

**MINUTES OF THE 59th MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD
ON FRIDAY, SEPTEMBER 8, 2017.**

At the outset, the Members of Heritage Conservation Committee welcomed the new Chairman of the HCC.

A. Proposals :

Item No. 1: Repair and renovation at Premises No.C-30 (Ground & Mezzanine Floor), Middle Circle, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of painting of walls, changing of floor tiles, changing of temporary fixture/furniture, false ceiling, POP work, plastering of walls, temporary wooden partitions, show window etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) The provision of services and permissibility of mezzanine floor need to be seen by NDMC as per rules/policy.
 - (ii) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (iii) The structural safety of the buildings should be ensured.
 - (iv) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 2: Repair and renovation at Flat No.104, Competent House, F-14, Middle Circle, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of dismantling old plaster and re-plastering, POP work, painting and polishing, wooden partition work, staff wooden working counter, wooden cabinet, flooring work, dedo-tile work, change of plumbing fitting & fixture, paint and polishing of interior of the building, false ceiling work etc.

2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 3: Proposed 8 No. Bus Stops at Shanti Path.

1. The proposal was last considered by the HCC at its meeting held on May 12, 2017 and the following observations were made :

“The proposal was last considered by the HCC at its meeting held on February 2, 2017 and the following observations were made :

- “1. The proposal of the bus stops at Shanti Path was submitted by the NDMC for approval of the HCC. As per notified list of Heritage Buildings/precincts of NDMC area ‘Shanti Path Vista’ is in Grade I.*
- 2. The proposal was scrutinized and discussed with the Chief Architect, NDMC. The HCC observed that the grandeur of the Vista should be maintained. While the proposal was agreed in principle, the HCC observed that the use of glass as the roofing material as proposed need re-consideration in view of extreme weather conditions. The Chief Architect, NDMC was advised to submit the revised proposal with alternative roofing material for consideration of the HCC.”*

The proposal was scrutinized and discussed with the NDMC architects. The HCC observed that the polycarbonate sheet as the roofing material with the colour merging with the area surroundings is acceptable. However, in vertical partitions transparent glass should be used for visual continuity of open green areas.

The proposal was found acceptable and approved with the above observations.”

2. The revised proposal was scrutinized and discussed with the NDMC representative present in the meeting. The HCC observed that a 3 dimensional model of the proposal need to be submitted for proper scrutiny.

Item No. 4: Interior renovation work at M-89/90, Outer Circle, Connaught Circus.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of changes of sanitary ware, kitchen ducting/tiling, dismantling of raised floor, dismantling of false wall/ceiling, addition of partitions, tiling on the floor, wall tiles of toilet to be redone, plumbing work, woodwork-wall panelling & furniture, false ceiling in gypsum board & wood, painting work etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 5: Furnishing work & painting work in the premises No.P-15/90, 1st Floor, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of white washing, polishing & painting, wall tiles & flooring, erection of false ceiling and POP, wooden work, replacing of sanitary fixtures, strengthening of the structure etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The drawings indicating external facade and existing staircase need to be submitted.
 - (iii) The structural safety of the buildings should be ensured.
 - (iv) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 6: Minor Interior Renovation at Property L-14, First Floor, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of Erection of internal wooden partitions, flooring work, POP, white washing, painting & polish work, erection of false ceiling etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

B. Additional items :

Item No. 1 : Plans for construction of Swimming Pool at NOMA, Kota House, Shahjahan Road.

1. The proposal forwarded by the NDMC was scrutinised. The HCC made the following observations :-
 - (i) So as to assess the ground situation and the location of the swimming pool which was not given in the submitted plan, a site visit will be made by a sub-committee comprising of:
 - (1) Prof. Dr. Rommel Mehta, Member, HCC
 - (2) Ms. Vertika Sharma, Member, HCC
 - (3) Shri R. Srinivas, TCP, TCPO representative of Chief Planner, TCPO, Member, HCC
 - (4) Member Secretary, HCC
 - (ii) Norms of permitting swimming pool in such premises need to be informed by the NDMC to the HCC.
2. The proposal was deferred with above observations.

Item No. 2 : Completion plans in respect of Vice-President's House at 6 Maulana Azad Road.

1. The proposal forwarded by the NDMC was scrutinised.
2. The building plans of the proposal were approved by the HCC at its meeting held August 11, 2014.
3. The completion plans proposal was found acceptable.
The HCC decided to convey its 'no objection' to the NDMC for issuance of completion certificate.

Item No. 3 : Plans in respect of verification of Concept Designs for National War Museum.

1. This relates to the Concept Design for the National War Museum received directly from Chief Projects Coordinator, National War Memorial & Museum, HQ Integrated Defence Staff, vide letter No.B/43050/IDS/NWM&M dated 31.08.2017. The proposal for the National War Memorial & Museum was last considered by the HCC at its 51st meeting held on 21.10.2016.
2. It was informed by Member Secretary, HCC that the plans were not submitted to HCC for approval as a formal proposal. In the light of these circumstances HCC decided not to take any action on the proposal. The proponents may be informed to submit a formal proposal for consideration of HCC as per the prescribed procedure if the same comes within the purview of HCC.

Item No. 4 : Repair and renovation at premises no. 9-A, Phelps Building, Connaught Place.

1. The proposal was forwarded by the NDMC with the following comments:
"A request from the party has been received for the following works (repair/renovation) in respect of above said premises under clause 2.14 of UBBL, 2016 :-

- (i) *Removing Old water proofing & water proofing including filling grooves with Epoxy over whole terrace of 3rd floor. The water proofing treatment is plastering and flooring with mixing of water proofing compound.*
- (ii) *Retrofitting, Structural strengthening & Special Repair Work inside walls of open shaft No.1 & No.2, Lift Machine room, Staircase Mumty, Rear Elevation (Middle Circle) Side Elevation (Right Side) from Ground Level to Terrace Level & 3rd floor roof.”*

The proposal was considered by the HCC. It was observed that since the proposal comprises of retrofitting and structural strengthening which are major works, it need to be ensured that the architectural Heritage of the building is not disturbed. The HCC observed that the proponents should make available to the HCC the requisite details of retrofitting and structural strengthening etc. It was also decided that the concerned Structural Engineer should also be present in HCC meeting when the proposal is taken up next time.

Item No. 5 : Forwarding of proposals to the HCC.

The Member-Secretary brought to the notice of HCC that vide letter dated 25.08.2017 all the local bodies have again been reminded that under the Government of India policy of “Ease of Doing business” all the proposals are required to be forwarded to HCC online only with due certification of local body from the regulatory provisions point of view.

They have been informed that w.e.f. 01.09.2017 HCC will not be in a position to receive the proposal offline. All proposals should be forwarded to it online only.

Item No. 6 : Switching over of NDMC to online submission of proposal to HCC.

Shri P.K. Sharma, AE, NDMC who was present during the meeting of HCC as representative of Chief Architect, NDMC informed the HCC that NDMC has switched over to the system of online forwardal of proposals to HCC. He also showed a demonstration project forwarded to HCC online, though an HCC dashboard created on their portal.

The HCC took note of the switching over to online system by the NDMC and observed that detail scrutiny report in respect of the proposals should form part of the proposals being forwarded to the HCC.

It was also decided to request NDMC to give their clear views on the proposals submitted for consideration of HCC as presently it is merely forwarding the proposals to HCC without any observations of their own on the merits of the proposed plans.

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