

**MINUTES OF THE 80<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE HELD ON FRIDAY, JULY 12, 2019.**

Due to some urgent official engagements Chairman, HCC could not attend the meeting. In his absence, Smt. Vertika Sharma, member, HCC chaired the meeting.

**A. Proposals:**

**Item No. 1: Plans for Repair and Renovation work in respect of plot no. 3, first and Second floor, Block-G, Connaught Circus, New Delhi-110001**

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on June 6, 2019, and the proposal was not approved, the following observations were made:

*“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 appropriately 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 highlight the proposed modifications clearly.*

(d) *No changes/projections are permitted on the external side/facade, which alters 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.”*
2. In response to the HCC’s observations, the revised proposal received from NDMC (online) was scrutinized. It 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.

**Item No. 2: 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 was forwarded by the NDMC online for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on June 6, 2019, and the following observations were made:
- “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 the 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.”*

2. In response to the HCC’s observations, the revised proposal received from NDMC online was scrutinized. It was found not acceptable and not approve; the following observations were made:

(i) It was observed that a portion of the slab has been punctured to make a provision for the lift, and to support lift (steel) columns etc. have already been erected. It might be affecting the structural stability of the heritage structure. 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:-

- |                          |     |                       |
|--------------------------|-----|-----------------------|
| a. Prof. Rommel Mehta    | ... | Member HCC            |
| b. Ms Vertika Sharma     | ... | Member HCC            |
| c. Mrs. (Dr) N. K. Kalsi | ... | Chief Architect, NDMC |
| d. Member Secretary, HCC | ... | Member Convener”      |

**Item No. 3: Building plans in respect of 410 to 412, Part 413, Haveli Haider Quli, Chandni Chowk.**

1. The proposal was forwarded by the MCD (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on June 28, 2019, and the following observations were made:

*“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 forwarded by the Architect was not reflecting on the HCC online portal. Therefore, the proposal could not be considered by the HCC.”*

2. The proposal was found not acceptable and not approved; the following observations were made:

- i. On analyzing the proposal, it was observed that the plot where proposed heritage building is likely to come up is not clear. A detailed site plan clearly indicating the location of the plot, its surrounding areas, street/road etc. be clearly marked on the plan and submitted.
- ii. North DMC was requested to prepare and submit a detail report on the aspect for the feasibility of the location of the plot and erection of a building thereon, considering the other heritage structures in the vicinity.
- iii. 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:-

- |    |                       |     |                                |
|----|-----------------------|-----|--------------------------------|
| a. | Prof. Rommel Mehta    | ... | Member HCC                     |
| b. | Ms Vertika Sharma     | ... | Member HCC                     |
| c. | Shri P. Dinesh        | ... | Senior Town Planner, North DMC |
| d. | Member Secretary, HCC | ... | Member Convener”               |

**Sd/-**  
**(Vertika Sharma)**  
**Member (in-chair),HCC &**  
**Heritage Conservation Committee**

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