

**MINUTES OF THE 82nd MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON FRIDAY, OCTOBER 11, 2019.**

A. Proposals:

Item No. 1: Building plans in respect of 410 to 412, Part 413, Haveli Haider Quli, Chandni Chowk.

1. The proposal was forwarded by the North MCD (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on July 12, 2019, the proposal was found not acceptable and not approved, and 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:-

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

2. The sub-committee made a site visit on August 20, 2019. The recommendations of the sub-committee were accepted by the HCC. The following observations were made by the sub-committee:

i. The site is situated in the middle surrounded from all sides by the G+3 commercial buildings/godown with a narrow passage.

ii. It was also observed that the proposal consists of a basement, stilt, ground and three floors above with an overall height of 12.00 mt.

iii. The architect was requested to provide an appropriate number of sections across the site (highlighting the transition and connections from the basement to the ground level) including roads with cross-sections of the properties abutting the property from all sides of the plot, for better understanding of the overall ventilation mechanism/scheme.

iv. A sufficient number of existing site photographs from all corners of the site were also requested.

v. The architect was also requested to provide 3D views showing existing site surroundings be superimposed on the proposed views for better understanding of the context of the site.

2. However, HCC at its 81st meeting held on August 14, 2019 has observed that:

“.....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.....”

3. 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:

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. 2: Plans in respect of Shop no. 20, 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 plastering, painting/whitewashing, flooring/re-flooring, internal temporary partitions (gypsum/glass), false ceiling, POP, patch work, repairing of stair’s steps, furniture’s/fixtures, water proofing, replacement of rolling shutter, show window etc.

2. The proposal was scrutinized, and found acceptable following observations were made:

(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 internal renovation of premises at property no. 7, Block-D, 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 August 14, 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 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.”*

3. 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. 4: Plans in respect of Enrichment of façade of Delhi Police HQ Bldg., at Ashoka Road.

1. Earlier the building plans of Delhi Police HQ and Police Station at Jai Singh Road had been approved by the HCC at its meeting held on June 29, 2015.
2. The proposal forwarded by the NDMC (online) for consideration of the HCC. Also, a letter no: 10490/L&B CELL/PHQ, (II) dated 31.07.2019 has also been received from the Dy. Commissioner of Police, Land & Building Cell, PHQ, Delhi in this regard.
3. The proposal is for the permission to use sand stone (Gwalior white and Agra Red) in Bungalow (G+1) located in one of the corner of the campus site touching Ashoka Road, which is a Grade-II listed heritage building, vide Notification No. 4/2/2009/UD/16565 dated 1st October 2009 of Urban Development Department, Government of NCT of Delhi regarding the notified list of heritage buildings/precincts of NDMC area, where the work on the construction of Delhi Police HQ is in progress.

Background:

1. The Delhi Police submitted a proposal to the HCC to develop the site for headquarter of Delhi Police to accommodate their scattered offices in the different parts of the City.
2. The site is a Grade II listed heritage building falls under the jurisdiction of NDMC, vide Notification No. 4/2/2009/UD/16565 dated 1st October 2009 of Urban Development Department, Government of NCT of Delhi regarding the notified list of heritage buildings/precincts of NDMC area.
3. Delhi Police desired to know the status of barracks and residential quarter's area behind the main police station building in the complex.

4. A joint site inspection was carried out to study the site conditions by a Sub-Group of HCC on July 3, 2009. During the site visit, the Sub-Group had suggested that the Delhi Police should get a conservation report prepared by a professional conservation architect wherein the buildings need to be shown in the scheme belonging to various periods. It should indicate the heritage structures to be preserved.
5. A PowerPoint presentation by the Delhi Police and their consultant/architect was made before the HCC at its meeting August 10, 2009 and decided that the existing complex/structures have been divided into three areas/categories as under:-

“..... a) The 'A' category (Building A 1: comprising of main Police Station Building including front colonnade, fore court barracks, lock up and offices around the central courtyard).

b) 'B' category (Building no. B1 : comprising of barracks around second courtyard, side entrance of front building, B2: 2 nos. of Bungalows (G+1) touching on one side Ashoka Road)

c) 'C' category buildings (C1 : Residential quarters (Double storey), C2 : PWD Offices, store, temple, water tank, C3 : Residential Quarters (single storey) & Health Club, C4 : ACP & DCP Residence, C5 : Petrol pump, office, Drivers Rest Room, Workshop, toilet, C6 : Horse Barracks, type-1 Quarters, Temple, toilet, C7 : Servant Qtrs., Canteen, Office shed, Battery charge room, and C8 : Gate.)

After a detailed discussion on the proposal the HCC made the following observations:-

- (i) As per the proposal of Delhi Police the A category buildings/area is proposed to be retained/restored which was agreed by the HCC.*
- (ii) The Delhi Police had proposed removing of building/areas of B category. The HCC observed that considering the heritage value of B category of buildings (B1 and B2) these should also be retained /restored since this part also has definite typology.*
- (iii) The HCC observed that C category buildings/areas could be taken up for redevelopment.....”*

6. Based on the observations indicated above, the proposal forwarded by the NDMC was considered by the HCC at its meeting held on November 19, 2014. It was not approved and specific observations were given.
7. The revised proposal with modified façade was considered by the HCC at its meeting held on March 20, 2015. After discussion, it was decided to study the proposal further. The decision in the matter was accordingly deferred.
8. HCC meeting dated May 1st, 2015, the following decision was taken:

“.....4. The proposal was scrutinized keeping in view all above aspects including comments received from Ms. Abha Narain Lambah, Member HCC. The HCC made the following observations:

- (i) A comparative study of the, original submission, the one considered at HCC’s meeting held on March 20, 2015 and the latest one was done by the Committee. It was observed that the earlier scheme considered on March 20, 2015 was better in terms of urban form as well as architectural elements which are helpful in achieving harmony between the existing heritage building and the proposed block.*
 - (ii) The boundary wall of the complex should be designed, keeping in view its Heritage Character.*
 - (iii) Commitment/undertaking need to be given by the proponents that steps would be taken for conserving the existing heritage structures and public access to them would be permitted.*
5. *The proposal was approved and the architects/proponents were advised to submit commitment for 4 (ii) & (iii) above to enable the Member Secretary, HCC to release the approval.....”*
9. An Undertaking on Indian Non-Judicial Stamp No: IN-DL28837305138222N dated 15.07.2015, the proponent gave in the name of Sh. V A Gupta, DCP, approval letter no: 6(5)/2014-HCC dated May 13, 2015 was issued.

10. Since, the structure is part of the large campus, it was accordingly, decided that before scrutinizing the proposal further, a site visit will be done by the sub-committee comprising of the following and submit its report:

- a. Prof. Rommel Mehta ... Member HCC
- b. Ms. Vertika Sharma ... Member HCC

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| c. | Chief Architect, NDMC | ... | Member HCC |
| d. | Member Secretary, HCC | ... | Member-Secretary HCC |

B. Additional Items:

Addl. Item No. 1: Building Plans in respect of Residential building at plot no-4760 part situated at Jaipuria building, Jogiwara, Nai Sarak.

1. The proposal 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 August 14, 2019, and the proposal was not approved, the following observations were made:

- “..... 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. *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.*
- xii. *Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.....”*

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. 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.

sd/-

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

sd/-

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee