

MINUTES OF THE 118th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC) HELD ON THURSDAY, DECEMBER 1, 2022.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Building plans in respect of Residential Group Housing at Plot no. 7, Court Road, Civil Lines.	<p>1. The proposal was forwarded by the North DMC (Online) for consideration of the HCC. The proposal is in the gazette notified heritage list of the MCD area listed at serial no. 8 titled (Residence) vide gazette notification no: F. 7(367)/227/2002/UD/841 dated 25th February 2010 issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>2. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal forwarded by the North DMC (online) at its meeting held on May 24, 2022, very detailed specific observations were given.</p> <p>3. The provisions as stipulated under UBBL for Delhi 2016 for grade-III heritage buildings are as under:</p> <p><i>“.....Internal changes and adaptive re-use may by and large be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.</i></p> <p><i>Development permission for the changes would be given on the advice of the Heritage Conservation Committee.</i></p> <p><i>All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring l that it does not mar the grandeur of, or view from Heritage Grade-III.....”</i></p>	Not accepted, observations given.

	<p>4. The extracts of the second meeting of the Sub-Committee <i>(after the site visit made on August 5, 2020)</i> held on September 9, 2020, are reproduced as under:</p> <p><i>“..... After carefully examining the condition of the heritage property, which appears to have been in a completely broken-down stage, and the provisions as stipulated under UBBL for Delhi 2016, following observations were given:</i></p> <p>a. <i>The sub-committee observed that the heritage property of size 75’-0” X 71’-0”, is situated in a large plot of an area of 1.29 hect. It was also observed that the heritage property was built in the year 1880 and was used for residential purposes. It has been informed by the MCD that a large group housing project is likely to come up on this plot in the near future.</i></p> <p>b. <i>Taking into consideration, the above aspect, the Sub-committee strongly suggests to reconstruct the heritage structure in the site as was existing earlier following the design principles, architectural form and style as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, built up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme as per clause/s quoted above. Materials and building components of the original heritage structure that is available at site shall be carefully salvaged and re-used for the reconstruction to the maximum extent possible. The heritage block can be put into any compatible reuse including for residential purposes as well. No part of this block will be visually obstructed from the main road in front as was existing earlier. A proportionate amount of green space shall be maintained all around this structure from each face of the heritage block on all sides to maintain continuity with the ‘bungalow type’ that this heritage block in Civil Lines area belonged to. This would impart a heritage character to the property and also enable preserving the inherent attributes of the original property.....”</i></p> <p>5. The extracts of the decision taken by the HCC at its meeting held on May 24, 2022, are as under:</p>	
--	--	--

		<p>a) <i>“.... The Committee believed that the property has been listed as heritage property on the recommendations of the concerned local body i.e., NorthDMC, North DMC should provide sufficient information related to the property so that the replica of the same be reconstructed, and authenticate the same with recommendations before forwarding the same to the HCC for its consideration....”</i></p> <p>6. The extracts of the letter from North DMC no: TP/G/1366/2022 dated 23.11.2022 in response to HCC letter no: 5(6)/2022-HCC-Online dated 26.10.2022 are as under:</p> <p><i>“.... the said proposal has been again scrutinised based on the information, photographs, and relevant documents available of the said building with the owner’s and MCD under sub-clause 1.2 of the Unified Building Bye Laws for Delhi-2016. To maintain the sanctity of the Heritage Building, the owner will construct the replica of earlier Heritage structure with similar heritage elements, materials, similar internal and exterior layout/plans under the monitoring of MCD.....”</i></p> <p>7. The revised proposal received from North DMC (online) at the formal stage was scrutinized along with the previous observations of the Committee communicated vide HCC observations letter no: 5(3)/2022-HCC-Online, OL-1905225003 dated 26.05.2022 & 5(6)/2022-HCC-Online, OL-1910225006 dated 26.10.2022. Based on the previous observations given, provisions as stipulated under UBBL for Delhi 2016 for grade-III heritage buildings, extracts of the second meeting of the Sub-Committee, extracts of the letter from North DMC, and the submission made, the following observations are to be complied with:</p> <p>a) After taking into consideration of the pointwise facts as enumerated above, the Committee believes that the design scheme presented to construct the replica of an earlier Heritage structure with similar heritage elements, and materials are not self-explanatory to the extent that 3D views of all four sides, internal areas, strategy to reconstruct the heritage structure in the site as was existing</p>	
--	--	--	--

		<p>earlier following the design principles, architectural form and style as well as façade details were found to be missing in the submission.</p> <p>b) Also, the drawings of original heritage building alongwith the layout plan were found to be missing in the submission. The same shall be presented to the HCC for its judicious consideration.</p> <p>c) Considering the matter, the concerned local body i.e., North DMC was asked to authenticate and ensure that the detailed design scheme to reconstruct the heritage structure following the design principles, architectural form and style as well as façade details by retaining the existing footprint of the heritage building, built-up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme be significantly elucidated. The same shall be forwarded with recommendations to the HCC for its consideration.</p> <p>8. In view of the insufficient information provided, the proposal could not be appreciated judiciously by the Committee and returned to the concerned local body i.e., North DMC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
Additional Items			
1	Repair/Renovati on in respect of Plot no. 134, flat no. 3, 2nd and 3rd and terrace floor in Atma Ram Mansion (earlier known as	<ol style="list-style-type: none"> 1. The proposal was forwarded by the NDMC electronically. 2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on September 23, 2022, specific observations were given. 3. The revised proposal for repair/renovations works forwarded by the NDMC electronically along with its comments include works in respect of <i>re-plastering</i> 	Not accepted, observations given.

<p>Scindia House), Janpath Road, Connaught Place.</p>	<p><i>and patch repairs of damaged plaster areas, re-flooring, opening and closing of doors and windows as per the proposed layout, without changing the front and rear facades, erection of P.O.P./Gypsum false ceiling at permissible height to hide wiring/piping work, etc., whitewashing and painting work, demolition and re-erection of internal partition/wall panels as per the proposed layout provided the same within the preview of the building bye-laws, lift well and pit re-plaster and waterproofing, re-erection of lift equipment/fixtures, repairing and plastering of chajja.</i></p> <p>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC replies submitted in response to previous observations, and the list of repair/renovation works proposed by the architect/proponent. 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) It was observed that inconsistencies have been observed in the list of works forwarded by the NDMC and the works proposed by the architect/proponent.</p>	
--	---	--

		<p>The proposal for repair/renovation works should be consistent, the same shall be accordingly revised and resubmitted for the consideration of the HCC.</p> <p>b) From the photographs provided by the architect, it was evident that the rear side of the heritage property falls under the ownership of the proponent is under dilapidated condition and no design scheme for its restoration has been presented to the HCC for its consideration.</p> <p>c) 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 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>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) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</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>	
--	--	---	--

		5. In view of the inconsistencies observed and insufficient information provided, the proposal could not be appreciated judiciously by the Committee and returned to the concerned local body i.e., North DMC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.	
--	--	--	--

sd/-

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

sd/-

(Ruby Kaushal)
Member-Secretary, HCC