

**MINUTES OF 48<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON JANUARY 7, 2016**

**A. Proposals :**

**Item No. 1. Permission to Run Restaurant in premises no. 2293, Gali Anarwali, Dharampura (Heritage Building).**

The proposal forwarded by the Chief Town Planner, North DMC was considered by the HCC at its meeting held on December 31, 2015. The proposal comprises of renovation/restoration of the existing Haveli and use the premises for a restaurant with related facilities. As per notified list of heritage buildings/precincts, it is residential listed in Grade-II and as informed by North DMC the property is on a notified pedestrian shopping street.

2. The proposal had been scrutinized in terms of Clause 23.9 of the UBBL-1983 under 'Incentive uses for heritage buildings'. The work done by the proponent/architect was appreciated by the HCC and it was observed that the work is exemplary in respect of restoration work in the Shahjahanabad area.

3. Since the architect/proponent had not submitted the requisite model which is a mandatory requirement for a Grade-II building, the HCC had constituted a Sub-Committee comprising of three members to assess the position at site and submit its report to the HCC.

4. The Sub-Committee made a site visit on January 2, 2016 and has confirmed that "*...02. The restoration and adaptive reuse made to the structure were found to be in accordance with provisions of the Grade-II listing for Heritage Building of Delhi Building By-laws, 1983.*"

5. Vide letter No.TP/G/2666/2016 dated 4.1.2016 , the Sr. Town Planner, North DMC has also forwarded to HCC a letter dated December 13, 2015 from proponents requesting for other commercial uses of the premises including guest house, bar, handicraft shop, jewellers shop etc. at this heritage property.

6. The proposal was examined in light of the above background and approved by the HCC including for use of premises for restaurant, bar, guest rooms, handicraft shop, jewelers shop etc.

**Item No. 2. Addition/alterations/internal changes/renovation in respect of Odeon Cinema, D-Block, Connaught Place.**

The proposal forwarded by the NDMC was considered at HCC's meeting held on December 31, 2015. The proposal comprises of restaurant and related facilities at first floor in Connaught Place which is in Grade-II of the notified heritage list. For the purpose certain changes have been proposed like additional door opening on the front side, recessing of glazing on the front side by creating a passage/out door area attached to the restaurant. The HCC had 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 made a presentation before the HCC as to how the above observations of the HCC have been incorporated. The proposal was found acceptable and approved.

**Item No. 3. Construction of additional suites in the Western Court Hostel, Janpath.**

The proposal forwarded by the NDMC was considered at HCC's meeting held on December 31, 2015. The building premises is in Grade-II of the notified heritage list for NDMC area. It was found that the drawings did not provide sufficient information about the proposal, particularly the architectural character and also the three dimensional model had not been submitted, which is a mandatory requirement for Grade-II heritage building.

2. The CPWD had made revised submission directly to the HCC wherein one floor in the proposal had been increased since the proposal forwarded by the NDMC was for three

floors besides two basements whereas proposal submitted directly to the HCC now was for four floors besides two basements.

3. The proposal was examined and discussed with the Chief Architect, CPWD. The proposal with four floors besides two basements was found acceptable and approved.

**Item No. 4. Building plans in respect of Addition/alteration in residential building at Plot No. 7, Court Lane, Civil Lines.**

The proposal forwarded by the North DMC was considered at HCC's meeting held on October 20, 2015. The following observations were made:-

*"The proposal forwarded by the North DMC was scrutinized and discussed with the proponent. The complex is in Grade-1 of the notified Heritage list of MCD area. During the meeting the Chief Town Planner, North DMC stated that the landuse of the premises is not residential but public and semi public (PSP).*

*The proponent made a statement that the Block proposed to be demolished is not the original heritage structure and was constructed much later in comparison with the main heritage structure.*

*After discussions, the HCC decided to seek following clarifications from North DMC:*

- 1. The year of construction of block proposed to be demolished need to be ascertained viz-a-viz construction of main Heritage Block and whether it qualifies for deleting or change in grade to Grade-II or Grade -III in the notified Heritage list of MCD area.*
- 2. Since the landuse of premises at ground is residential but on record Public & Semi-public, the matter need to be resolved as per the due process of law.*

*The proposal would be considered further after receipt of above clarifications from the North DMC"*

2. Now vide letter no. TP/G/2666/2016 dated 4.1.2016 , the Sr. Town Planner, North DMC had furnished the following clarifications:-

*1)"The proposed site is about 40 meters away from the Heritage site moreover the whole Heritage site itself is not even more than 100 years old and falls under residential category. And the proposed site was built around 1952. The proposed site meant for residence for senior citizens and visiting priests.*

*2) Since the land use of premises is already cleared and recorded as residential according to recent decision, anything prior to 1962 the land use will be the same as in this*

*case. It is the matter of error not of change of land use which needs to be corrected as it has been duly accepted by the DDA.”*

3. The proposal was scrutinized and discussed with architect/proponent. It figured in discussions that besides the block proposed to be demolished, there are a number of other structures existing along the rear boundary wall. The architect claimed that structure proposed to be demolished was built in 1952, much later than the main block in the campus. So as to make on the spot assessment of the heritage value of the blocks including the one proposed to be demolished, the HCC decided to depute a Sub-Committee for a site visit comprising of the following:-

1. Dr. Narayani Gupta, Member HCC
2. Shri P. Dinesh, Senior Town Planner, North DMC
3. ADG (Architecture), CPWD or his Representative

It was decided that the matter would be scrutinized further on receipt of site visit report by the Sub-Committee.

**B. Other matters :**

**1. Incentives to Owners/proponents for Conservation of Heritage Sites/Buildings.**

Because of paucity of time consideration of the matter was postponed.

Sd/-

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