

**MINUTES OF THE 74<sup>th</sup> OF THE HERITAGE CONSERVATION COMMITTEE HELD ON  
WEDNESDAY, JANUARY 2, 2019.**

**A. Proposals:**

**Item No. 1: Plans in respect of Internal Repair/Renovation Works at G-18, G-19, G-23 & G-24, Ground Floor, Marina Arcade, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of false ceiling, painting and polishing, removal/erection of internal partitioning, POP plaster works on existing cement plaster, flooring, paneling on walls, electrical fittings and fixtures, air conditioning, alterations/renovation in toilets, repairs of windows without changing the existing size of windows/glazing, opening of doors between the G-18, G-19, G-23 & G-24 etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) No changes/projections 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. 2: Plans in respect of Repair/Renovation of Commercial Premises at K-18 and K-22, Ground and Mezzanine Floor, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of false ceiling, painting and polishing, internal partitioning, POP plaster, flooring, paneling on walls, electrical fittings and fixtures, air conditioning, repair of windows/doors/shutters without changing the existing size of windows/glazing etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) No changes/projections 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: Plans in respect of K-14, Ground and Mezzanine Floor, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of plastering, POP, patch work, paintings, false ceiling, erection of partition walls, demolition of partition walls, repair of show window, water proofing, flooring, repairing of stairs, changing of sanitary fittings, furniture & fixtures etc.

2. The proposal was found acceptable and approved with the following observations:
  - (i) Light weight materials should be used for partitions.
  - (ii) No changes/projections 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. 4: Plans in respect of L-3 & 4, Ground & Mezzanine Floor, Radial Road, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of plastering, POP, patch work, flooring, false ceiling, painting, show window, water proofing, changing of sanitary fittings, replacement of shutter etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) No changes/projections 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: Plans in respect of Metropole Service Station A23, Ground Floor, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of false ceiling, flooring, POP plaster works, electrical works, wall cladding work, air conditioning, painting/polishing, tables and cash counter, mini kitchen, closing of opening of door at rear side etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) No changes/projections 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. 6: Plans in respect of Interior renovation for IRCTC Office at ground floor, M-13, Radial road no.7, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of flooring, false ceiling, walls to be painted and plastered, re-assigning of working and reception areas, use of new glass etc.
2. The HCC observed that the drawings had mis-match/anomaly since the locations of columns were not tallying in different level floor plans.
3. The HCC decided to return the proposal to NDMC with the observation that correct drawings after scrutiny of NDMC be forwarded for consideration of the HCC.

**Item No. 7: Plans in respect of N-11, Ground and Mezzanine floor, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of dismantling of old plaster, re-plastering, POP, wood/glass work, white wash, painting & polishing, false ceiling, re-false ceiling, flooring, wall tiling, plumbing fittings & fixture, electrical fittings & fixtures, demolition of excess mezzanine etc.
2. The HCC observed that the proposal involved structural changes which has not been correctly indicated. The drawings were not tallying with actual site situation as per the site photographs.
3. The HCC decided to return the proposal to NDMC with the observation that it should be referred to HCC after NDMC's scrutiny.

**Item No. 8: Plans in respect of Interior Renovation at N-40, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of tiles, false ceiling in the store and mezzanine would be used for storage, painting etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) No changes/projections 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. 9: Building plans in respect of Residential building at 1259-1260, Gali Guliyan, Jama Masjid.**

1. The proposal was forwarded by the North DMC online for consideration of the HCC. The proposal is in Grade-III of heritage notified list of MCD area.
2. The proposal was scrutinized. It was found that the informations/materials forwarded are incomplete since no site photographs and report have been received.
3. So as to assess the ground situation, it was decided that a site visit of the premises will be made by a sub-committee comprising of the following:-

1. Prof. Rommel Mehta	...	Member HCC
2. Ms. Vertika Sharma	...	Member HCC
3. Shri P. Dinesh	...	Senior Town Planner, North DMC
4. Member Secretary, HCC	...	Member convener

**B. Additional items.**

**Addl. Items no. 1: Relaxation/making special provisions for repair/renovation of minor nature under provisions of 1.15 (ii) & (iii) of Annexure-II of Unified Building Bye-laws-2016 – Letter received from NDMC.**

1. The matter is related to the repairs and renovations of the heritage buildings under the jurisdiction of NDMC area. Initially the Chief Architect, NDMC vide letter no: CA/BP/D-1560 dated 22.11.2016 had requested HCC for not referring such cases of plastering, painting, flooring, repair of false ceiling etc. in the Connaught place area where the façade is not involved to the HCC for approval.
2. The matter was considered by the HCC at its meeting held on December 16, 2016 and following observation were made:  
*“The letter was considered and the HCC observed that as per its mandate HCC cannot take out any heritage building premises out of its purview nor can it delegate its power to the local body”.*
3. Subsequently, communication have been received from NDMC vide letters dated February 17, 2017, May 26, 2017 and June 19, 2017.  
Letter had also been received from New Delhi Traders Association’s dated 22.12.2016 & dated 02.01.2017 where in request had been made for making some policy for conserving and repairs in Connaught Place and its precincts.
4. Subsequently the matter was also deliberated and considered by the HCC at its meeting held on February 2, 2017 which reiterated observations of its earlier meeting held on December 16, 2016.

Also the HCC at its meeting held on July 5, 2017 had advised NDMC to put up draft heritage regulations in respect of Connaught Place area for consideration of HCC.

5. The matter was considered now in view of a letter no. CA/BP/HCC/D-1126 dated 03.12.2018 from the Chief Architect NDMC on the subject.

NDMC has requested the HCC to make these relaxation/make provisions, for repair, according to para 1.15 of "Annexure-II of UBBL 2016" which specifies the terms of reference of the Heritage Conservation Committee. The provisions stipulated under para 1.15 (ii) & 1.15 (iii) of UBBL 2016, according to which, the relaxation has been sought by the NDMC, are enumerated as under:

*1.15(ii): To advice whether any relaxation, modification, alteration, or variance of any of the building bye laws is called for;*

*1.15(iii): To frame special regulations/guidelines for precincts and if necessary for natural feature areas to advise the Commissioner, MCD/Vice-Chairman DDA/Chairman*

6. Para 1.3 (i) of "Annexure-II of UBBL-2016" clearly specifies the "Restrictions on Development/Redevelopment/Repair" of the listed buildings or listed precincts or listed natural feature areas etc. under clause 7.26 of UBBL 2016.

Further it was noted that as per this clause the agencies/local bodies are only required to consult the HCC and suitably act upon the advice given by HCC. Therefore, HCC can advise agencies/local bodies that for internal additions/alterations including painting/plastering/flooring etc., they may not approach HCC and can take decisions/approval at their end.

7. NDMC has also referred to the amended clause 2.0.1 of UBBL-2016 (Clause-2.0.1(d) vide notification no. S.O 1053 (E) dated 5<sup>th</sup> April, 2017 (Annexure-XIII), which stipulates that no notice and building permit is required for addition/alteration which do not otherwise violate any provisions regarding building requirements etc; except in cases of plastering/cladding and patch repairs, in heritage buildings where HCC's permission is required. For rest other additions/alterations specified in para 2.0.1 (d) (ii) to 2.0.1(d) (xv), no notice and building permit is required from any agency.
8. The HCC considered the matter in context of earlier case history of the matter and observed that the clause 7.26 Annexure-II of UBBL-2016 are applicable to all notified heritage buildings/precincts.

However, for in depth study of the issues raised by the NDMC in their representation and the existing provisions, the HCC decided to constitute a sub-committee to give its recommendations comprising of the following:-

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|---|-----|------------|
| 1. Prof. Rommel Mehta                   | ... | Member HCC |
| 2. Ms. Vertika Sharma                   | ... | Member HCC |
| 3. Shri Rajiv Sood, Dy. Chief Architect | ... | Member HCC |

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|--|-----|-----------------|
| 4. Chief/Senior Town Planner, North/South DMC      | ... | Member HCC      |
| 5. Commissioner Planning DDA or her representative | ... | Member HCC      |
| 6. Member Secretary, HCC                           | ... | Member convener |

**Addl. Items no. 2 : Revitalization of Chandni Chowk, Old Delhi – Letter received from School of Planning and Architecture.**

1. A letter no. nil dated December 17, 2018 received from Ms. Anuradha Chaturvedi, HOD, Department of Architectural Conservation, School of Planning and Architecture (SPA) was placed before the HCC. In her letter she has drawn the attention of HCC & DUAC on the ongoing work undertaken by the PWD in the Chandni Chowk area without seeking prior approval of the HCC & DUAC. It has been pointed out that the project has been conceptualized for improving the infrastructure and visitor's experience, but the overall significance of the Chandni Chowk has not been looked into.
2. The letter was considered and the HCC observed that the Chandni Chowk Vista does not figure in the notified heritage list of MCD area. It was decided to send a reply of the letter accordingly.

**Addl. Items no. 3 : Gandhi Maidan Parking.**

1. A mail communication dated December 31, 2018 received from our advocates M/s Dua Associates was placed before the HCC. It mention about an order of Hon'ble High Court of Delhi in W.P.(C) no. 4572/2007 & CMs 20073/2015, 45779/2018, 54650/2018 and 54651/2108 Manushi Sangathan, Delhi Vs Govt. of Delhi & Others. The relevant para of the order is as reproduced below :

**"Gandhi Maidan Parking"**

*".....6. The Court directs the MoE to forthwith process the said application and convey its decision thereon to the North DMC positively by 31<sup>st</sup> January, 2019. The Court finds in the minutes that there are several other sanctions for which the timeline was tentatively fixed as 31<sup>st</sup> March, 2019 and this includes the No Objection Certificates (NOC) from Delhi Fire Service (DFS), the Delhi Urban Art Commission, the Heritage Conservation Committee, etc. The Court directs these bodies to convey their No Objection also by 31<sup>st</sup> January, 2019. It will be the responsibility of the Commissioner, North DMC to immediately communicate a copy of this order to each of those authorities for expediting the grant of sanction."*

2. The matter was considered and the HCC decided that North DMC be asked to submit a comprehensive proposal as per the HCC's guidelines online for its consideration.

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