

**MINUTES OF THE 78<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD ON  
THURSDAY, JUNE 6, 2019.**

**A. Proposals:**

**Item No. 1: Proposed Repair and Renovation Works at Premises No N-3 Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering/cladding and patch repairs, flooring and re-flooring, whitewashing, painting, including erection of false ceiling, internal partitions, replacing old sanitary fixtures & old sanitary pipe in the toilet, electrical wiring and fitting.
2. The proposal was found acceptable and approved with the following observations:
  - i. No changes/projections are permitted on the 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 modified proposals.

**Item No. 2: Part Portion of 44 Regal Building, Second Floor, Regal Building, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP, flooring, patchwork, painting, whitewashing, false ceiling, internal partitions (gypsum/glass), and furniture.
2. The proposal was found acceptable and approved with the following observations:
  - i. No changes/projections are permitted on the 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 modified proposals.

**Item No. 3: Plans in respect of Repair/Renovation works at N-85, Second Floor, Radial Road, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, false ceiling, flooring, glazing, electric fitting & fixtures, paneling of wall POP plasterwork, changes in toilet fixtures.
2. The proposal was found acceptable and approved with the following observations:
  - i. No changes/projections are permitted on the 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.
- iv. The height & layout should not be altered from the existing design.
- v. Random check for any seepage & waterproofing be done.
- vi. There should be no seepage during construction.

**Item No. 4: Plans in respect of repair/renovation work at L-24 to 26, 45 to 47, Ground floor, Mezzanine floor, first floor, second floor, L-Block, Middle Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting, polishing, internal partition, POP, plaster works on existing cement plaster, flooring, paneling on walls, electrical fittings and fixtures, air-conditioning installing works, alteration/renovation in toilet change of fittings fixtures, repairs of doors/windows/glazing without changing in opening sizes.
2. The proposal was scrutinized, and the following observations were made:
  - i. NDMC informed that the premises are sealed by the NDMC which was not mentioned in the comments forwarded by the NDMC for initiating construction without taking prior approval of HCC. NDMC was asked to ensure that such information being an important criterion to decide whether the proposal be placed before the HCC or not should invariably be included in their comments while forwarding proposals to the HCC.
  - ii. NDMC has directed the proponent to restore the original heritage structure of the premises.
  - iii. NDMC proposal also to give comments on:-
    - (a) Information in terms of applicability under Unified Building Bye-Laws for Delhi-2016.
    - (b) Clarifications be given by the NDMC for the point no. ix (i.e. dismantling of steel frame for lift, near staircase case) indicated in the comments given by them.
    - (c) Proposal for lift is on the outer edge of the building which may affect/alter the original design/character of the Connaught Place.

**Item No. 5: Plans in respect of Garden House, Sunder Nursery.**

1. The HCC considered the proposal forwarded by the CPWD online at its meeting held on April 16, 2019, when the following observations were made:
  - “1. *The proposal was forwarded by the CPWD (online) for consideration of the HCC.*
  2. *The proposal was deferred, the following observations were made:*
    - i. *An effort was made for telephonic discussion on certain points related to the proposal with the Architect/Proponent, but no discussion was held as the call could not be connected. The clarification of the following points was required:*

- a. *The proposal appeared to be a modern-looking structure. Whether the building has been designed in harmony with the heritage character of the nearby structures/buildings?*
  - ii. *In the absence of the clarifications sought by the HCC, it was decided to call the proponent, i.e. Aga Khan Trust in the next meeting of the HCC for the presentation. Therefore, the proposal was not considered by the HCC."*
2. In was now observed that the National Monuments Authority (NMA) has already approved the proposal. No tree cutting is involved. The building has been designed as an eco-friendly building. The building is not a glass structure as clarified by the proponent. Also, the proponent has taken care of the amenities required for the entire complex.
  3. The proposal was found acceptable and approved with the above observations.

**B. Additional items:**

**Addl. Items no. 1: Plans in respect of A-2, Plot No. 7, Ground & Mezzanine Floor, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (*online*) was scrutinized. It included the work in terms of plastering/cladding/patch repair, flooring & re-flooring, changing of sanitary fittings, glass glazing, whitewashing/painting, erection of false ceiling, erection of re-erection of internal temporary partitions, repair of stair's steps etc.
2. The proposal was scrutinized, and the following observations were made:
  - (a)
    - (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
    - (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
    - (iii) Clarity and quality of photographs should be ensured.
  - (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
  - (c). The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
  - (d). No changes/projections are permitted on the external side/facade, which alter the original heritage structure.

- (e). Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
  - (f). Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.
3. The above points to be ensured by the NDMC before forwarding the proposal to the HCC for its consideration to facilitate expeditious-approval.

**Addl. Items no. 2: Plans in respect of C-9/35, First Floor with Mezzanine, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of a painting of walls, changing of floor tiles, changing of temporary fixtures/furniture, false ceiling, POP, patchwork, plastering of walls, repairing of the roof, changing of sanitary fittings, repairing of the staircase, demolish the part portion of mezzanine floor etc.
2. The proposal was scrutinized, and the following observations were made:
- (a) (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
  - (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
  - (iii) Clarity and quality of photographs should be ensured.
  - (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
  - (c). The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
  - (d). No changes/projections are permitted on the external side/facade, which alter the original heritage structure.
  - (e). Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
  - (f). Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.
3. The above points to be ensured by the NDMC before forwarding the proposal to the HCC for its consideration to facilitate expeditious approval.

**Addl. Items no. 3: Plans in respect of 21, Ground and Mezzanine floor Regal Bldg., Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of a painting of walls, changing of floor tiles, changing of temporary fixtures/furniture, false ceiling, POP, patchwork, plastering of walls, repairing of the roof, show window, glass partition, waterproofing, repairing of staircase etc.
2. The proposal was scrutinized, and the following observations were made:
  - (a) (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
    - (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
    - (iii) Clarity and quality of photographs should be ensured.
  - (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
  - (c) The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
  - (d) No changes/projections are permitted on the external side/facade, which alter the original heritage structure.
  - (e) Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
  - (f) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.
3. The above points to be ensured by the NDMC before forwarding the proposal to the HCC for its consideration to facilitate expeditious approval.

**Addl. Items no. 4: Plans in respect of plot no. 3, First and Second floor, Block-G, Connaught Circus.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of dismantling of old plaster and re-plastering, false ceiling, re-false ceiling, POP, whitewash, painting, polishing, wooden work, glass work, flooring and wall tiling, replacement of plumbing fittings & fixture, electrical fittings & fixture, roofing & re-roofing, dismantling and erection of internal brick partition wall etc.

2. The proposal was scrutinized, and the following observations were made:
    - (a) (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
    - (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
    - (iii) Clarity and quality of photographs should be ensured.
  - (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
  - (c) The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
  - (d) No changes/projections are permitted on the external side/facade, which alter the original heritage structure.
  - (e) Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
  - (f) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.
3. The above points to be ensured by the NDMC before forwarding the proposal to the HCC for its consideration to facilitate expeditious approval.

**Addl. Items no. 5:            Repair & Renovation of premises No 57, Block – G, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of flooring, partitions, POP punning, electrical, air-conditioning, painting, polishing, wooden work, plumbing etc.
2. The proposal was scrutinized, and the following observations were made:
  - (a) (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
  - (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
  - (iii) Clarity and quality of photographs should be ensured.

- (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
  - (c) The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
  - (d) No changes/projections are permitted on the external side/facade, which alter the original heritage structure.
  - (e) Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
  - (f) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.
3. The above points to be ensured by the NDMC before forwarding the proposal to the HCC for its consideration to facilitate expeditious approval.

**Addl. Items no. 6: Repair & Renovation of proposals forwarded by the NDMC/MCD to the HCC.**

1. The HCC considered the above matter, and the following points were made:
2. (a) (i) Existing site photographs should clearly show external facade & all internal wall face along with ceiling & floors accompanying the proposal of each floor besides photographs of the specific area where changes are proposed and should be properly numbered/named on the plan.
- (ii) Site photographs should be submitted to ensure that the site is properly visible as existing or else will necessitate going for a site visit.
- (iii) Clarity and quality of photographs should be ensured.
- (b) Three-dimensional views should clearly show the existing and proposed design changes and should correspond to drawings.
- (c) The drawings showing existing & proposed changes should be superimposed to clearly highlight the proposed modifications.
- (d) No changes/projections are permitted on the external side/facade, which alter the original heritage structure.
- (e) Heritage value and structural stability of the structure affected due to the changes proposed also be indicated on the superimposed drawings.
- (f) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained.

3. The above points to be ensured by the NDMC/MCD before forwarding the proposals to the HCC for its consideration to facilitate expeditious approval.

sd/-

**(K. Sanjay Murthy)**  
**Chairman, HCC &**  
**Additional Secretary (D)**

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**(Ruby Kaushal)**  
**Member-Secretary**  
**Heritage Conservation Committee**