

MINUTES OF THE 123rd MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON FRIDAY, MARCH 3, 2023.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Repair/Renovati on in respect of 9-A, First floor, Middle Circle, Connaught Place.	<p>1. The proposal forwarded (electronically) by the NDMC was scrutinized. It included the <i>work in terms of plastering/ cladding and patch repairs, flooring and re flooring, whitewashing, painting etc. including the erection of false ceilings, erection of internal partitions, replacing of old sanitary fixtures and old sanitary pipes in toilets, replacement of electrical wiring and fitting, re-opening of existing windows towards the middle circle and in central open courtyard area as per sanctioned plan.</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 style="text-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>	Accepted, observations given.

		<p>a) From one of the photographs of the existing building, it is evident a lot of exposed outdoor air conditioners are placed in the open spoiling the visual & aesthetics of the façade, the same shall be relocated at appropriate location.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</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. All original Heritage Characters should be retained in the modifications.</p> <p>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p>	
2.	Repair/Renovati on in respect of H-11, Ground and Mezzanine floor, Connaught Place.	<p>1. The proposal forwarded (electronically) by the NDMC was scrutinized. It included the <i>work in terms of POP, plastering, flooring / re-flooring, waterproofing treatment, temporary internal partition (Glass/Bison/wooden/Gypsum), patchwork, painting/whitewashing, false ceiling, change of sanitary fittings, repairing of stairs steps, replacement of glass door/glass, repainting /repairing of rolling shutter, furniture & fixtures, change/repairing internal doors/ windows, replacement of rear side door at the mezzanine floor with windows as per sanction plan.</i></p>	Not accepted, observations given.

		<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><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) The Committee observed that a huge end-to-end Rolling Shutter (RS) is proposed at the entrance of the premises not only covering the whole façade but also damaging the heritage cornices & vertical columns. The RS shall be envisaged in such a way as to be fixed from the inside to avoid damage to the heritage structure.</p> <p>b) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota & marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall</p>	
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		<p>be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</p> <p>c) No changes are permitted on the external facade, which should be retained as per the original design.</p> <p>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p> <p>5. The architect/proponent is advised to adhere to the above observation of the Committee and furnish pointwise compliance & reply.</p>	
3.	Repair/Renovati on in respect of E-5, Ground floor and Mezzanine, Connaught Place.	<p>1. The proposal forwarded (electronically) by the NDMC was scrutinized.</p> <p>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on November 25, 2022, specific observations were given.</p> <p>3. The revised proposal forwarded (electronically) by the NDMC 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, waterproofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/ doors, repairing of stairs steps & railing, replacement of rolling shutter.</i></p>	Accepted, observations given.

	<p>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>5. 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>6. 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) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota & marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	
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		<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>	
Additional items			
1.	Repair/renovation in respect of P-6/90, Front Portion (Ground floor), Outer Circle, Connaught Place.	<p>1. The proposal was forwarded (electronically) by the NDMC.</p> <p>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on August 31, 2022, and November 25, 2022, respectively, specific observations were given.</p> <p>3. The revised proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering, POP, patchwork, flooring/re-flooring, false-ceiling, painting/whitewashing, furniture & fixtures, changing of rolling shutter, internal temporary partitions (gypsum/glass/wooden), glass glazing, panelling work (gypsum), 4th temporary partition wall, proposed temporary doors, 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 material/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade.</i></p>	Accepted, observations given.

	<p>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>5. 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>6. 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) The Committee observed that the placement & fixing of the proposed Rolling Shutter (RS) has been envisaged such that it is covering the whole façade of the premise from the outer side, for better visual & aesthetics, and to avoid damage to the heritage structure RS fixing is suggested to be done from inside.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	
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2.	Repair/Renovati on in respect of Plot no. 134, flat no. 3, 2nd and 3rd terrace floor in Atma Ram Mansion (earlier known as Scindia House), Janpath Road, Connaught Place.	<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 August 31, 2022, September 23, 2022, December 1, 2022, and February 14, 2023, respectively, specific observations were given. 3. The revised proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of 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, opening and closing of doors and windows as per the proposed layout, without changing the front and rear facades, erection of POP/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</i> 	Accepted, observations given.

		<p><i>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.</p> <p>5. 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>6. 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. It should be ensured that the repair work should be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	
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