

**MINUTES OF THE 85th MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON MONDAY, DECEMBER 23, 2019.**

A. Proposals:

Item No. 1: Plans in respect of flat no. SF1, SF2, Hotel Continental Annexe, Block, Regal Building, Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of removal and erection of brick partition walls, dismantling of old plaster and re-plastering, POP, whitewash, painting & polishing, wooden and glasswork, flooring, tiling, change of plumbing fittings & fixtures, change of electrical fittings & fixture etc.
2. The proposal was scrutinized and found not acceptable, and the following observations were made:
 - i. From the photographs and plans submitted by the architect/proponent, major structural deviations have been observed (almost all the existing brick wall proposed to have been demolished). Also, being on the second floor, clarity on the Reinforced Brickwork (RBW) slab should be given.
 - ii. The submitted 3D views are improper (not very clear). They shall be revised and submitted with clarity and better viewing angles, clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings.
 - iii. The structural safety of the building should be ensured.
 - iv. All drawings (including sections) be appropriately dimensioned to understand the scheme better.
 - v. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
 - vi. Existing Heritage Character comprising of architectural elements should be retained in the modifications.

Item No. 2: Plans in respect of repair/renovation work at premises no. 9A, first floor, Rear portion, Connaught Place.

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, POP, whitewash, painting & polishing, wooden work and glass partition wall, flooring and wall tiling work, replacement of plumbing fittings & fixture, replacement of electrical fittings & fixtures etc.
2. The proposal was scrutinised and found acceptable, and the 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: Building plans in respect of Residential building at Plot no. 1041 to 1043, situated at Gandhi Gali, Fatehpuri.

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 but the proposal proforma mentioning therein the property in question in Grade-II.
2. The proposal was scrutinized and found not acceptable and not approved with the following observations:
 - i. It was observed that the residential building at plot no- 1041 is indicated as haveli in the gazetted notified heritage list of MCD, but the existing photographs submitted by the architect/proponent were not clear to depict the heritage character of the existing structure. It was, accordingly, decided that the architect/proponent shall submit detailed photographs of every nook and corner of the heritage building depicting the heritage character, and 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 and submit its report:-

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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 P. Dinesh</i> | ... <i>Senior Town Planner, North DMC,</i>
<i>Member HCC</i> |
| iv. | <i>Commissioner (Planning), DDA</i> | ... <i>Member HCC</i> |
| v. | <i>Member Secretary, HCC</i> | ... <i>Member Convener</i> |

Additional item :

Addl. Item No. 1: Amendments in Unified Building Bye-Laws for Delhi-2016 for HCC.

1. The reference dated November 6, 2019 has been received from DDA relating to the Government policy of Ease of Doing Business. In this context, certain modifications are proposed in Annexure-II of the Unified Building Bye-Laws for Delhi-2016 pertaining to the review of certain activities presently under the purview of local body and Heritage Conservation Committee. A copy of the proposed draft changes had also been received from the DDA for the comments of the HCC.
2. DDA has proposed modifications in the clause 1.2 of Annexure-II of Unified Building Bye-Laws for Delhi-2016 so that certain internal changes viz. re-plastering, re-painting and re-patching of Grade-II and Grade-III heritage buildings would henceforth not require the approval of the local body and HCC.
3. Comments of the members of the HCC were invited vide hcc email dated December 4, 2019, which are awaited. Considering the matter of importance, it was, accordingly, decided to obtain detailed comments from all the concerned local authorities also, so that further appropriate action in the matter shall be taken.

sd/-

(Shiv Das Meena)
Additional Secretary (D),
Ministry of Housing & Urban Affairs

sd/-

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee