

**MINUTES OF THE 142<sup>nd</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD ON 3.00 P.M. ON FRIDAY, MAY 24, 2024.**

Sl. No	PROPOSAL	OBSERVATIONS / RECOMMENDATIONS	DECISION
1	<b>Repair/renovation in respect of Plot No. B- 5, First Floor, (Block-II), B-Block, Middle Circle, Connaught Place.</b>	<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 POP punning &amp; patch repairing, painting/whitewashing(internal only), flooring/re-flooring(internal only), repair/replacement of sanitary fitting &amp; fixtures, installation of gypsum/glass partitions walls, wood work, furniture &amp; fixtures, electrical works, ceramic tile cladding in toilet, air conditioning works, repair of external façade plaster &amp; painting works, repair of fallen bricks and stones, pillars, beams etc., opening and closing of windows, ventilators and doors opening within the owner’s premises.</p> <p>2. 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"> <li>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.</li> <li>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.</li> <li>c) The structural safety of the building should be ensured by the NDMC. All original Heritage Characters should be retained in the modifications.</li> <li>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</li> </ul>	<b>Accepted, observations given.</b>

		<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> <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 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.</p>	
2	<b>Repair/renovation in respect of B-3, Ground &amp; Mezzanine Floor, Radial Road, Connaught Place</b>	<ol style="list-style-type: none"> <li>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 Plastering and POP Punning, Painting/Whitewashing, Flooring/Re-flooring, False Ceiling, Wall Panelling, Plumbing Works, Electrical Wiring &amp; Fittings, Temporary Internal Partitions, Temporary Furniture &amp; Fixtures, Repairing of Glass Glazing/Doors, Removal of small portion of Mezzanine.</li> <li>2. The proposal was scrutinised along with the comments given by the concerned local body i.e., NDMC.</li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) &amp; 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>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</p> </li> <li>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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</li> </ol>	<b>Not Accepted, observations given.</b>

		<p>a) Proposed Shopfront is not as per original design. The shopfront should have door &amp; show window as per original design.</p> <p>b) The list of proposed works include removal of small portion of Mezzanine. The structural safety of the building should be ensured by the NDMC. Proposed structural arrangement should be in harmony with the heritage elements and building.</p>	
<b>Additional items :</b>			
<b>1</b>	<b>Repair/renovation in respect of M-92, First floor, Connaught Place.</b>	<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 Plastering and POP punning, painting/whitewashing, flooring, and re-flooring, false ceiling, wall panelling, electrical wiring &amp; fittings, plumbing works, internal wooden/glass partitions, repairing of stairs steps and railing, repairing/replacement of doors &amp; windows.</p> <p>2. 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) As per the list of work, repairing/replacement of doors&amp;windows have been proposed, however, no existing site pictures from outer façade of the building has been provided.</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 onsite while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	<b>Not Accepted, observations given.</b>
<b>2</b>	<b>Building plans proposal in respect of Construction of Proposed Tribal Museum at</b>	<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 'Buildings within the President Estate' listed in the notified list at serial no. 5 are in the Grade-I.</p>	<b>Not Accepted, observations given.</b>

<p><b>Schedule B, President Estate.</b></p>	<p>2. The proposal of Comprehensive Conservation Management Plan (CCMP) Phase-I &amp; II of President Estate forwarded by the NDMC was approved by the Heritage Conservation Committee (HCC) at its meetings held on September 16, 2014 and July 21, 2017 specific observation were given.</p> <p>3. The proposal for Tribal Museum at Schedule-B, President Estate received (online) from the CPWD was scrutinised alongwith the recommendations, related to CCMP guidelines &amp; local building bye-laws, of the concerned local body, O/o Chief Architect (Delhi), C.P.W.D. vide their letter no: 23(01)/मुख्यवास्तुक(दिल्ली)/बी.पी.ए.सी.2024/109-Edated 22.05.2024, the following observations are to be complied with:</p> <p>a) The Committee opined that the proposal needs to follow the guidelines laid down in Comprehensive Conservation Management Plan (CCMP) of President Estate.</p> <p>b) Urban form of the context should be maintained.</p>	
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**(SurendraKumarBagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

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**(Ruby Kaushal)**  
**Member-Secretary, HCC**