

MINUTES OF THE 135th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 4.00 P.M. ON WEDNESDAY, JANUARY 24, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Addition/alteration in respect of E-1, Mercantile Building, Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the work in terms of plastering, POP work, furniture & fixtures, flooring/re-flooring, temporary internal partitions, patch work, painting/whitewashing, false ceiling, panelling work (wooden and 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 doors, proposed temporary rolling shutter inside the shop, proposed staircase, proposed lift, proposed roofing/re-roofing at existing/same level.</p> <p>2. The proposal was scrutinised 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="text-align: center;"><i>".....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties....."</i></p>	Not accepted, observations given.

		<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 proposal included fully glazed shop windows/doors on ground floor. It was observed that these are not as per original façade envisioned by the architect of Connaught place. NDMC to ensure that shop façade shall be proposed as per original design of Connaught Place.</p> <p>b) The proposal delineates comprehensive structural modifications, entailing the removal of a temporary staircase and the addition of new staircases, lifts, etc. Additionally, the scope of work includes roofing/re-roofing; however, a photograph illustrating the current state of the terrace has not been provided. The Committee underlines the necessity for clarity regarding the overall methodology employed in the re-roofing process, particularly in light of the prevalence of RBC roofing during the historical period. A detailed elucidation of the methodology is required for the evaluation of the proposed alterations and additions.</p> <p>c) No changes are permitted on the external facade, which should be retained as per the original design while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>d) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be</p>	
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		<p>ensured by the NDMC.</p> <p>e) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>g) 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/renovation in respect of H-35/5, H-35/6, H-35/7 and H-35/8, Ground floor, Middle Circle, Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of old plaster & re-plastering work, POP work, white wash & painting work, dismantling of existing doors & windows, existing all doors & windows to be replaced with new UPVC or aluminium frame with toughened glass, false ceiling & re-false ceiling work, replacement of electrical wire, fitting & fixtures, removal of brick partition wall wooden/steel stair and convert as per sanction plan, flooring & re-flooring work, re-roofing of same level, parapet wall for roof of existing height, placement & provision of water tank, AC outdoor, portable ladder will be used on roof from outside at the time of maintenance.</i></p> <p>2. The proposal was scrutinised 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</p>	Not accepted, observations given.

		<p>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 observation is to be complied with:</p> <p>a) The Committee noted that the single-story structure, subject to the repair/renovation proposal, is situated in the rear of the original heritage superstructure. Upon visual inspection, it appears to have been constructed at a later date. Prior to undertaking a thorough review of the proposal, the Committee expressed the need to inquire about the year of construction and the approvals obtained from the concerned local body i.e., NDMC, for the Committee's understanding and evaluation of the proposed repair/renovation in the context of the overall heritage structure.</p>	
3	<p>Plans for additions/alterations in respect of Bikaner House, Pandara Road.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the work in terms of construction of guest rooms building, additional block in office block '10' building, construction of open air auditorium, construction of cultural and information centre.</p> <p>2. The proposal was scrutinised along with the comments given by the concerned</p>	<p>Not accepted, observations given.</p>

		<p>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>".....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties....."</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) During the evaluation of the case for additions and alterations, the Committee took note that the existing built construction at the site was not comprehensively considered in the scope of the proposal. This observation specifically pertains to the additions and alterations proposal under review. Furthermore, the Committee noted that 'Bikaner House' holds the distinction of being a Grade-II heritage property, listed at Sr. no. 4 on the heritage list for the New Delhi Municipal Council (NDMC) area. The entire campus is listed as Grade II and requires a precinct level approach.</p> <p>b) At present, the campus is characterised by various built structures, each fulfilling distinct functions. The recent augmentations, encompassing the Cultural & Office Block, Hostel Block, Open-Air Theatre, and M-Block, have</p>	
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		<p>been proposed subsequent to the demolition of pre-existing office blocks, servant quarters, staff residences, kitchens, and garages. However, the proposed design scheme lacks sufficient self-explanatory clarity. Recognising its proximity to India Gate, a prominent destination for both domestic and international tourists year-round, the Committee emphasises the evaluation of this proposal not in isolation but as an integral part of the broader context of existing campus constructions.</p> <p>c) Urban design interventions need to result in the creation of place-centred and people-centred environments, both in physical and social terms. While densification of the city is an important part of the urban future, the liveability and the quality of our historic precincts must also be considered for a more sustainable urban future. The scheme merits an urban conservation approach to the campus.</p> <p>d) The proposal shows a major intervention in the form of new construction, with large building blocks inserted within the older, intricate, and delicately designed fabric of the Bikaner House precincts, apart from other minor interventions.</p> <p>e) The urban grain, observed and examined at the individual building and the precinct levels was found to lack the sensitivity of an urban intervention that should have ideally contributed to increased pedestrian interaction and street vibrancy, and hence a more vibrant urban experience inside the precincts. The long, continuous building facades with heights almost equal to the main building block at best compete with the latter as though challenging its presence. The facades provide no interest or engagement for the user.</p> <p>f) The urban spaces thus created between the buildings lack human scale, are</p>	
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		<p>non-participative especially at the ground floor façade level, and at best create a highly claustrophobic and dismal urban experience. The design of the open-air amphitheatre also lacks the desired design sensitivity of an urban intervention in such precincts. Detailing of amphitheatre needs to be reviewed with respect to its scale and relation to the surrounding buildings. Possibility of reducing its overall mass should be examined by lowering it partially into the ground.</p> <p>g) The extensive urban development in this case generates a morphology that will likely adversely affect the allocation of land surface radiation and energy, playing a deteriorating role in the urban sustainability, atmospheric environment, the local micro climate and in the formation of urban heat island (UHI).</p> <p>h) Thus, on a detail examination of the building massing, texture, qualitative physical features of the façades, characteristics of the streets/open spaces thus created along with anticipated pedestrian patterns, accessibility and the larger relevance of the built form in its urban setting, a much more responsive and sensitive design intervention is sought.</p> <p>i) There is a total disregard of the landscape heritage of the site, which includes many mature trees that are part of the urban landscape fabric of LBZ. It is important that existing trees are mapped and tagged accurately. Proposed site plan should integrate all the existing vegetation and spell out a clear strategy to conserve them in design and thereafter during the process of construction.</p> <p>j) Present design does not do justice to the landmark character of the site and the campus of Bikaner House. It needs a more in depth and thorough</p>	
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4	Repair/renovation in respect of F-14/15, 2nd floor, Block-F, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering & POP punning, painting/whitewashing, flooring & re-flooring, false ceiling, wall panelling, electrical wiring & fitting, waterproofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/ doors.</i> 2. The proposal was scrutinised 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 Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with: 	Accepted, observations given.

		<p>a) No changes are permitted on the external facade, which should be retained as per the original design, 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>	
5	<p>Repair/renovation in respect of 12, Regal Building, Ground floor, Parliament Street.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary partitions (gypsum/glass/wooden), patch work, painting/whitewashing, panelling work(gypsum), glass glazing, proposed temporary doors, 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, changing of sanitary fittings, proposed replacement of granite for existing temporary internal stairs steps.</i></p> <p>2. The proposal was scrutinised along with the comments given by the concerned</p>	<p>Not accepted, observations given.</p>

		<p>local body i.e., NDMC, the following is brought to the notice of the Committee:</p> <p>a) <i>Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p>b) <i>Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p> <p>c) <i>Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>d) <i>Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.</i></p> <p>3. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon'ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:</p> <p><i>".....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.</i></p> <ul style="list-style-type: none"> <i>•The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.</i> <i>•A survey of the complete structure must be carried out and the drawings of all the structural elements must be prepared in order to understand the current</i> 	
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6	Repair/renovation in respect of Gole Dak Khana, Near Gurudwara Bangla Sahib.	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of repair of lime plaster, removal of cement plaster and redoing it with lime plaster, painting/ whitewashing, re-flooring in kota stone and heritage tiles, removing later added false ceiling, repair of doors, windows and ventilators, removing aluminium doors/ windows and replacing with wooden doors/ windows, waterproofing treatment of terrace which is compatible to the original Building materials, treatment of wooden beams, repair of pitched roof, replacing the roof tiles that match to the original, anti-rust treatment in metal sections and strengthening of reinforcement as per its condition in rooms with reinforced brick ceiling and jack arch ceilings, stitching of cracks and consolidation of masonry as required, removing rooms/boundary walls which are later added to the structure, opening of blocked openings and verandas, providing adequate plinth protection around the building, electrical wiring and fittings, plumbing works and sanitary fitting, replacing the CC inter locking pavers in the open area with cobble stone flooring.</i></p> <p>2. The proposal was scrutinised 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,</p>	Accepted, observations given.

		<p>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> <ul style="list-style-type: none"> a) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc. 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. c) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the 	
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