

MINUTES OF THE 133rd MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 03.00 PM ON MONDAY, JANUARY 01, 2024.

At the commencement of the meeting, the Chairman of the Heritage Conservation Committee extended a warm welcome to the members of the newly constituted HCC, as per the Government of India, Ministry of Housing & Urban Affairs Gazette Notification no. S.O. 5454 (E) dated December 23, 2023. Following this welcome, the Member-Secretary provided a comprehensive briefing to acquaint the new HCC members with essential information. The briefing encompassed details related to the Constitution, Objectives, Mandate, Legal and Institutional Framework, Policies and Strategies, as well as the listing of heritage buildings and major issues. The purpose of this informative session was to ensure that all members were well-informed and aligned with the key aspects of the HCC's functions and responsibilities.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	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.	<ol style="list-style-type: none"> 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. 162 vide gazette notification <i>dated 29th July 2016</i> issued by the Govt. of NCT of Delhi. 2. The Heritage Conservation Committee (HCC) did not accept the proposal forwarded by the MCD (online) at its meetings held on April 3, 2023 and June 2, 2023, respectively specific observations were given. 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 & letter no. 5(7)/2023-HCC-Online, OL-2305235007 dated June 5, 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/2365/2023 dated 01.11.2023, TP/G/1033/2023 dated 10.05.2023, and the project report submitted by the architect respectively. Based on comments received 	Not accepted, observations given.

		<p>from the local body, previous observations given, and revised submission made, the following observations are to be complied with:</p> <p>a) The Committee examined its earlier detailed observations communicated vide HCC observation letter no: 5(2)/2023-HCC-Online, OL-2703235002 dated April 6, 2023 & letter no. 5(7)/2023-HCC-Online, OL-2305235007 dated June 5, 2023, comments received from the concerned local body i.e., MCD vide their letters no: TP/G/2365/2023 dated 01.11.2023, TP/G/1033/2023 dated 10.05.2023, and the project report submitted by the architect. It was observed that unsatisfactory compliances for the same have been given.</p> <p>b) Additionally, the Committee observed a lack of harmony among the comments received from the Municipal Corporation of Delhi (MCD), the project report submitted by the architect, and the provisions stipulated under clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL). The discrepancies in alignment among these elements were noted during the meeting and were discussed as pertinent points requiring clarification and resolution for the seamless integration of information and compliance with relevant regulations.</p> <p><i>“...1.4 Penalties: 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 <u>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 Heritage Building in the same form and style in addition to other controls that may be specified...</u>”</i></p> <p>The MCD vide their letter no: TP/G/2365/2023 dated 01.11.2023 has indicated that:</p>	
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		<p>“.....b) It is ensured that the total built up area of new construction is not in excess of the original heritage building and is in the same form and style within the controls.</p> <p>f) MCD has checked the area details /drawing built up area, foot print design etc.....”</p> <p>c) Upon careful examination of the area table and the proposal submitted by the architect, the Committee noted a significant disparity. It became evident that the proponent has increased the Floor Area Ratio (FAR) from the existing 200 to 300, introducing an additional floor (Second floor) in the proposed design. Furthermore, discrepancies were identified in the reported heights of the building, with the given height listed as 15.00 meters in contrast to the sections and elevations indicating 10.65 meters.</p> <p>d) Additionally, inconsistencies were observed between the existing ground floor plan, first floor plan and existing site photographs. These discrepancies were discussed during the meeting, emphasizing the need for clarification and rectification to ensure coherence and compliance with the proposed plans.</p> <p>4. After a comprehensive review, the Committee noted that the proposal is not in harmony with the provisions outlined in clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL) and identified multiple discrepancies. Due to the inadequacy of information provided, the Heritage Conservation Committee (HCC) could not appreciate heritage proposal judiciously. Consequently, the proposal is being returned to the concerned local body, i.e., MCD, with the request to examine, authenticate, and verify the submitted heritage proposal.</p> <p>5. The Committee emphasized the need to ensure compliance with all applicable requirements, particularly those outlined in clause 1.4 of annexure-II of UBBL, before</p>	
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		forwarding the proposal for the consideration of the HCC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.	
2	Repair/Renovation in respect of N-12, Ground Floor, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering, POP, furniture & fixtures, flooring/ re-flooring, temporary internal partitions (gypsum/wooden/glass), patchwork, painting/whitewashing, false ceiling, panelling work(gypsum), glass glazing, 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 inside the shop.</i> 2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC. 3. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and annexure-II 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 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> 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 	Accepted, observations given.

		<p>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 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>	
3	Repair/renovation in respect of M-46, Ground Floor & Mezzanine, Connaught Place.	<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, electrical fittings, temporary fixtures & partitions, repairing of stairs steps/ new railing, replacing old glass glazing with new, removal of front portion of mezzanine, shifting of rolling shutter to inside of premises.</i></p>	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. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and annexure-II 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 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>	
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4	Repair/renovation in respect of 64, 64-A, Regal Building, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering, re-plastering/cladding and patch repairs, re-roofing of renewal of roof, flooring and reflooring, opening and closing windows, ventilator and doors, rehabilitation/repair/conservation of fallen bricks, stones, pillars, beams etc., construction or reconstruction of sunshade, construction or reconstruction of parapet, white washing, painting etc. including erection of false ceiling, reconstruction of portions of building damaged by natural calamity to the same extent as existed, erection or re-erection of temporary partitions, change/installation/rearranging/relocating of fixture of equipment's of HVAC- MEP services, amenities including but not limited to lift, firefighting, staircase and emergency light to be repaired/restored/renewed.</i> 2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC. 3. Upon reviewing the photographs submitted by the architect, it became apparent that the heritage building is in a dilapidated condition. However, there was a lack of clarity regarding the condition of some specific areas. In order to comprehensively assess the ground situation, the Committee took the decision to constitute a sub-committee. The sub-committee, comprising the following members, was formed with the specific mandate to visit the site in person and submit a report to the Heritage Conservation Committee: 	Deferred.

		<p>i. Dr. Archana Verma ... Member HCC</p> <p>ii. Smt. Nandita Parikh ... Member HCC</p> <p>iii. Ms. Aishwarya Tipnis ... Member HCC</p> <p>iv. Smt. Archana Khanna ... Member HCC</p> <p>v. Chief Architect, NDMC ... Member HCC</p> <p>vi. Commissioner (Plng.) DDA ... Member HCC</p> <p>vii. Chief Town Planner, MCD ... Member HCC</p> <p>viii. Member-Secretary ... Member Convener</p>	
5	Repair/renovation in respect of 20/90 BLOCK-P (Ground & Mezzanine Floor), Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering, POP punning, painting/white washing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring and fittings, waterproofing and plumbing works with new fixtures, replaced internal doors, ventilators and windows, dismantle mezzanine floor.</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) and annexure-II 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 & 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</p>	Accepted, observations given.

		<p>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 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. It shall also be ensured that the base of columns in the colonnaded corridors outside the premises be remain as per original.</p>	
6	<p>Repair/renovation in respect of Shop No.12, (Mezzanine Floor) Regal Building, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring and fittings, waterproofing, proposed internal doors and windows, existing staircase to be repair.</i></p>	<p>Deferred.</p>

		<p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. Upon reviewing the photographs submitted by the architect, it became apparent that the heritage building is in a dilapidated condition. However, there was a lack of clarity regarding the condition of some specific areas. In order to comprehensively assess the ground situation, the Committee took the decision to constitute a sub-committee. The sub-committee, comprising the following members, was formed with the specific mandate to visit the site in person and submit a report to the Heritage Conservation Committee:</p> <p style="padding-left: 40px;"> <i>i. Dr. Archana Verma</i> ... <i>Member HCC</i> <i>ii. Smt. Nandita Parikh</i> ... <i>Member HCC</i> <i>iii. Ms. Aishwarya Tipnis</i> ... <i>Member HCC</i> <i>iv. Smt. Archana Khanna</i> ... <i>Member HCC</i> <i>v. Chief Architect, NDMC</i> ... <i>Member HCC</i> <i>vi. Commissioner (Plng.) DDA</i> ... <i>Member HCC</i> <i>vii. Chief Town Planner, MCD</i> ... <i>Member HCC</i> <i>viii. Member-Secretary</i> ... <i>Member Convener</i> </p>	
7	Repair/renovation in respect of K-10, Ground and Mezzanine Floor, Connaught Place.	<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, water proofing, electrical fittings, temporary fixtures & furniture, plumbing and sanitary works, rehabilitation/repair of fallen bricks, repairing of stairs steps/new railing, erection/re-erection of internal partitions, replacing old glass glazing/ doors with new.</i></p>	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. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and annexure-II 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 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>	
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8	Repair/renovation in respect of shop no-18 & 19, Block C (Ground Floor & Mezzanine Floor), Connaught Place.	<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/reflooring, false ceiling, electrical fittings, plumbing and sanitary fittings, temporary fixtures and partitions, repairing of staircase and railing, replacing old glass glazing with new, removal of wooden storage loft, removal of small portion of mezzanine, shifting of rolling shutters 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. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and annexure-II 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</p>	Accepted, observations given.

		<p>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 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>	
Additional items:			
1	Proposal in respect of Open-Air Theatre at Schedule-B, Football Ground,	1. The proposal forwarded by the CPWD (online) was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1 st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi ' <i>Building within the President Estate</i> ' listed in the notified list at serial no. 5 are in the Grade-I.	Accepted, observation given.

	<p>Rashtrapati Bhawan (President's Estate).</p>	<p>2. The proposal of Comprehensive Conservation Management Plan (CCMP) Phase-I & II of President Estate forwarded by the NDMC was approved by the Heritage Conservation Committee (HCC) at its meetings held on September 16, 2014 and July 21, 2017 specific observation were given.</p> <p>3. The proposal for Open Air Theatre in Schedule-B were received (online) from the CPWD was scrutinised alongwith the recommendations, related to urban design guidelines & local building bye-laws, of the concerned local body i.e., CPWD O/o Chief Architect (ADG Delhi), CPWD vide their letter no: 23(01)(93)/CA (Delhi)/BPAC/2023/310-e, dated 28.12.2023, the following observation is to be complied with:</p> <p>a) The Committee recommended that no existing trees on the site shall be cut. This decision underscores the importance of preserving the existing greenery.</p>	
<p>2</p>	<p>Building Plan proposal in respect of 1204 to 1207, Bazar Maliwara, Near Moti Bazar, Chandni Chowk.</p>	<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. 458 vide gazette notification <i>dated 29th July 2016</i> issued by the Govt. of NCT of Delhi.</p> <p>2. Earlier, the proposal was returned to the concerned local body i.e., MCD vide HCC letter no: 5(10)/2023-HCC-Online dated October 13, 2023 the primary reason for this return was the absence of attached comments from the MCD.</p> <p>3. The proposal received from MCD (online) at the formal stage was scrutinized alongwith the comments of the concerned local body i.e., MCD vide their letter no: TP/G/MCD/2023/2557 dated 05.12.2023 issued by the Sr. Town Planner-III, MCD, the following observations are given:</p> <p>a) The Committee took note of the letter from MCD indicating the following:</p>	<p>Not accepted, observations given.</p>

		<p><i>“.....as per the application submitted by the applicant, upper portion of the site has been demolished due to its dilapidated condition. Applicant has proposed G+3 structure with the use of Dholpur stone and Red stone on the exterior elevation. The only existing heritage feature of Chajli has been retained in the proposal.....”</i></p> <p>b) The Committee expressed its concern over the unauthorized demolition of a portion of the heritage structure, without prior approval from the MCD.</p> <p>c) In light of the unauthorized demolition of a portion of the heritage structure, the Committee accentuated the need for additional documentation to substantiate that no other heritage elements were demolished. It was, accordingly, decided that the MCD/proponent must submit the original built coverage details/built-up area, layout plan of the original built construction, heritage elements, photographs, drawings, documentation etc. of the original heritage structure to understand the heritage proposal judiciously.</p> <p>d) Further, the attention of the MCD and the proponent was drawn to the provisions as stipulated under clause 1.4 of the annexure-II of the UBBL for Delhi 2016:</p> <p><i>“...1.4 Penalties: 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 Heritage Building in the same form and style in addition to other controls that may be specified...”</i></p> <p>4. After a comprehensive review, the Committee noted that the proposal is not in harmony with the provisions outlined in clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL). Due to the inadequacy of information provided, the Heritage Conservation Committee (HCC) could not appreciate heritage proposal judiciously. Consequently, the proposal is being returned to the concerned local body,</p>	
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		<p>i.e., MCD, with the request to examine, authenticate, and verify the submitted heritage proposal in term of the provisions outlined in clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL).</p> <p>5. The Committee emphasized the need to ensure compliance with all applicable requirements, particularly those outlined in clause 1.4 of annexure-II of UBBL, before forwarding the proposal for the consideration of the HCC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
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The meeting concluded with a vote of thanks extended to the Chair for presiding over the proceedings and guiding the deliberations. Members expressed gratitude for the efficient conduct of the meeting and the Chair's leadership in facilitating productive discussions on the agenda items.

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(SurendraKumarBagde)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs, GOI

sd/-
(Ruby Kaushal)
Member-Secretary, HCC