

MINUTES OF THE 128th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 4.00 P.M. ON TUESDAY, MAY 23, 2023.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	<p>Building plans proposal for addition/alteration in respect of Plot no. 5767 situated at Jogiwara, Nai Sarak.</p>	<p>1. The proposal was forwarded by the MCD (Online) for consideration by the HCC. The proposal is in the gazette notified heritage list of the MCD area Grade-III listed at serial no. 491 vide gazette notification no: 13(43)/MB/UD/2014/1602 dated 29 July 2016 issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>2. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal forwarded by the MCD (online) at its meetings held on April 18, 2023, specific observations were given.</p> <p>3. The revised proposal received from MCD (online) at the formal stage was scrutinized along with the provisions as stipulated for grade-III heritage-listed properties under Unified Building Bye Laws for Delhi 2016 (UBBL), comments received from the concerned local body i.e., MCD, previous observations of the Committee communicated vide HCC observations letter no: 5(4)/2023-HCC-Online, dated 19.04.2023 and the reply of the architect. Based on the comments received from the local body, previous observations given, replies submitted by the architect, and revised submission made, the following observations are to be complied with:</p> <p>a) <i>The Committee observed that the property has been listed as heritage property vide gazette notification issued in 2016 based on the recommendations of the concerned local body as per existing heritage elements.</i></p> <p>b) <i>While forwarding the proposal to HCC for its consideration, the concerned local body vide their letter no: AE(B)/CSPZ/2023/D-1593 dated 03.03.2023 has commented as under:</i></p>	<p>Not accepted, observations given.</p>

		<p>“..... the site was inspected on 08.02.2023 by the field staff and it has been reported that during the inspection there is no heritage element noticed at site....”</p> <p>The MCD did not submit any photographs of the heritage property taken during the site inspection visit to understand the actual site situation judiciously.</p> <p>c) The provisions as stipulated under clause 1.2 of Annexure-II of UBBL for Delhi are following: “....1.2 Responsibility of the Owners of Heritage Buildings: It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.</p> <p>d) From the existing site photographs submitted in the proposal, the Committee noted that there are enough heritage elements in the building.</p> <p>e) The Committee opined that all measure shall be taken to conserve and restore the building as per original heritage building.</p> <p>f) It is recommended to prepare a design scheme to conserve and restore the heritage building in its original form and resubmit the proposal with recommendations of the concerned local body, i.e., MCD.</p> <p>The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
2.	Building plans in respect of Residential	1. The proposal was forwarded by the MCD (Online) for consideration by the HCC. The proposal is in the gazette notified heritage list of the MCD area listed for Grade-III heritage listed buildings at serial no. 8 titled (Residence) vide gazette	Not Accepted,

<p>Group Housing at plot no.7, Court Road, Civil Lines.</p>	<p>notification no: F. 7(367)/227/2002/UD/841 dated 25th February 2010 issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>2. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal forwarded by the MCD (online) at its meetings held on June 23, 2020, October 08, 2020, April 06, 2022, May 24, 2022, December 1, 2022, and April 03, 2023, every time very detailed specific observations were given.</p> <p>3. The Committee deliberated the matter in great detail, along with provisions as stipulated under Annexure-II, Unified Building Bye-laws 2016 for Delhi (UBBL) related to the subject:</p> <p>“.....1.2 Responsibility of the Owners of Heritage Buildings: <i>It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.</i></p> <p>1.4 Penalties: <i>Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.</i> <i>It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original</i></p>	<p>observations given.</p>
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Heritage Building in the same form and style in addition to other controls that may be specified.

1.12 Basic Guidelines for development, permission for heritage buildings under Grade-III:

“.....Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic or sociological interest

Internal changes and adaptive re-use may by and large be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.

Development permission for the changes would be given on the advice of the Heritage Conservation Committee.

All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring l that it does not mar the grandeur of, or view from Heritage Grade-III.....”.

4. The Committee also deliberated the observations of the report of Sub-committee meeting held on September09, 2020:

“.....a) The sub-committee observed that the heritage property of size 75’-0” X 71’-0”, is situated in a large plot of an area of 1.29 hect. It was also observed that the heritage property was built in the year 1880 and was used for residential purposes. It has been informed by the MCD that a large group housing project is likely to come up on this plot in the near future.

b) Taking into consideration, the above aspect, the Sub-committee strongly suggests to reconstruct the heritage structure in the site as was existing earlier following the design principles, architectural form and style as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, built up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme as per clause/s quoted above. Materials and building components of the original heritage structure that is available at site shall be carefully salvaged and re-used for the reconstruction

		<p><i>to the maximum extent possible. The heritage block can be put into any compatible reuse including for residential purposes as well. No part of this block will be visually obstructed from the main road in front as was existing earlier. A proportionate amount of green space shall be maintained all around this structure from each face of the heritage block on all sides to maintain continuity with the ‘bungalow type’ that this heritage block in Civil Lines area belonged to. This would impart a heritage character to the property and also enable preserving the inherent attributes of the original property.</i></p> <p>c) <i>As the said property is listed Grade III any additional buildings in the plot shall be as per UBBL 2016 provisions for Heritage buildings and other prevailing norms subject to the above recommendations stated in b. above. Any new additional block will have to follow and correspond to the visual language of the newly reconstructed block and not overwhelm or dominate the structure and its surrounding green space in any way.....”</i></p> <p>5. The Committee also scrutinised the proposal in terms of its earlier observations as following:</p> <p>a) Extracts of the HCC meeting held on October08, 2020:</p> <p><i>“.....The report of the sub-committee was deliberated in great detail by the HCC. After taking into considerations all above aspects the HCC strongly recommended to ensure actions as stipulated under various provisions of the Unified Building Bye Laws 2016 for Delhi related to heritage buildings.....”</i></p> <p>b) Extracts of the HCC meeting held on April 06, 2022:</p> <p><i>“.....b). The two-building block ‘TA’ and ‘TB’ are creating visual obstruction of the heritage property from the main road, need reconsideration and it shall be in compliance with the recommendations of the sub-committee.....”</i></p>	
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		<p><i>existing earlier following the design principles, architectural form and style as well as façade details were found to be missing in the submission.</i></p> <p><i>b) Also, the drawings of original heritage building alongwith the layout plan were found to be missing in the submission. The same shall be presented to the HCC for its judicious consideration.</i></p> <p><i>c) Considering the matter, the concerned local body i.e., North DMC was asked to authenticate and ensure that the detailed design scheme to reconstruct the heritage structure following the design principles, architectural form and style as well as façade details by retaining the existing footprint of the heritage building, built-up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme be significantly elucidated. The same shall be forwarded with recommendations to the HCC for its consideration.....”</i></p> <p><i>e) Extracts of the HCC meeting held on April 03, 2023:</i></p> <p><i>“.....b.) The proposal for the reconstruction of the heritage structure shall be prepared by following the design principles, architectural form and style as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, and built-up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme in terms of clause 1.4 of the annexure-II of the UBBL for Delhi. A proportionate amount of green space shall be maintained all around this structure to maintain continuity with the ‘bungalow type’ that this heritage block in the Civil Lines area belonged to. This would impart a heritage character to the property and also enable preserving the inherent attributes of the original property.</i></p>	
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<p>3.</p>	<p>Repair and Renovation in respect of Garage No.80, Ground Floor, Scindia House,</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering/ cladding and patch repairs, white washing, painting, remove rolling shutter, remove partition and proposed ramp, flooring and re-flooring, installation of signage and façade as per NDMC policy, shifting of rolling shutter from outside to inside of premises and demolition of unauthorized construction.</i></p>	<p>Accepted, observations given.</p>

<p>Connaught Place, New Delhi.</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 & 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) 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 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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