

**MINUTES OF THE 122<sup>ND</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD ON TUESDAY, FEBRUARY 14, 2023.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	<b>Repair/renovation in respect of H-69, Outer Circle, Connaught Place.</b>	<p>1. The proposal forwarded electronically by the NDMC was scrutinized. It included the <i>work in terms of plastering/ cladding and patch repairs, whitewashing, painting etc. including the erection of false and façade colour is same, replace all affected door/windows and proposed new door and windows and repair rolling shutter, electrical work, temporary wall panelling and furniture work and false ceiling work, water proofing in toilet, remove old toilet fixture and proposed new toilet fixture and tile cladding in toilet and pantry, flooring and re-flooring, installation of signage and façade as per NDMC policy, fixing of new wall graphics and temporary wooden/gypsum partition.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. Further, 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 &amp; 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p>	<b>Not Accepted, observations given.</b>

		<p>a) Inconsistences have been observed in the submission, the proposed elevations and the 3D views do not match with each other thus giving incomplete &amp; incorrect information about the proposed design scheme. Further, the labelling on the drawings is also not correct. The Committee opines that since the proposal is at the formal stage, the submission should be complete and coordinated drawings (<i>plans/elevations/sections/3D views</i>) should be submitted for the judicious consideration of the Committee.</p> <p>b) The Committee also observed that the horizontal grooves on the façade are missing in the 3D views presented for the review of the Committee. No changes are permitted on the external facade, which should be retained as per the original design upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) The proposed design scheme for the display of a large signboard on the front façade, on the first floor, is not accepted by the Committee. Only the existing small sign boards (two numbers) hanging from the hooks are accepted.</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>5. Overall, an inconsistent submission (<i>at the formal stage</i>) has been submitted by the architect/proponent for consideration by the Committee which is not appreciated, and could not be examined judiciously due to its incompleteness.</p>	
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2.	<b>Repainting Inner circle, outer circle and radial road façade of Blocks in Connaught Place.</b>	<p>1. The proposal forwarded electronically by the NDMC was scrutinized. It includes the <i>work in terms of repainting Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, kota &amp; marble flooring repair required at whenever damaged on existing pattern in Connaught Place.</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 style="padding-left: 40px;"><i>“.....provisions, as stipulated under clause 7.26 &amp; 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The existing photographs of the building blocks of the Connaught place area presented by the concerned local body i.e., NDMC was carefully examined by the Committee and observed that so many advertisement panels of different shape, sizes, colour, texts etc. displayed haphazardly all over the Connaught place area are not only hiding the architectural beauty &amp; features of the ninety years old heritage structure but also spoiling the visual and overall urban aesthetics of the area. Taking into consideration all these facts, after much deliberation it was, accordingly, decided to allow only the</p>	<b>Accepted, observations given.</b>

		<p>small hanging display boards (<i>in between the vertical columns</i>) and not to allow any other display board on the façade. Further, the NDMC was suggested to ensure its compliance with the standardisation of shape, size, form, text, colour etc.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. The originality of the structure in terms of its heritage character, construction, colour, form, materials, groove pattern etc.</p> <p>c) Standardisation of the materials, as per original 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.</p>	
<b>3</b>	<b>Repair/Renovation in respect of Plot no. 134, flat no. 3, 2<sup>nd</sup> and 3<sup>rd</sup> and terrace floor in Atma Ram Mansion (earlier known as Scindia House), Janpath Road, Connaught Place.</b>	<ol style="list-style-type: none"> <li>1. The proposal was forwarded by the NDMC electronically.</li> <li>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on September 23, 2022, and December 1, 2022, respectively, specific observations were given.</li> <li>3. The revised proposal for repair/renovations works was forwarded electronically by the NDMC It includes works in respect of <i>re-plastering 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 partitions/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></li> <li>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</li> </ol>	<b>Not Accepted, observations given.</b>

		<p>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 &amp; 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 in response to the previous observations of the Committee communicated vide HCC observation letter no: OL-2608226032, 6(32)/2022-HCC dated 20.10.2022 and OL-2311226038, 6(38)/2022-HCC-Online dated 05.12.2022 respectively, the Committee decided to consider the proposal under clause 7.26 &amp; Annexure-II of UBBL, the following observations are to be complied with:</p> <p>a) The Committee observed that very specific observations were communicated to the architect/proponent on previous occasions:</p> <p><i>“...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...</i></p> <p><i>Also, before and after images viz-a-viz repairs works to be undertaken, and the proposed design scheme with 3D views shall be submitted to understand the proposed renovation design scheme clearly.....”</i></p>	
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**(SurendraKumar Bagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

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