

MINUTES OF THE 140th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 4.30 P.M. TUESDAY, MARCH 26, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Regarding bearing no. 2258-59, Gali Anar, Kinari Bazar.	<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. 350 vide gazette notification <i>dated July 29, 2016</i>, issued by the Govt. of NCT of Delhi. The proposal was deferred in HCC meeting held on 20.03.2024.</p> <p>2. The proposal received from MCD (online) on 12.03.2024 at the formal stage was scrutinized along with 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/2027/2023 dated 26.09.2023 and TP/G/MCD/2023/3263 dated 19.03.2024 and the project report (including drawings) submitted by the architect, and a detailed discussion was held with the representatives from the MCD. Based on comments received from the local body, a detailed discussion held with the MCD, and the submission made, the following observations are to be complied with:</p> <ul style="list-style-type: none"> i. The Committee noted that the heritage property has been present since around 1906 AD. ii. Further, the concerned local body i.e., MCD informed that the preservation and restoration process has already been done at the site complying with all the heritage features, architectural elements, materials and external façade aligning harmoniously with the existing heritage features and elements. 	Accepted, observations given.

		<p>iii. The added structural elements (columns/beams etc.) should be in harmony with existing heritage building. The concerned local body shall ensure the structural safety of the heritage building.</p> <p>iv. All services including water tanks, outdoor air-conditioners units, plumbing arrangements etc. shall ensure to be camouflaged so as not to remain visible.</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 plaster & POP Punning, painting/ white washing, Flooring/Re-Flooring, Water Proofing, False Ceiling, Proposed Doors and Windows, Electrical Wiring & Fittings, Wall Panelling, Partitions & Furniture /Fixtures, Proposed Rolling Shutter inside the premises, and Removal of brick Partition wall.</i></p> <p>2. The committee did not accept the proposal at its meeting held on January 24, 2024 specific observations were given.</p> <p>3. The revised proposal received online was scrutinised along with the comments given by the concerned local body i.e., NDMC, the following observation were given:</p> <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>	Accepted, observations given.

		<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 the NDMC.</p> <p>f) 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>	
<p>3.</p>	<p>Repair/renovation in respect of 64, 64-A, Regal Building, Connaught Place.</p>	<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 of HVAC- MEP services, amenities including but not limited to lift, firefighting, staircase and emergency light to be repaired/restored/renewed.</i> 2. The committee did not accept the proposal at its meeting held on January 12, 2024 specific observations were given. 3. The revised proposal received online was scrutinised along with the comments given by the concerned local body i.e., NDMC, the following observation were given: 	<p>Not Accepted, observations given</p>

		<p>a) The committee observed that while considering the case for repair / renovation at its meeting held on January 12, 2024 specific comments were given communicated vide HCC observation letter no. 6(44)/2023-HCC-Online, OL-3010236044 dated January 18, 2024. However, unsatisfactory compliances for the same has been given. NDMC to ensure its compliances in entirety.</p> <p>b) In view of unsatisfactory compliances, the proposal is returned to the concerned local body i.e. NDMC without consideration of the committee.</p>	
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(Ruby Kaushal)
Member-Secretary, HCC