

MINUTES OF THE 148th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 10.30 AM ON WEDNESDAY, OCTOBER 16, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Repair/renovation in respect of D-28, Ground and Mezzanine floor, Radial Road, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee accepted the proposal for repair/renovation at its meeting held on July 05, 2017, specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>Plastering, POP, furniture & fixtures, flooring/re-flooring, internal temporary partitions (gypsum/glass/wooden), patch work, painting/whitewashing, temporary false ceiling, panelling work (gypsum), glass glazing, proposed temporary doors, proposed outdoor units of AC shall be places on the roof/terrace of the building, damaged part of structure and all damaged heritage characters, proposed design to maintain heritage aesthetics of external façade, proposed temporary rolling shutter (behind the glass inside the shop).</i></p> <p>4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p>	Accepted observations given.

		<p>b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>c) 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>d) Existing shop front photographs indicates the presence of an outdoor air-conditioner the same shall be such placed so as not to remain visible on external facade.</p> <p>e) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p> <p>5. 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	<p>Repair/renovation in respect of Shop no. 9, Ground floor, Regal Building, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>Remove existing panelling and providing new panelling, remove existing false ceiling and providing new POP/gypsum false ceiling, remove existing flooring and providing new flooring, new POP, plaster & paint on walls, new low height partitions to be erected, replacing existing shutter, replacing entry glass door, fixed glass and providing new low height, internal flap door and cabinetry, new electrical wiring & work.</i></p>	<p>Not Accepted observations given.</p>

		<p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with comments received from NDMC (<i>in its proforma part-B</i>), and the following is brought to the notice of the Committee:</p> <p>a) <i>Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p>b) <i>Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p> <p>c) <i>Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>d) <i>Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.</i></p> <p>4. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon'ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:</p> <p><i>".....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.</i></p> <p><i>•The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.</i></p>	
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3	Repair/renovation in respect of C-10, Ground Floor & Mezzanine	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>Plastering, POP,</i> 	Accepted, observations given.

	<p>Floor, Inner Circle, Connaught Place.</p>	<p><i>furniture & fixtures, flooring/re-flooring, internal partitions (gypsum/glass/wooden), patchwork, painting/wallpaper, false ceiling, panelling work (gypsum), glass glazing and glass door, proposed outdoor units of AC shall be placed on the 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 rolling shutter inside the shop and behind the glass.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>c) 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>d) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p>	
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4	Repair/renovation in respect of N-63, 64 & 64B, First Floor, Munshi Place, New Delhi.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>removing existing platforms on site to level the floor, POP works, plaster/repair on existing walls, removal of existing flooring and installing new flooring, temporary internal partitions (glass/board/wooden), removal of existing false ceiling and installing new false ceiling, removal of existing wall panelling and installing new wall panelling, demolishing part of slab to create open to sky area as per original sanction plan, replacing existing sanitary fixtures, repairing & replacing existing doors and windows, re-paint on walls, re-strengthening of existing columns and structure, repair of all electrical, AC, water system works, repairing of existing staircase, all tiling (floor and wall) works, opening new doors in existing walls.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p>	Not accepted, observations given.

		<p>b) The Committee also observed that the list of works includes "<i>demolishing part of the slab to create an open-to-sky area as per the original sanction plan.</i>" However, no actual photographs of the areas to be demolished or the original sanction plan referred in the statement have been provided. Given that significant demolition of the slab is proposed, which could have a impact on the existing and surrounding heritage structures, it was recommended that the proposal be supplemented with actual site photographs of the areas to be demolished, along with the "<i>original sanction plan,</i>" to assess the situation better.</p> <p>4. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to the lack of clarity in the submission, the proposal is being returned to NDMC to ensure compliance in a point wise manner before resubmission.</p>	
5	Repair/renovation in respect of K-11, Ground Floor, Connaught Place, New Delhi	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the committee did not accept the proposal at its meeting held on August 16, 2024, specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting / whitewashing, flooring / re-flooring, false ceiling, electrical & light fittings, plumbing & sanitary works, temporary fixtures & furniture, restore stairs Steps, replacing old glass glazing with new, erection/re-erection of internal partitions, shifting of rolling shutter to inside of premises, re-roofing.</i></p> <p>4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p>	Accepted, observations given.

		<p>a) The Committee reiterated one of its previous observations communicated vide HCC observation letter No: 6(16)/2024-HCC-Online, OL-0204246016 dated 21.08.2024 that :</p> <p><i>“.....a) The Committee noted that a portion at the rear, where a modular kitchen is proposed, is planned to be re-roofed with ‘Cast lime concrete with waterproofing and brick tile,’ which is not acceptable. There was a lack of clarity regarding the original design and materials used previously. The Committee holds the view that no new materials should be introduced; the proposed re-roofing must replicate the original design and materials. The roof’s status should remain temporary, with an appropriate gradient/slope, and should not be designed to support any additional load in future...”</i></p> <p>Furthermore, the Committee holds the view that "asbestos sheets" are not permitted. Instead, a compatible insulated sheet should be used, ensuring that the roof remains temporary in nature.</p> <p>b) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>c) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>d) 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>	
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6	Repair/ Renovation in respect of A-1 (Existing terrace conservation and waterproofing), Hamilton House, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The committee accepted the proposal for repair/renovation in respect of A1 (first floor), Hamilton House, Connaught Place at its meeting held on August 25, 2023, specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>existing waterproofing layer shall be scrapped off completely and concrete surface will be cleaned up by brushing & washing. If required, the upper layer of concrete (2-4 inches) will be dismantled. cracks in terrace concrete shall be repaired by grouting/lime plaster/lime slurry, then a fresh layer of lime concrete (2-4 inches with proper slope) will be laid followed by a breathable waterproofing layer (membrane, wherever possible or mixed compound where membrane is not possible) to be applied and be finished with a screed/ matching reflective paint, all skylights shall be restored as per original design, dismantling of old plaster, cleaning of wall surface, re-plastering of surface by using lime plaster, providing finishing layer of lime based paint.</i></p> <p>4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the</p>	Not accepted, observations given.

		<p>proposal was scrutinized along with the comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <ul style="list-style-type: none"> a) The submitted photographs of the existing terrace reveal that it contains numerous utilities and services, including DG sets, air-conditioning units, water tanks, and heavy electrical cables. b) The proposal includes extensive repair work on the terrace surface, including the dismantling of the upper concrete layer. However, it lacks sufficient details, such as the selection of materials (both existing and proposed), comparative large-scale sections of the original and current terrace, proposed specifications (including waterproofing), and the methodology for material application. The finished top surface of the terrace should be either brick or terracotta tiles, consistent with the original design. c) Similarly, the proposal includes the restoration of all skylights in line with the original design, but no comparison between the original and proposed interventions has been provided. The reference used does not appear to pertain to the Connaught Place area; the correct reference should be utilized. This should be detailed with large-scale sections, material specifications, and supported by the original design to allow for a proper comparison between the existing structure and the proposed restoration. d) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. e) Additionally, the report submitted by the conservation team contains inconsistencies. Under the section titled “Items of Work,” the following information is provided, which seems unrelated to the proposal under review: 	
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