

**MINUTES OF THE 127<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD ON 3.00 P.M. ON FRIDAY, MAY 12, 2023.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	<b>Repair/renovation in respect of G-11, Ground and Mezzanine floor, G-Block, Outer Circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of POP punning &amp; patch repairing, painting/washing (internal only), flooring/re-flooring (internal only), false ceiling, repair/replacement of sanitary fitting &amp; fixtures, installation of gypsum partitions walls, wood work, furniture &amp; fixtures, electrical works, ceramic tile cladding in toilet, air-conditioning works.</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="text-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) Inconsistencies observed in the submitted drawings and 3-D views. The architect has indicated that the proposed rolling shutter will be fixed from the inside of the entrance whereas, the 3-d views indicate it to be fixed from the outside.</p> <p>b) The details regarding the location of the proposed outdoor units of the AC has not 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>c) The existing horizontal grooves on the external façade of the Connaught Place have not been shown in the 3-d views submitted. The same should be incorporated in the design.</p> <p>d) 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>e) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p>	
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2.	<b>Proposal for additions/alterations in respect of Central Vista Avenue at Kartavyapath.</b>	<p>1. The proposal forwarded by the CPWD (online) was scrutinized.</p> <p>2. Earlier, the Committee approved the proposal for Development/Redevelopment of Central Vista Avenue, Landscape restoration of Rajpath and its adjoining lawns from Vijay Chowk to India Gate at its meetings held on July 30, 2021 and subsequently accepted the NOC for completion at its meeting held on September 07, 2022.</p> <p>3. The proposal was scrutinized, and the following observations were given:</p> <p>a) The Committee took note of letter no: 23(01)(36)/CA(D)/BPAC/2023/128-E dated 01.05.2023 received from the concerned local body, Chief Architect (Delhi), CPWD.</p> <p>b) The Architect/proponent in their submission stated:</p> <p><i>“Considering the increased footfall after the public opening of Central Vista Avenue (Kartavya Path), requirements from security agencies, seamless management of various new facilities and user experience, few alterations and additions are proposed for Kartavya Path.”</i></p>	<b>Accepted, observations given.</b>

		<p>c) A detailed discussion was held with the architect who provided clarifications to the queries of the Committee.</p> <p>4. In view of the comments received from the local body, i.e., CPWD and discussion held with the Architect, drawings, report submitted, the proposal was found <b>acceptable</b>.</p>	
<b>3.</b>	<b>Repair/renovation in respect of N-36, Ground Floor, Bombay Life Building, Middle Circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC (online) 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, firefighting work, internal wooden/glass partitions and temporary furniture/display shelves, air-conditioning, replace/repair of glass glazing/doors, shifting of rolling shutter from outside to inside of premises.</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><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;</p>	<b>Accepted, observations given.</b>

		<p>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 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>b) 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 in back yard or terrace, at this stage, so as not to mar the heritage façade.</p> <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 signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught Place area.</p>	
4.	<p><b>Repair/renovation in respect of H-11, Ground and Mezzanine floor, Connaught Place.</b></p>	<p>1. The proposal forwarded (online) by the NDMC was scrutinized.</p> <p>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meetings held on March 3, 2023 and March 28, 2023, specific observations were given.</p>	<p><b>Accepted, observations given.</b></p>

	<p>3. The revised proposal forwarded (electronically) by the NDMC was scrutinized. It included the <i>work in terms of plastering &amp; POP, painting/whitewashing, flooring/re-flooring, water proofing treatment, internal temporary partitions (gypsum/glass/wooden), temporary false ceiling, panelling work (Gypsum), electrical wiring/fittings, plumbing works, repairing of stairs step's railing, repairing of glass glazing, furniture &amp; fixtures, proposed temporary doors/window, proposed outdoor units of AC shall be placed 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 heritage aesthetics of external façade, proposed temporary rolling shutter.</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:  <i>“.....provisions, as stipulated under clause 7.26 &amp; 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p>	
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		<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 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>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.</p> <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 signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught Place area.</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**