

MINUTES OF THE 141st MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 3.30 P.M. TUESDAY, APRIL 16, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Building plans in respect of 1248-1249, Rang Mahal, Behind Novelty Cinema, SPM Marg.	<p>1. The MCD forwarded the proposal (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. 310 vide gazette notification <i>dated July 29, 2016</i>, issued by the Govt. of NCT of Delhi.</p> <p>2. The building plans proposal for addition/alterations in respect of 1248-49, Rang Mahal, Behind Novelty Cinema, SPM Marg was returned back to MCD by the Committee on March 28, 2024, specific observations were given.</p> <p>3. The Hon'ble Tis Hazari Court order no. CS DJ No. 580/2017 dated 05.04.2024 stated that: <i>".....HCC submits that the committee shall be sending its comments to the MCD on the proposal within 15 days from today....."</i></p> <p>4. The proposal received from MCD (online) on 22.03.2024 at the formal stage was scrutinized along with provisions as stipulated under Unified Building Bye-Laws for Delhi 2016 (UBBL) for Grade-III heritage-listed properties, comments received from the concerned local body, i.e., MCD vide their letter no. TP/G/MCD/2023/3417 dated 09.04.2024, and the order of Hon'ble Tis Hazari Court, the following observations are to be complied with:</p> <p>a) It shall be ensured that all proposed heritage elements including doors, windows, beams, arches etc. shall match in character and appearance with original heritage building. It should be ensured that the repair work be carried out onsite while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	Accepted, observations given.

		<p>b) The structural safety of the building should be ensured by the MCD. All original Heritage Characters should be retained in the modifications.</p> <p>c) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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 MCD in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
2	Repair/renovation in respect of K-11, Ground floor, Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinized along with the comments given by the concerned local body i.e., NDMC. It included the work in terms of <i>repair of plaster, removal of cement plaster and redoing it, painting/ whitewashing, re-flooring as per design, removing and re-installing 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, anti-rust treatment in metal sections and strengthening of reinforcement as per its condition in rooms, Sticking of cracks and consolidation of masonry</i> as required.</p> <p>2. 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:</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>	Accepted, observations given.

		<p>3. 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 onsite 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 by the NDMC. 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 NDMC for the Connaught Place area. f) All existing trees on the site should be protected & retained, and the scope for their growth to be ensured in terms of the applicable rules, regulations, and guidelines, etc. 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 NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable. 	
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3	<p>Letter received from Sr. Town Planner - III, Town Planning Department, MCD on the subject "Regarding property bearing no. 2258-59 Gali Anar, Kinari Bazar, Delhi -110006. - Reg.</p>	<ol style="list-style-type: none"> 1. The proposal is in the gazette-notified heritage list of the MCD area Grade-III, listed at serial no. 350 vide gazette notification dated July 29, 2016, issued by the Govt. of NCT of Delhi. 2. The proposal regarding property bearing no. 2258-59 Gali Anar, Kinari Bazar was considered in the HCC meeting dated March 26, 2024 and was accepted, specific observations were given. 3. The Committee took note of the letter from the Municipal Corporation of Delhi vide their letters no: TP/G/3348/2024 dated 02.04.2024 and accepted the adaptive reuse of the premises in terms of provisions as stipulated under Clause 1.9 of the Annexure-II of the Unified Building Bye-Laws for Delhi 2016 (UBBL). 4. 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 MCD in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable. 	<p>Accepted, observations given.</p>
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(SurendraKumarBagde)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ruby Kaushal)
Member-Secretary, HCC