

MINUTES OF THE 119th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC) HELD ON THURSDAY, DECEMBER 15, 2022.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
A: Proposals:			
1	Repair/Renovation in respect of G-36, Second Floor, G-Block, Outer Circle, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal was forwarded by the NDMC electronically. 2. The revised proposal for repair/renovations works forwarded by the NDMC electronically along with its comments include works in respect of <i>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, restoration of existing chajja/sunshade as per its original heritage character, form & material, restoration of external façade (all doors, windows, ventilator) as per its original heritage character, form & material, restoration of terrace flooring as per its original heritage material.</i> 3. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on November 25, 2022, following specific observation was given: <i>“.....it was observed that besides other works for repair/renovation “repair of chajjas/sunshade” 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.....”</i> 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 	Accepted, observations given.

		<p>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, in the interest of work, and the compliances made on the previous observations of the Committee communicated vide HCC observation letter no: OL-0711226037, 6(37)/2022-HCC-Online dated 29.11.2022, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL, the following observations are to be complied with:</p> <ul style="list-style-type: none">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 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.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.	
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2.	<p>Repair/Renovation in respect of D-4, Ground & Mezzanine floor, D-Block, Radial Road, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering, POP, patch work, painting/whitewashing, temporary false ceiling, glass glazing, flooring/re-flooring, furniture & fixtures, internal temporary partitions (Gypsum/glass/wooden), panelling work (Gypsum) temporary partition walls, proposed outdoor units of AC shall be places on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain aesthetic of external façade, proposed temporary doors.</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 photographs of the existing façade of the premises, it was discovered that the entire front face of the façade has been altered. Also, the 3D views of the front façade appear to be not as per the original heritage character (<i>including material, horizontal grooves in plaster and the colour</i>) maintained throughout the Connaught place area.</p> <p>b) 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 renovation/repair work should be carried out on-site by the 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>c) Taking into consideration the list of repair/renovation works likely to be undertaken, before and after images vis-a-vis repairs works to be undertaken, and the proposed design scheme with 3D views shall be submitted to understand the proposed renovation design scheme better.</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>	
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(Ruby Kaushal)
Member-Secretary, HCC