

**MINUTES OF THE 129<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD ON 11.30 A.M. ON FRIDAY, JUNE 2, 2023.**

<b>Sl. No</b>	<b>PROPOSAL</b>	<b>OBSERVATIONS /RECOMMENDATIONS</b>	<b>DECISION</b>
1.	<b>Building plan proposal for addition/alteration in respect of Plot no. 3880-3881, Old No. 2224-A, Ward no.9, Main Sarak, Pandit Prem Narayan Chooriwalan, Bazar Sitaram.</b>	<p>1. The proposal was forwarded by the MCD (Online) for consideration of the HCC. The proposal is in the gazette notified heritage list of the MCD area Grade-III listed at serial no. 162 vide gazette notification <i>dated 29th July 2016</i> issued by the Govt. of NCT of Delhi.</p> <p>2. The Heritage Conservation Committee (HCC) did not accept the proposal forwarded by the MCD (online) at its meetings held on April 3, 2023, specific observations were given.</p> <p>3. The revised proposal received from MCD (online) at the formal stage was scrutinized along with previous observations communicated vide HCC observation letter no: 5(2)/2023-HCC-Online, OL-2703235002 dated April 6, 2023, 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 vide their letters no: TP/G/507/2023 dated 02.03.2023,TP/G/1033/2023 dated 10.05.2023, and the letter from the proponent dated 04.05.2023. Based on comments received from the local body, previous observations given, and revised submission made, the following observations are to be complied with:</p> <p>a) The Committee took note that in terms of the previous observations of the HCC communicated vide HCC letter no: 5(2)/2023-HCC-Online, OL-2703235002 dated April 6, 2023, and observed that no compliances of the same have been done to conserve heritage building.</p> <p>b) While communicating the observations of the Committee, the architect was advised to furnish a point wise compliance &amp; reply, however the same was found to be missing</p>	<b>Not accepted, observations given.</b>

		<p>in the submission. Each observation shall be adequately addressed &amp; complied with and furnish a point wise reply.</p> <p>c) It is again reiterated that the architect/proponent should provide plot details, original built coverage details/built-up area, layout plan of the original built construction (<i>ground + first floor</i>), heritage elements, uncut photographs of the site from various angles to understand the heritage proposal judiciously..</p> <p>4. The architect &amp; MCD is advised to adhere to the above observations and previous observations of the HCC communicated vide HCC letter no: 5(2)/2023-HCC-Online, OL-2703235002 dated April 6, 2023, and furnish a pointwise compliance &amp; reply.</p>	
<b>2</b>	<b>Repair/Renovation in respect of Ground &amp; Mezzanine, Plot no. 2, Property no. K/2, Block - K, Rear Block (<i>back side of K-16</i>), Chaudhary Building, Middle Circle, Connaught Place.</b>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC (online) for consideration of the HCC.</li> <li>2. The Committee did not approve the proposal for repair/renovation at its meeting held on March 28, 2023, specific observations were given.</li> <li>3. The revised proposal forwarded by the NDMC (online) was scrutinized along with the previous observations of the Committee communicated vide observation letter no: 6(13)/2023-HCC-Online, OL-1703236013 dated 05.04.2023, and the comments given by the concerned local body i.e., NDMC. It included the <i>work in terms of dismantle of old plaster and re-plastering work, flooring and re-flooring work, POP work, white wash, painting &amp; polishing work, wood &amp; glass work, removal of wooden counter &amp; wooden stair and mezzanine, replacement of sanitary, electrical fitting &amp; fixture, tile work, false ceiling &amp; re-false ceiling work.</i></li> <li>4. 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>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>5. 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) 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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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>	
<b>3.</b>	<b>Repair/renovation in respect of A-19, First floor, Middle</b>	<p>1. The proposal forwarded by the NDMC (online) for consideration of the HCC.</p> <p>2. The Committee did not approve the proposal for repair/renovation at its meeting held on March 28, 2023, specific observations were given.</p>	<b>Accepted, observations given.</b>

<p><b>Circle, Connaught Place.</b></p>	<p>3. The revised proposal forwarded by the NDMC (online) was scrutinized along with the previous observations of the Committee communicated vide observation letter no: 6(16)/2023-HCC-Online, OL-2303236016 dated 05.04.2023, and the comments given by the concerned local body i.e., NDMC. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/ doors, replacement of rolling shutters.</i></p> <p>4. 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>5. 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) 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>	
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**(SurendraKumar Bagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

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