

MINUTES OF THE 151st MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.00 A.M. ON MONDAY, JANUARY 06, 2025.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Building plans proposal in respect of 1204 to 1207, Bazar Maliwara, Near Moti Bazar, Chandni Chowk.	<p>1. The MCD (Online) forwarded the proposal for consideration by the HCC. It is in the gazette-notified heritage list of the MCD area, Grade III, listed at serial no. 458 vide gazette notification dated 29 July 2016 issued by the Govt. of NCT of Delhi.</p> <p>2. Earlier, the committee did not accept the proposal at its meetings held on January 1, 2024, and June 25, 2024; specific observations were given.</p> <p>3. The revised proposal received from MCD (online) on 28.12.2024, at the formal stage, was scrutinised along with the previous observations of the Committee communicated vide HCC Observation Letter no. OL-1306245005, F. No. 5(5)/2024-HCC-Online dated 26.06.2024 along with the letter No: TP/G/1089/2023 dated 23.12.2024 from Sr. Town Planner-I, MCD, Town Planning Department. Based on the revised submission presented, a letter from Sr. Town Planner-I, MCD, and the provisions as stipulated under clause 1.4 of the Unified Building Bye-Laws 2016 for Delhi (UBBL), the following observations are to be complied with:</p> <p style="padding-left: 40px;">a) It was also observed that the proposal concerns property numbers 1204-1207, but the heritage property is located on plot numbers 1205-1207, Maliwara.</p> <p style="padding-left: 40px;">b) The Committee took note of the provisions as stipulated under clause 1.4 of UBBL 2016 for Delhi as under:</p> <p style="padding-left: 80px;"><i>“.....1.4 Penalties: Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or</i></p>	Accepted, observations given.

damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.

It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/ reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.....”

- c) Taking into consideration the provisions under clause 1.4 of UBBL and the submission made, the Committee decided to request MCD to ensure that:
- i. The total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style.
 - ii. The MCD should ensure overall originality of each element of the existing heritage structure is maintained, including the existing heritage aspects (in terms of architectural form, style, façade details by retaining similar design elements, materials, art and architecture) for which the building has been declared as ‘heritage’.

		<p>d) The MCD should ensure the building's structural safety. The modifications should retain all original Heritage Characters.</p> <p>e) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</p> <p>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 the Master plan, building by-laws, building by-laws for heritage buildings and rules/regulations as applicable.</p>	
2.	Buildings plan proposal regarding Common Central Secretariat 6 & 7 at 22B & 22C at Maulana Azad Road.	<p>1. The proposal was forwarded by the CPWD electronically.</p> <p>2. The proposal forwarded by the CPWD (online) was scrutinised.</p> <p>3. The proposal for Common Central Secretariat 6 & 7 at 22B & 22C at Maulana Azad Road was scrutinised along with the comments of the concerned local body, O/o Chief Architect (Delhi), CPWD vide their letter no: 23(01)(122)/CA(Delhi)/BPAC/2024/177-E dated 12.12.2024, and a detailed discussion was held with the architect who provided clarifications to the queries of the Committee. Based on the comments from CPWD, the discussion held, and the submission made, the following observations are to be complied with:</p> <p>a) While forwarding the proposal to HCC, the Chief Architect (Delhi) & Chairman BAPC, CPWD vide their letter No: 23(01)(122)/CA(Delhi)/BPAC/2024/177-E dated 12.12.2024 has indicated that:</p> <p><i>“...1. Common Central Secretariat-6 & 7 at plot No. 22B & 22C, Maulana Azad Road, New Delhi does not fall in the listed heritage building and precincts.</i></p>	Accepted, observations given.

		<p>2. <i>The enclosed documents and drawings align with the Unified Building Bye-Laws (UBBL)-2016.</i></p> <p>3. <i>This project is being forwarded to HCC due to the location of the said plots near the Central Vista area.....”</i></p> <p>b) The Committee took note of the contents of the letter from the local body, CPWD, reviewed the building proposal and recommended replacing the Corten steel envisaged in the proposal from the lower portion with a beige and red sandstone exterior, as is typical in the complex.</p> <p>4. The concerned local body, CPWD, has forwarded the proposal for the HCC's advice; however, the CPWD gives permission for the work in terms of the provisions stipulated under the Master plan, building bye-laws, building bye-laws for heritage buildings, and rules/regulations as applicable.</p>	
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(D.Thara)
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(Ruby Kaushal)
Member-Secretary, HCC