

MINUTES OF THE 136th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 3.30P.M. ON TUESDAY, FEBRUARY 6, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Repair/Renovation in respect of Plot no. 134, flat no. 3, 2nd and 3rd and terrace floor in Atma Ram Mansion (earlier known as Scindia House), Janpath Road, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online)for consideration of the HCC. 2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on August 31, 2022, September 23, 2022, December 1, 2022, February 14, 2023. It was later approved on March 3, 2023; specific observations were given. 3. The revised proposal forwarded by the NDMC electronically was scrutinized. It included the work in terms of <i>“natural marble, wooden flooring and ceramic tiles will be used for flooring, for air conditioning works -VRV/VRF technology will be used for lowering the carbon footprint, as also, to reduce the number of outdoor units on terrace, LED lights will be installed to enhance the interiors, as also, to reduce carbon footprint, staircase will have natural stone flooring and dado for ease of maintenance, plastering/cladding and patch repairs will be carried out, windows/ventilators and doors repairs/change will be done, rehabilitation/repair of fallen bricks, etc. including wall panelling will be done, white washing/painting/polishing etc. will be done, false ceiling with gypsum plaster/ wood planks will be carried out, erection or re-erection of internal partitions in glass/ wood provided the same are within the preview of the bye-laws, internal and external electrical/air conditioning/solar panel works will be done, internal and external plumbing/sanitary works repairs and upgrading works will be done, internal and external safety and security installations like cameras/ grills/ gates/ fencing repairs will be carried out”</i> 4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) & 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: <i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i> 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 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with: 	Not Accepted, observations given.

		<p>a) The proposal for repair/renovation of right portion to the staircase and lift core of plot no. 134, flat no. 3, 2nd and 3rd and terrace floor was accepted by HCC on March 10,2023. The current proposal has been received for the left side of the same property for repair/renovation.</p> <p>b) The submitted drawings show proposed amendments in the staircase at ground and first floor also whereas the project title mentions amendments only on second, third, and terrace floor. The scope of work in the proposed amendments is unclear from the submission due to mismatch in the project report, submitted drawings and project title.</p> <p>c) External and internal site photographs are missing in the submission. A sufficient number of existing site photographs should clearly show external façade and all internal wall face along with ceiling and floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.</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 upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>e) 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>f) The structural safety of the building should be ensured.</p> <p>g) All outdoor air-conditioning units shall be such installed that they should not remain visible on external facade.</p> <p>h) 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 President's Estate, Kartavya Path. (Infill development in Comprehensive	<p>1. The proposal forwarded by the NDMC (online)for consideration of the HCC was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi 'Building within the President Estate' listed in the notified list at serial no. 5 are in the Grade-I.</p>	Accepted (only for zoning of OAT, Tribal museum and sports activity area).

<p>Conservation Management Plan - CCMP, President Estate)</p>	<p>2. The local body NDMC comments include: <i>“The CCMP has meticulously assessed the strategy for advancing development within the President's Estate, recognizing the inevitability of some developments to meet contemporary requirements. Careful consideration has been given to guidelines for in-fill developments, ensuring that these do not compromise the heritage characteristics of the Estate, in accordance with past heritage vision plans approved in 2013. The President's Secretariat is extending efforts to modify these vision plans to accommodate in-fill developments and address the future needs of the President's Estate. The CCMP has conducted a detailed examination of the locations for major new programs within the Estate. These include the proposed establishment of an Open-Air Theatre, Tribal Museum (to be housed within schedule B), a proposal for a Mini Sports Complex, and the creation of a Sports Utility area. Each of these developments is strategically considered to meet the cultural, recreational, and sports-related needs of the President's Estate. In conclusion, the CCMP and the Infill Development Plan highlight the paramount importance of continuous maintenance and future-oriented planning to preserve the heritage characteristics of the Rashtrapati Bhavan precincts. The emphasis is on ensuring the functional viability of the state while maintaining a cohesive conservation approach for the existing heritage of the President's Estate. This comprehensive strategy aims to strike a balance between meeting modern requirements and safeguarding the historical and unique features of the Estate”.</i></p> <p>3. Taking into consideration the comments of the local body, i.e., NDMC, and submission made, the proposal was scrutinized, and the following observations are to be complied with:</p> <p>a) The proposal has been received for infill development in the comprehensive conservation management plan (CCMP) at the President estate only for zoning. Four development works are proposed in the current submission i.e.</p> <ol style="list-style-type: none"> i. Open air theatre ii. Mini sports complex iii. Tribal museum iv. Sports utility area <p>b) It has been observed by the HCC that the Mini sports complex has been proposed in the zone marked 'No build zone' in the approved CCMP 2013. The same shall be suitably relocated in a 'buildable zone' (as per the approved CCMP 2013).</p>	<p>Observations given.</p>
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Additional items			
1.	Proposal in respect of Installation of Statue in Central Lawn of Jaisalmer house, canopy of entry and exit gate of Jaisalmer House at Man Singh Road.	<p>1. The proposal forwarded by the CPWD (online) was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi ‘<i>Jaisalmer House and Campus</i>’ listed in the notified list at serial no. 53 are in the Grade-II.</p> <p>2. The proposal for Installation of Statue in Central Lawn of Jaisalmer house, canopy of entry and exit gate was scrutinised alongwith the comments received from the CPWD i.e.</p> <p><i>“upliftment of Landscape lawn, replacement of existing statue with Dr. B.R. Ambedkar statue in front (height of statue : 9 feet with pedestal height around 6-7 feet made up of bronze, to renovate and provide canopy for entry and exist gate”.</i></p> <p>The following observation is to be complied with:</p> <p>a) The finishing material of the pedestal in the submission should be in consonance with and sensitive to the heritage character of the existing building complex. Examples of materials which should be used include Red sandstone / Dholpur / Kadappa/ Quartz etc.</p>	Accepted, observations given.
2	Conservation work at Delhi Golf Course	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi various buildings located in ‘<i>Delhi Golf Club</i>’ have been listed in the notified list in Grade I and Grade-II.</p> <p>2. The local body NDMC comments include: <i>“Nestled amidst the 220 acres of the greens of the Delhi Golf Club stand monuments dating from the 14th-18th centuries, ten of which have been notified by the New Delhi Municipal Council, and the two structures namely the Lal Bangala are also protected by the Archaeological Survey of India. These structures form an integral part of the necropolis centred around the 14th century shrine of Hazrat Nizamuddin Auliya and form a unique ensemble of garden tombs. The conservation works here are aimed at restoring the architectural integrity of these monuments and reviving their lost grandeur and will be prevalent national and international norms and charters. The proposed works will follow a craft-based approach to conservation and employ the use of traditional materials and craftsmanship to undo the loss of original fabric due to decay, neglect and inappropriate 20th century</i></p>	Accepted, observations given.

		<p><i>intervention. Conservation works will be undertaken by master craftsman employing traditional techniques that are time tested, ensuring the survival of these structures for the centuries to come...”</i></p> <p>3. The proposal for Conservation work in Delhi Golf Course was scrutinised for the following buildings,</p> <ul style="list-style-type: none"> i. Early Mughal Tomb ii. Tomb iii. Gateway iv. Barah Khamba v. Mir Taqi’s Tomb vi. Mosque vii. Tomb of Syed Abid viii. Vaulted Tomb <p>4. Taking into consideration the comments of the local body, i.e. NDMC, and submission made, the proposal was scrutinized, and found acceptable</p>	
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