

A. Proposals :

Item No. 1 : Addition/alterations/internal changes/renovation in respect of Odeon Cinema, D-Block, Connaught Place.

The proposal forwarded by the NDMC was scrutinized and discussed with the architect/proponents. The building is in Connaught Place which is in Grade-II of the notified heritage list. As per clause 23.12 of UBBL-1983, the internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.

The present proposal is for restaurant etc. at first floor. For the purpose additional door is to be opened on the front side. At first floor, the existing glazing on the front side is to be recessed back by creating a passage/out door area attached to the restaurant.

The HCC made the following observations:-

1. The plans, elevations and model were inconsistent since the arched structure reflected in the model and elevations had not been indicated in the plans. This need to be corrected.
2. The position regarding the signages system particularly keeping in view as existing in the Connaught Place area, was not clear for which necessary clarification need to be provided.
3. The service structures/equipments indicated in the terrace plan had not been reflected in the model.
4. The arrangement for solid waste disposal was not clear.

The architect/proponents were advised to incorporate the above observations and submit a revised proposal for consideration of the HCC.

Item No. 2. Add./Alts. Building plans in respect of Residential building on plot no. L-63, Khasra no. 156/135, Daryaganj.

The proposal forwarded by the South DMC was scrutinized and discussed with the architect. The site in question forms part of the precinct of the Hindi Park housing area which is listed as Grade-III. As per Clause 23.12 of the UBBL -1983, internal changes and

allowed. Changes can include extensions and additional
and. However, any change should be such that they are
such that they do not detract from the existing heritage
building/precinct.

It was observed that there are no laid down guidelines about the architectural character of the area. As informed by the architect, the property in question is about 100 mt. away from the Hindi Park housing area.

The HCC observed that the matter need to be taken with the local bodies to spell out certain architectural controls/parameters reflecting the characteristic elements for the heritage buildings/precincts of that area.

In the absence of any guidelines for the area as on date, the matter was considered on merit and the HCC found the proposal acceptable and approved with the suggestion that the architects should attempt to introduce same architectural element of the heritage buildings of the Hindi Park housing area.

Item No. 3. Permission to Run Restaurant in premises no. 2293, Gali Anarwali, Dharpura.

The proposal was forwarded by the Chief Town Planner, North DMC for consideration of the HCC. The proposal comprises of renovation/restoration of the existing Haveli and to use the premises to run a restaurant with other facilities. Other uses include museum, shop, kitchen, bedrooms etc. As per notified list of heritage structures/precincts of the MCD area it is a residence listed in Grade-II. It has been mentioned by the North DMC that the property under reference is on a notified pedestrian shopping street.

2. As per Clause-23.9 of the Unified Building Bye-laws-1983 under 'Incentive uses for heritage buildings,' it is indicated that in cases of building located in non-commercial use zones if the owner agrees to maintain the listed heritage building as it is in the existing state and to observe heritage status with due repairs and gives a written indication to that affect, he may be allowed with the approval of HCC within permissible use zones to convert part or whole of the non-commercial to commercial/office use/hotel.

the works undertaken already viz a viz the existing architect/proponents. The work done by the HCC. It was observed that such kind of work is exemplary in respect of restoration work in the Shahjahanabad area.

4. Since the architect/proponents had not submitted the requisite model which is a mandatory requirement for a Grade-II building, the HCC decided to depute a Sub-Committee to make a site visit and submit its report to the HCC so that the matter could be considered at HCC's next meeting. The Sub-Committee would comprise of the following:-

1. Shri Samir Mathur, Member HCC Chairperson
2. Shri S.P. Pathak, Commissioner (PIng.)DDA Member
3. Shri P. Dinesh, Sr. Town Planner, North DMC Member

It was decided that the Sub-Committee would make a site visit on 2nd January 2016 and submit its report to the HCC by 5th January, 2016.

5. During the presentation the proponent made a statement that they intend to use the premises for other commercial uses like, bar etc. He was advised to route his request through the concerned local body (North DMC) to the HCC.

Item No. 4. Construction of additional suites in the Western Court Hostel, Janpath.

The proposal was forwarded by the NDMC for consideration of the HCC. The building is in Grade-II category of the notified heritage list for NDMC area. On a preliminary scrutiny, it was found that the drawings did not provide sufficient information about the proposal particularly the architectural character. Also the three dimensional model had not been submitted. The HCC observed that it was difficult to scrutinise the proposal in absence of detailed drawings and the model. The Chief Architect (NDR), CPWD was advised to make a complete submission so that the proposal could be considered in the next meeting of the HCC. Further scrutiny of the proposal was deferred.

ic buildings in the Heritage list – criteria thereof.

The matter was considered in view of its earlier background wherein the INTACH had forwarded to the HCC, the details about 62 buildings for inclusion in the notified list as modern architecture heritage of Delhi. The matter was discussed and it was observed that for such kind of proposal it is important to know in the first instance as to what is the practice in other parts of the world so that the objective of conservation of such modern iconic buildings is clear.

Item no.2. Development of Maulana Azad Bhawan at Chelmsford Road, New Delhi – Letter received from Ministry of Minority Affairs regarding delisting of building in Question.

Letters of request received in the matter from NBCC as well as the Under Secretary, Ministry of Urban Affairs were considered wherein it has been requested that the building in question which is listed in Grade-II heritage of the notified list of MCD area may be delisted. The justification given by the NBCC was that the building is in a dilapidated condition and may collapse. The matter was considered by the HCC. It was observed that as per Clause-23, there is no provision for delisting of any heritage buildings/precincts. If the owners desire they can take up the proposal respecting the provisions of Clause 23.12 of the Grade-II building premises.

Addl. Item No.1 : Heritage Master Plan of the City.

The matter was last considered by the HCC at its meeting held on October 20, 2015. Shri Samir Mathur, Member of the Selection Committee who is guiding the work of the Master Plan appraised the HCC about the progress made in the matter. Certain suggestions were given for expediting the work.

Addl. Item No.2 : Submission of conservation report on the status of the notified heritage buildings/precincts list.

As per the Conduct of Business Regulations -2004 of HCC : Clauses-14 (b) provides as under:-

“Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated

ted within two months of following financial year and
une.”

l bodies have not been fulfilling this requirement since
no such report are being submitted by the local bodies annually with regard to the status of
notified buildings/precincts. It was decided to take up the matter with concerned local
bodies for compliance.

Addl. Item No.3 : Preparing of an inventory of the notified heritage buildings.

While reviewing the position of the listed heritage building/precincts, it was
observed that no updation is being reported by the local bodies to the HCC about the
condition of such buildings and precincts. It was accordingly decided to request the local
bodies to prepare immediately for the year 2015-16 an inventory/directory of all such
building with the following parameters:-

1. Name of the building
2. Grade as per the listing
3. Address
4. Present condition of the building with current photographs
5. Name of the owner with complete address, email id and mobile numbers etc.

It was also decided that all the owners of properties which are in the notified heritage
list should be informed by the concerned local body about the fact that their
buildings/precincts is a notified heritage building/precinct, indicating clearly as to what is
permitted and what is not permitted, considering its grade as per the provisions of the
Clause-23 of the UBBL-1983.

Sd/-

**(Vinod Kumar)
Member-Secretary
Heritage Conservation Committee**