

MINUTES OF THE 138th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 3.00 P.M. ON WEDNESDAY, MARCH 6, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Plans for Conservation and restoration at St. Stephens College University of Delhi, Sudhir Bose Marg.	<p>1. The proposal was forwarded by the MCD (Online) for consideration by the HCC. In terms of the Gazette notification dated <i>February 25, 2010</i> issued by the Department of Urban Development, Govt. of NCT of Delhi ‘St. Stephens College’ listed in the notified list at serial no. 6 are in the Grade-I (Zone-C). As per the comments received from Sr. Town Planner-III, Town Planning Department, MCD vide Letter no. TP/G/2116/2023 dated 27.09.2023, the proposal included <i>work in terms of replastering and restoration of damaged plaster/ paint layer with fresh layer of lime plaster, re-pointing on exposed brick masonry using lime mortar matching to the original, stitching of cracks, waterproofing of terrace, underpinning of masonry, all the broken/missing details like moldings, cornices, chajja, coping, etc. will be restored as per the original design, termite treatment at ground and plinth level and wood work.</i></p> <p>2. The proposal received (online) at the formal stage was scrutinised along with the detailed comments received from MCD vide Letter no. TP/G/2116/2023 dated 27.09.2023 and 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. in entirety ensuring durability.</p>	Accepted, Observations given.

		<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 MCD.</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) The concerned local body i.e., MCD has forwarded the proposal for the advice of the HCC, however the permission for the work is given by the concerned local body in terms of provisions as stipulated under provisions of Master plan, building bye-laws, and rules/regulations as applicable.</p>	
2	Addition/alteration in respect of E-1, Mercantile Building, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinized. 2. The Committee did not approve the proposal for addition/alteration at its meeting held on January 24, 2024, specific observations were given. 3. The revised proposal forwarded by the NDMC (online) was scrutinized along with the replies submitted by the Architect in response to previous observations of the Committee communicated vide observation letter no: OL-0901246004 dated 02.02.2024, and the comments given by the concerned local body i.e., NDMC. It included the <i>work in terms of plastering/re-plastering, POP, furniture & fixtures, flooring/re-flooring, temporary partitions, patchwork, painting/whitewashing, false ceiling, panelling work (gypsum and wooden), glass work, proposed temporary doors and windows, proposed temporary rolling shutter inside the shop and behind the glass, proposed external shop front windows as per HCC guidelines, proposed staircase, proposed lift, proposed casting of part slab & existing slab strengthening, proposed outdoor units of AC shall be placed on the roof/terrace of the building, damaged part of</i> 	Accepted, Observations given.

		<p><i>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 front door as per guidelines of HCC).</i></p> <p>4. The Committee observed that the NDMC has forwarded (online) the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016. The proposal received (online) at the formal stage was scrutinised along with the detailed comments received from NDMC and 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. 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. b) It was observed that the proposed glazing on the ground floor is not aligned vertically with the existing windows on the upper floor and outer columns in verandah which needs to be aligned appropriately for better visual and aesthetic considerations of the heritage structure. c) Side building in yellow colour to be repainted with the white colour & the same tone and texture as per the front façade of the heritage building of the Connaught Place area. d) 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. 	
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Additional Items:			
1.	Repair/renovation in respect of 10-B, Ground Floor & Mezzanine, Scindia House, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinized. 2. The Committee did not approve the proposal for addition/alteration at its meeting held on January 12, 2024, specific observations were given. 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(51)/2023-HCC-Online, OL-2812236051 dated 18.01.2024, and the comments given by the concerned local body i.e., NDMC. It included the <i>work in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing, proposed outdoor units of AC shall be placed on the</i> 	Accepted, Observations given.

		<p><i>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, changing of sanitary fittings, removal of temporary raised floor 1' High.</i></p> <p>4. The Committee observed that the NDMC has forwarded (online) the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016. The proposal received (online) at the formal stage was scrutinised along with the detailed comments received from NDMC and the following observations are to be complied with:</p> <p>a) The Committee noted that it had previously accepted the proposal for the repair, renovation and reconstruction of the Chajja projection in respect of 10-B, Ground Floor, Scindia House at its meeting held on November 25, 2022 in which no temporary construction in the rear side of heritage property was shown. Whereas, in the current proposal, temporary construction and toilet in the rear side are shown in the drawings and 3-D views which is not considered by the HCC while considering the current proposal.</p> <p>b) 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 while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) 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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		<p>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>f) 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> <p>g) The concerned local body i.e., NDMC has forwarded the proposal for the advice of the HCC, however the permission for the work is given by the concerned local body in terms of provisions as stipulated under provisions of Master plan, building bye-laws, and rules/regulations as applicable.</p>	
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(Ruby Kaushal)
Member-Secretary, HCC