

**MINUTES OF THE 81st MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON WEDNESDAY, AUGUST 14, 2019.**

A. Proposals:

Item No. 1: Repair & Renovation of premises No 57, Block – G, Connaught Place.

1. The proposal forwarded by the NDMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) considered the matter 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 flooring, partitions, POP punning, electrical, air-conditioning, painting, polishing, wooden work, plumbing etc.*
- 2. The proposal was scrutinised, 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 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, primarily because of the removal of a portion of a load-bearing wall on the mezzanine floor.
 - (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 A-2, Plot No. 7, Ground & Mezzanine Floor, Inner Circle, Connaught Place.

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) considered the matter 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 plastering/cladding/patch repair, flooring & re-flooring, changing of sanitary fittings, glass glazing, whitewashing/painting, erection of false ceiling, erection or 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 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 scrutinised. 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. 3: Plans in respect of Shop no. 21, Ground and Mezzanine floor Regal Bldg., Connaught Place.

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) considered the matter 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 scrutinised. 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 scrutinised, 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 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 scrutinised. 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. 4: Plans in respect of C-9/35, First Floor with Mezzanine Floor, Inner Circle, Connaught Place.

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) considered the matter 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 scrutinised. 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 scrutinised, 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 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, primarily because of the removal of a slab of the mezzanine floor. Simultaneously, the structural safety of the surrounding buildings should also be ensured during removal of the slab.
- (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 L-9, Ground & Mezzanine Floor, Outer Circle, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, painting/whitewashing, show window, flooring, internal temporary partitions (Gypsum/Glass), False ceiling, POP, Patch Work, Repairing of Stairs, Changing of Sanitary Fittings, Furniture's /Fixtures, Water Proofing, Rolling Shutter etc.
2. The proposal was found acceptable and approved with the following observations:
 - i. The structural safety of the buildings should be ensured.
 - ii. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
 - 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. 6: Building plans for addition/alteration in respect of 1513 to 1518, Main Road, Nai Sarak, Chandni Chowk, Delhi.

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 HCC observed that representatives from MCD are not attending to the HCC meetings and presenting their comments/ views on the proposal received from the MCD areas. The representation from MCD in the forthcoming meeting of the HCC be ensured; otherwise, the cases received from the MCD would be returned without consideration by the HCC.
3. During the analysis of the proposal, it observed that the concerned local body, North DMC in this case has not given comments, on the structural stability of the existing structure and the heritage architectural character etc. On further analysis, it observed that a lot of existing elements have architectural heritage value.
4. It was decided that before forwarding the proposal to HCC for consideration, MCD should ensure detailed comments on the proposal for its structural stability and architectural heritage. Otherwise, the cases would be returned without consideration by the HCC.
5. Given the above, the proposal was analyzed and found not acceptable and not approved with the following observations:
 - i. From the existing photographs of the proposal submitted, it observed that the existing structure is in a dilapidated condition. Detailed comments from the local body on the structural stability along with the existing heritage character of the structure is required to be submitted.
 - ii. Detailed photographs of every nook and corner of the heritage building depicting the heritage character be submitted.
 - iii. The drawings showing existing & proposed changes should be superimposed to highlight the proposed modifications. A sufficient number of Self-explanatory 3D views (of the actual surroundings/environment) clearly showing the proposed design scheme superimposed on existing with proper annotations and corresponding to proposal drawings be submitted.
 - iv. An appropriate number of photographs from all sides of the building should also be submitted to study the overall heritage character of the vicinity. Efforts should be made to retain and conserve the existing architectural heritage character of the structure and elevations are designed accordingly, and the same shall be incorporated in the design and 3-D views.

- v. All heritage conservation laws should be respected during the conservation process.
 - vi. It should also be clarified that what efforts are being made to match it to the heritage environment in the vicinity.
 - vii. The local body should ensure the regulations as applicable under Unified Building Bye-laws for Delhi 2016, and Master Plan of Delhi be strictly adhered to.
 - viii. Care should be taken to handle all contingencies during the restoration process, including handling of building materials in such a manner so that the surrounding area is not disturbed.
 - ix. The structural safety of the building and buildings in the vicinity should be ensured.
 - x. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
 - xi. A detailed conservation report is required to be submitted, to evaluate and analyses the impact on the proposal, and mechanism and processes are likely to be adopted to conserve the architectural heritage of the heritage building.
6. Therefore, in the absence of detailed comments received from the concerned local body (North DMC) concerning the proposal on various aspects like structural stability and architectural heritage etc., it is returned to North MCD with the request to furnish their detailed comments along with the revised proposal for the consideration of the HCC.

Item No. 7: Revised Building plans in respect of Plot no. 4760, Part Situated at Jaipuria Building, Jogiwara, Nai Sarak.

1. The proposal was forwarded by the North DMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) considered the matter at its meeting held on June 6, 2019, and the proposal was not approved, 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-II of heritage notified list of MCD area.

1. *The proposal was scrutinized and not approved; the following observations were made:*

81st meeting of HCC held on August 14, 2019

- i. *It should be clarified that what efforts are being made to match it to the heritage environment in the vicinity.*
- ii. *There is no clarity on treatment proposed for external walls; it is not clear whether the sidewalls of the structure are common or not to the adjacent properties.*
- iii. *The usage within the building, different spaces, kitchen etc. should be clearly identified in the drawings.*
- iv. *Internal finishes of the proposal should adhere to the applicable heritage norms and regulations and the same should reflect in the drawings.*
- v. *The elevations need to be reviewed and redesigned, considering the heritage character of the building.*
- vi. *The local body should ensure the regulations as applicable under Unified Building Bye-laws for Delhi 2016, and Master Plan of Delhi be strictly adhered to.*
- vii. *No changes/projections are permitted on the external side/facade, which should be retained as per the original design.*
- viii. *The structural safety of the buildings should be ensured.*
- ix. *Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained in the modified proposals.”*

2. In response to the HCC's observations, the revised proposal received from North DMC (online) was scrutinized. It was found not acceptable and not approved with the following observations:

- i. From the existing photographs of the proposal submitted, it observed that the existing structure is in a dilapidated condition. Detailed comments from the local body on the structural stability along with the existing heritage character of the structure is required and be submitted.
- ii. Detailed photographs of every nook and corner of the heritage building depicting the heritage character be submitted.
- iii. The drawings showing existing & proposed changes should be superimposed to highlight the proposed modifications. A sufficient number of Self-explanatory annotated 3D views (of the actual surroundings/environment) clearly showing the proposed design scheme superimposed on existing with proper annotations and corresponding to proposal drawings be submitted.

- iv. An appropriate number of photographs from all sides of the building should also be submitted to study the overall heritage character of the vicinity. Efforts should be made to retain and conserve the existing architectural heritage character of the structure and elevations are designed accordingly, and the same shall be incorporated in the design and 3-D views.
 - v. The structural stability certificate of the existing structure be submitted. The structural safety of the building and buildings in the vicinity should be ensured.
 - vi. All heritage conservation laws should be respected during the conservation process.
 - vii. It should also be clarified that what efforts are being made to match it to the heritage environment in the vicinity.
 - viii. The local body should ensure the regulations as applicable under Unified Building Bye-laws for Delhi 2016, and Master Plan of Delhi be strictly adhered to.
 - ix. Care should be taken to handle all contingencies during the restoration process, including handling of building materials in such a manner so that the surrounding area is not disturbed.
 - x. The structural safety of the building and buildings in the vicinity should be ensured.
 - xi. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
 - xii. A detailed conservation report is required to be submitted, to evaluate and analyses the impact on the proposal, and mechanism and processes are likely to be adopted to conserve the architectural heritage of the heritage building.
 - xiii. The structural safety of the buildings should be ensured.
 - xiv. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.
3. Therefore, in the absence of detailed comments received from the concerned local body (North DMC) concerning the proposal on various aspects like structural stability and architectural heritage etc., it is returned to North MCD with the request to furnish their detailed comments along with the revised proposal for the consideration of the HCC.

Item No. 8: Proposed internal renovation of premises at property no. 7, Block-D, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of change of flooring, wooden partitions, electrical, painting and polishing, woodwork and plumbing etc.
2. The proposal was found not acceptable and not approved with the following observations:
 - i. From the photographs of the existing structure submitted to the HCC, it was observed that the original arched façade along with its unique plastered grooves and original exterior has been tampered with/exterminated completely, and destroyed the aesthetic heritage character of the area.
 - ii. No changes/projections are permitted on the external side/facade, which should be retained as per the original design. The proponent and the architect were requested to recreate the original façade with its unique plastered grooves and resubmit the proposal.
 - 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 modified proposals.

B. Additional items:

Addl. Item No. 1: Relaxation/making special provisions for repair/renovation of minor nature for Connaught place area, 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 (Connaught place). The NDMC had been requesting the HCC for not referring such proposals of plastering, painting, flooring, repair of the false ceiling etc. in the Connaught place area where the façade is not involved to the HCC for approval.

2. The HCC considered the matter in the context of the earlier case history of the matter and observed that the clause 7.26 Annexure-II of UBBL-2016 apply to all notified heritage buildings/precincts. However, for in-depth study of the issues raised by the NDMC in their representations and the existing provisions, the HCC decided to constitute a sub-committee to give its recommendations comprising of the following:

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|------|---|---------------------------|
| i. | <i>Prof. Rommel Mehta</i> | <i>.....Member, HCC</i> |
| ii. | <i>Ms. Vertika Sharma</i> | <i>....Member HCC</i> |
| iii. | <i>Shri Rajiv Sood, Dy. Chief Architect</i> | <i>...Member HCC</i> |
| iv. | <i>Chief/Senior Town Planner, North/South DMC</i> | <i>...Member HCC</i> |
| v. | <i>Commissioner Planning DDA or her representative.....</i> | <i>Member HCC</i> |
| vi. | <i>Member Secretary, HCC</i> | <i>...Member Convener</i> |

3. Three meetings of the Sub-Committee constituted for the purpose was held on 18.02.2019, 01.04.2019 and 05.08.2019, wherein all the issues related to the relaxations in the matter were deliberated & discussed in detail. However, no concrete proposal in the matter has been received from the NDMC, being the concerned local body, for deliberations in the matter.

Addl. Item No. 2: Preparation of a comprehensive policy/ guidelines for the maintenance of the heritage façade, aesthetic and functional consideration for all the front/backyard areas of Connaught Place.

1. HCC has observed that dangling of wires here and there is not in harmony with the heritage area and its vicinity, Connaught Place being a Grade- II heritage structure.
2. It has been opined that some mechanism/policy/guidelines should be devised by NDMC, that focuses on two aspects:

1. Heritage facade to be maintained:

- i. NDMC should ensure that all projects related to Connaught Place maintain the original facade. The heritage facade should not be tampered with, even though internal changes are allowed but the outer facade should be maintained along with its unique plastered grooves.
- ii. This aspect should be maintained as a compulsory feature that cannot be disputed. It has been observed that in the past, various retail chains

have tampered with the original arched facade and have damaged the original exterior architectural features that have destroyed the aesthetic heritage character of the area.

- iii. NDMC should ensure that before forwarding any proposal to HCC regarding the Connaught Place area, it ensures that the client/retailer/project proponent complies with those described above and take adequate steps to maintain and conserve the original heritage facade and its character.

2. Ensuring aesthetical consideration of all services in all the backyard areas:

- i. It has been observed that most of the backyard areas of Connaught Place, for instance, the middle circle are in a dilapidated condition with numerous dangling wires, exposed transformers, surface drains, improper lighting and scattered solid waste.
- ii. These issues render the area unsafe and unhygienic even though the middle circle houses many restaurants and access to various offices and institutions. It should also be brought to notice that the middle circle is already laid with an underground service tunnel during the Commonwealth Games, 2010.
- iii. Therefore, all services, electrical as well as sanitary should be accommodated underground to create an aesthetically pleasing outlook of the overall precinct and not only the front facades.

3. Conclusion:

- i. NDMC should frame a comprehensive policy/guidelines/plans etc. to deal with both these aspects. Maintenance of the heritage façade, aesthetic and functional consideration for all the backyard areas of Connaught Place, such that the area is considered as a heritage precinct on the overall and not merely the outside lanes.

Sd/-

(K. Sanjay Murthy)
Chairman, HCC &
Additional Secretary (D),
Government of India

Sd/-

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee