
Member-Secretary, HCC