

**MINUTES OF THE 121<sup>st</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC) HELD ON TUESDAY, JANUARY 17, 2023.**

<b>Sl. No</b>	<b>PROPOSAL</b>	<b>OBSERVATIONS /RECOMMENDATIONS</b>	<b>DECISION</b>
1	<b>Building plans in respect of Pavilion with Toilet facility and Cafeteria at Dr R.P.K.V., President's Estate.</b>	<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 1<sup>st</sup> 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. Earlier, the Heritage Conservation Committee (HCC) did not accept the proposal at its meetings held on November 25, 2022, specific observations were given.</p> <p>3. The proposal for Pavilion with Toilet facility and Cafeteria received (online) at the formal stage from CPWD was scrutinized along with the replies submitted by the architect in response to the observations of the HCC communicated vide HCC letter no: OL-29092215007-HCC dated 29.11.2022, and a detailed presentation was given by the architect describing various features of the proposal and simultaneously replies to the queries of the Committee. Based on the replies submitted, the revised submission made, and the presentation/discussion held, the following observations are to be complied with:</p> <p>a) The spiral staircase leading up to the terrace for maintenance shall be removed.</p> <p>b) The colour of the stone used on the façade, jaali, and the truss shall be in harmony with the original colour scheme of existing heritage structures in the President's Estate.</p>	<b>Accepted, observations given.</b>

		<p>c) It shall be ensured that no plumbing pipes remain exposed and visible to avoid marring the aesthetics of the structure and the complex.</p> <p>d) Standardisation of the materials, colour scheme, colour grade, and overall originality of each element shall be ensured by the CPWD.</p> <p>e) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.</p>	
<b>2</b>	<b>Repair/renovation in respect of Ground and Mezzanine floor at A-2 (plot no. A-7), Block-A, Inner Circle, Connaught Place.</b>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering, POP, furniture &amp; fixtures, flooring and re-flooring, temporary internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing, proposed temporary door, proposed outdoor units of AC shall be placed on the roof/terrace of the building, damaged part of the structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade.</i></li> <li>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>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:</li> </ol>	<b>Not accepted, observations given.</b>

		<p>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (<i>UBBL</i>), the following observations are to be complied with:</p> <p>a) The architect has indicated that:</p> <p>“.....damaged part of the structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC...”</p> <p>The areas &amp; portions of the façade of the heritage structure are damaged to be elucidated with detailed closeup photographs and its repair process along with before (as existing) and after (<i>3D’s of the scheme</i>) pictures for better understanding of the proposal for repair/renovation.</p> <p>b) In one of the photographs (<i>photograph-F</i>) of the heritage property, the external façade appears to be in a delapidated condition but no scheme for its repair/renovation has been presented before the Committee. The same needs to be elucidated with its repair process along with before (<i>as existing</i>) and after (<i>3D’s of the scheme</i>) pictures for a better understanding of the proposal.</p> <p>c) The material specifications of the vertical and the top horizontal members of the main entrance door have not been provided, since this area is exposed to the main corridor of Connaught Place, the same shall be elucidated with</p>	
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>material specifications, colour and other relevant information for the judicious consideration of the Committee.</p> <p>d) The architect has indicated that the proposed outdoor units of AC shall be placed on the roof/terrace of the building but no design scheme to locate and screen all the air-conditioning units has been submitted. The Committee opines that the air-conditioners could be an eye-sore to the building façade. To avoid the same, the provision shall be made in the design to accommodate the outdoor units, at this stage, so as not to mar the heritage façade. A scheme shall also be submitted to show the placement (outdoor units), screening and material of screening without disturbing the heritage façade.</p> <p>e) 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 &amp; heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>f) 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>g) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p>	
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

		<p>h) 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 pointwise incorporation &amp; reply.</p>	
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

sd/

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

sd/-

**(Ruby Kaushal)**  
**Member-Secretary, HCC**