

**MINUTES OF THE 102<sup>nd</sup> MEETING (ONLINE) OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC) HELD ON TUESDAY, NOVEMBER 2, 2021**

**A. Proposal:**

**Item No.1: Proposed Repair and Renovation Works at Premises No. K-36, First Floor, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering and patch repairs, Flooring and re-flooring, Opening of door within own's plot, White washing, painting, etc. including erection of false ceiling, Erection of internal partitions, Replacing of old sanitary fixtures in toilets, Replacement of electrical wiring and fitting, Replacement of old sanitary pipes, Demolition of existing sunshade in middle open area.
2. The proposal received (online) was scrutinized and found not acceptable, the following observations were made:
  - a) Discrepancies have been observed viz-a-viz work details submitted for approval, as per Para-1 above and the drawings/photographs provided. The proposal indicates work in terms of opening of a door within own's plot, demolition of existing sunshade in the middle open area, replacing of old sanitary fixtures in toilets, replacement of old sanitary pipes etc. which need to be substantiated with an appropriate number of existing site pictures to understand the existing site conditions (*in correlation to the works indicated in para-1 above*) with proper uncut clear views from all sides, including external façade.
  - b) The HCC observed that most of the drawings submitted are not self-explanatory and easy to comprehend. The current submission lacks legibility & clarity. The quality of 3D views should improve; the current 3D views do not explicate the design scheme adequately. The submitted 3-d views and site pictures are from a scanned copy and are not comprehensible. Thus, the submission needs to be revised and resubmitted.
  - c) The structural safety of the buildings should be ensured. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., should be retained in the modifications.
  - d) It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
  - e) NDMC shall ensure that the placement, size, colour, text etc. of the Signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.
3. Overall, HCC opines that the submission is incomplete, due to lack of clarity and inadequate drawings, it is not acceptable and returned to NDMC. NDMC shall also ensure that the proposal completed in all respect be forwarded for the consideration of HCC.

**Item No. 2 : Additions/alterations Modern School, Barakhamba Road – Letters received from NDMC and DDA-reg.**

1. The proposal for additions/alterations, the addition of a new structure (G+1) comprising of classrooms, administration, library & reading, teacher's common room, art exhibition areas, reception waiting, canteen etc. along the North-East boundary of the existing

school boundary wall, forwarded by the NDMC (online) was considered by the HCC at its meeting held on February 1, 2021. After a detailed discussion it was decided that the concerned local body i.e. NDMC and the Commissioner (Planning), DDA would visit the site and submit its report to the HCC. Only then the proposal would further be discussed.

2. Accordingly, a joint site visit was undertaken by the Chief Architect, NDMC and a representative from the DDA on March 9, 2021. Subsequent to the joint site visit, the comments offered by the DDA vide their letter no: F.1(25)2005/MP/D-30 dated 26.03.2021 are indicated as:

*“.....DDA is of the view that the setback as mentioned in Table 17.1 titles ‘Minimum Setbacks’ (other than Residential Plotted Development) of MPD-2021 are to be followed....”*

3. The comments offered by the NDMC vide their letter no: CA/BP/D-915-916 dated 30.03.2021 are as follows:

*“.....the proposal is for additions/alterations in an adjoining to the existing building/structures in the rear side of the premises with change of use. Therefore in our view, as per law, the setbacks of prevailing MPD i.e. 2021 cannot be insisted upon on the existing sanctioned buildings/structures thereby in the proposal of addition/alteration in the premises....”*

4. The matter was deliberated in the HCC and it was decided to request the concerned local body i.e. NDMC to furnish their final recommendations after considering comments received from DDA for consideration by the HCC.

**Item No. 3: Building plans in respect of Plot no. 460 (Old) and 1414-1415 (New, Ward-V), building (additions/alterations) Gali Kishan Dutt, Maliwara (Ballimaran). – Site visit Report**

1. The proposal was forwarded by the North DMC (online) for consideration of the HCC. Earlier, the proposal was considered by the Heritage Conservation Committee (HCC) at its meeting held on March 12, 2021. The following observations were made:

**A. Background:**

1. *The proposal was forwarded by the North DMC (online) for consideration of the Heritage Conservation Committee (HCC). The proposal was scrutinized. It was observed that proposal is in Grade-IIA at sr. no. 39 of gazette notified supplementary list of 551 heritage sites notified under section 7.26 of Delhi Building Byelaws for conservation and Protection under the jurisdiction of North Delhi Municipal Corporation.*
2. *It was observed that as per gazette notified list the heritage property has been listed “Ayurveda Seva Samiti Aushadhalaya”. But, the proposal has been received for additions/alterations with substantial modifications with its probable implications on the existing heritage structure. The proposal appears to have been modified to the extent that provisions have been made for the shops on ground floor and residential units on the upper floors till third floor above.*
3. *The provisions as stipulated under clause 1.12 grading of the listed Buildings/Listed Precincts for Grade-II heritage buildings are as follows:  
“....Heritage Grade-II ( A&B ) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local landmarks, which contribute to the image and identify of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.*

*Heritage Grade-II deserves intelligent conservation.*

*(Grade-II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade- II. Grade-II (B) In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension/ additional building is in harmony with ( and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade.*

Development permission for the changes would be given on the advice of the Heritage Conservation Committee.

All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-II..."

4. Also, it was observed that the informations/materials/appropriate number of uncut existing site photographs/existing site drawings etc. forwarded to HCC for its consideration are not appropriate and comprehensible to understand the overall heritage scheme clearly.
  5. In view of the above, the HCC decided to reject the proposal. So as 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) Dr. Archana Verma ... Member HCC
    - b) Shri Rajeev Sood ... Chief Architect, NDMC, Member HCC
    - c) Shri P. Dinesh ... Chief Town Planner, South & North DMC
    - d) Member Secretary, HCC... Member convener
2. Accordingly, Sub-Committee has undertaken a site visit on 27th August 2021, and the observations of the sub-committee are as given below:

### **B . Site Visit Report:**

1. In terms of the decision taken by the Heritage Conservation Committee (HCC) at its meeting held on 12.03.2021, a team comprising of the following visited the site at 11.00 AM on Wednesday the 27th August 2021:
  - i. Dr Archana Verma : Member, HCC
  - ii. Smt. Ruby Kaushal : Member-Secretary, HCC

Also present:

  - i. Ms. Shiksha Verma : Asstt. Town Planner, North DMC
  - ii. Sh. Jagvir Singh Khatri : Junior Engineer, City Sadar Paharganj Zone, NorthDMC
2. To assess the proposal submitted by the architect/proponent for the consideration of the HCC at its meeting held on 12.03.2021 viz-à-viz existing condition of the Heritage building, the team took an extensive tour of the location. The following observations were made:
  - a) Visual observation (interior as well as exterior) of the heritage building have established that the building does contain rich architectural heritage elements which seem to have been altered with and disappearing.
  - b) A few shops have been constructed on the ground floor (by demolishing the existing façade) it was evident from the plinth remnants that it must have contained rich architectural heritage elements.
  - c) Heritage elements (arches above the doorways etc.) can be seen in the open to sky areas on the ground floor, rear side rooms etc.
  - d) Also, the side entrance gate shows a portion of the heritage arch above where currently the rolling shutter has been fixed. The renovation work is currently in progress in the corner shop.
  - e) Since on the visual inspection of the heritage site it was evident that alterations have been made in the heritage building without the necessary approval of the HCC, so much so that heritage elements have been compromised. In view of the above, it was decided to request the building department, City S.P. zone, North DMC and the owner to submit the original pictures, drawings, documents etc. of the original structure, to understand the extent of its heritage character. Two shops have been constructed at the heritage site, its previous approval shall also be submitted.
3. The site visit report was placed before the HCC for consideration. The Committee accepted the recommendations of the subcommittee and requested the building department, City S.P. zone, North DMC and the owner to submit the original pictures, drawings, documents etc. of the original structure, to understand the extent of its heritage character. Two shops have been constructed at the heritage site, its previous approval shall also be submitted.

**Item No. 4: Building plans proposal in respect of Super Speciality Block & Multi-Level Car Parking in Ram Manohar Lohia Hospital Complex at Baba Kharak Singh Marg. – Site Visit Report.**

1. The proposal was forwarded by the CPWD (online) for consideration of the HCC.

**A. Background:**

1. The proposal was forwarded by the CPWD (online) for consideration by the Heritage Conservation Committee (HCC).  
2. The proposal received (online) was scrutinized and found not acceptable, the following observations were made:

- a) The proposal is a Grade-III listed heritage property as per GNCTD gazette notification no: 4/2/2009/UD/I 6565 dated October 01, 2009. In terms of Clause 1.12 of Annexure-II Unified Building Bye-Laws 2016 for Delhi, the basic guidelines for development permission for the heritage-listed properties fall under grade-III are enumerated as under:

*Grade-III*

“.....Internal changes and adaptive re-use may, by and large, be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.....”

“...All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-III...”

- b) The HCC examined the proposal for the Super Speciality Block & Multi-Level Car Parking and observed that the proposed elevational facade does not have any architectural inspiration from the heritage buildings on the campus.  
c) Thus, it shall be ensured that the architectural elements/materials etc. are drawn from the existing buildings so as to maintain harmony. Also, as the proposed development is located along the main edges, it would impart a distinctive character and thus the built form and façade should be contextual to the existing buildings and complex to maintain harmony and unity.  
d) To assess the ground situation, it was decided to make a site visit comprising of the following members along with the architect/proponent of the proposal:

|      |                            |                     |
|------|----------------------------|---------------------|
| i.   | ADG (works), CPWD          | ... Member HCC      |
| ii.  | Chief Engineer (CDO), CPWD | ... Member HCC      |
| iii. | Dr Archna Verma            | ... Member HCC      |
| iv.  | Member-Secretary           | ... Member Convener |

3. Accordingly, Sub-Committee has undertaken a site visit on October 1, 2021, and the observations of the sub-committee are as given below:

**B . Site Visit Report:**

1. In terms of the decision taken by the Heritage Conservation Committee (HCC) at its meeting held on 08.09.2021, a team comprising of the following visited the site at 03.30 PM on Friday the 1st October 2021:
- |    |                            |                          |
|----|----------------------------|--------------------------|
| a) | ADG (works), CPWD          | ... Member, HCC          |
| b) | Chief Engineer (CDO), CPWD | ... Member, HCC          |
| c) | Dr Archna Verma            | ... Member, HCC          |
| d) | Member Secretary           | ... Member-Convener, HCC |

Also present:

- |    |                    |                            |
|----|--------------------|----------------------------|
| a) | Shri O.P. Tripathi | ... Chief Engineer, CPWD   |
| b) | Shri Vijay P. Rao  | ... Senior Architect, CPWD |

2. The proposal for the Super Specialty Block & Multi-Level Car Parking is proposed in the existing campus of the Ram Manohar Lohia (RML) Hospital Complex at Baba Kharak Singh Marg. Some of the existing hospital building in the RML hospital is a Grade-III listed heritage property as per GNCTD gazette notification no: 4/2/2009/UD/I 6565 dated October 01, 2009.

3. To evaluate whether the proposed design scheme submitted by the architect/proponent, for the consideration of the HCC, are in harmony (in terms of architectural elements/materials etc. ) viz-à-viz existing Heritage buildings situated in the RML hospital campus, the team took an extensive tour of the location. The following observations were made:
  - a) CPWD informed that the plot where Super Specialty Block has been proposed was a separate plot. It was later amalgamated with the RML hospital campus in the vicinity to make provisions for enhanced connectivity (vehicular and pedestrian) of the proposed design scheme with the existing hospital, and convenience of the users (patients/visitors). The team advised CPWD to submit all relevant information/ documentation etc. before the HCC to substantiate its statement.
  - b) However, the team observed that proposal for proposed Multi-Level Car Parking is located well within the original plot boundary of the existing RML hospital.
  - c) The team observed that elevational façade, architectural elements/materials etc. proposed for both the Super Specialty Block and Multi-Level Car Parking proposals does not have any architectural inspiration from the existing heritage buildings situated in the RML hospital campus.
4. The site visit report was placed before the HCC for consideration. After detailed deliberations in the matter, the recommendations of the subcommittee was accepted by the HCC and requested the concerned local body i.e. CPWD to submit all relevant information/ documentation etc. before the HCC to substantiate its statement for amalgamation of the plot where Super Specialty Block has been planned with the campus for RML hospital. Also, to ensure that elevational façade, architectural elements/materials etc. proposed for both the Super Specialty Block and Multi-Level Car Parking proposals are in harmony with the existing heritage buildings situated in the RML hospital campus.

### **Additional Items:**

#### **Addl. Item No.1: Repair and renovation for premises no. L-1, Plot no. 3 & 4, Outer Wing, L-Block, Connaught Place, New Delhi.**

1. The proposal for repair and renovation works on ground and mezzanine floors forwarded by the NDMC (online) was scrutinized. It included the works in terms of Painting of walls and ceiling, light fixtures, fixing and repair, Replacement of old Furniture Transaction counter, Brand wall, chairs, Replacement of bike stands, Fixing of new wall graphics, Fixing of new TV on wall unit, Repairing or replacement of damaged floor tiles, ACP cladding of columns, Other minor miscellaneous work.
2. The proposal received (online) was scrutinized and found not acceptable, the following observations are made:
  - a) It was observed that while explaining the works for repair and renovation the architect has mentioned “...other minor miscellaneous work....” without indicating its details.
  - b) While forwarding the proposal to HCC the concerned local body has indicated that: “.....the premises is listed in the Grade-II of the heritage list and situated in Connaught Place.....”

The Committee felt that since it’s a heritage area, no ambiguity shall be left as far as works for repairs and renovations are concerned.
3. It was accordingly decided that the proposal is incomplete and the architect should furnish every work likely to be taken up for repair and renovations and resubmit the proposal before the HCC for its consideration.

**Addl. Item No. 2: Repair/renovations/interiors works for M-38/1, and M-38/2, Middle Circle, Connaught Place.**

1. The proposal for repair/renovations/interior works was forwarded by the NDMC (online) for consideration by the Heritage Conservation Committee (HCC). The HCC did not accept and approve the proposal at its meeting held on September 8, 2021, the following observations were made:

*“1. The proposal was forwarded by the NDMC (online) for consideration by the Heritage Conservation Committee (HCC). The HCC did not accept and approve the proposal at its meeting held on July 30, 2021, the following observations were made:*

*“1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Fire-fighting equipment removal of old and new installation, sanitary & plumbing removal of old and new installation, electrical and data networking removal of old and new installation, air-conditioning and cooling system removal of old and new installation, false ceiling with POP, flooring, walls, painting of slab, false ceiling, repairing of footpath pavers, shutters, fire detection system, fire-fighting system, plumbing, air-conditioning system, electrical system, drainage system and repairing of the terrace.*

*2. The proposal received (online) was scrutinized and found not acceptable, the following observations were made:*

- a) The HCC observed that the proposal is for extensive renovation work, including air-conditioning etc. in the existing building from the basement to the third floor.*
- b) i. The photographs of the existing façade show a lot of exposed air-conditioning outdoor units, dangling of exposed wires protruding out from the ground (surface) to the terrace spoiling the external façade and marring the visual and urban aesthetics of the heritage-listed property.  
ii. Alternative options shall be explored to relocate all the air-conditioning units appropriately with screening mechanisms. Also, exposed wires etc. shall be concealed and should not be visible on the facade.*
- c) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.*
- d) The structural safety of the buildings should be ensured. Heritage Character comprising of architectural elements etc. should be retained in the renovation/modifications.*
- e) It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.*
- f) NDMC shall ensure that the placement, size, colour, text etc. of the Signages/ signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.”*

*2. The revised proposal received (online) was scrutinized and found not acceptable with the following observations.*

- a) The HCC observed that very specific observations were communicated to the architect/proponent vide HCC observation letter no: OL-0907216008-HCC dated August 24, 2021, inadequate compliances for this has been given.*
- b) It is again reiterated to submit alternative options/scheme to relocate all the air-conditioning units appropriately with screening mechanisms. Also, exposed wires etc. shall be concealed and should not be visible on the façade. The design scheme shall be substantiated with an appropriate number of annotated 3D views (with before and after images) to understand the scheme better.*

*3. NDMC shall also ensure that the proposal completed in all respect be forwarded for the consideration of HCC. Overall, it was suggested to comply with the above observations of the HCC and re-submit the revised proposal after incorporating the suggestions of the HCC.”*

2. The revised proposal for repair/renovations/interiors works received (online) includes the works in terms of removal of old and new installation, sanitary & plumbing removal of old and new installation, electrical and data networking removal of old and new installation, air-conditioning and cooling system removal of old and new installation, false ceiling with POP, flooring, walls, painting of slab, false ceiling, repairing of

footpath pavers, shutters, fire detection system, fire-fighting system, plumbing, air-conditioning system, electrical system, drainage system and repairing of the terrace was scrutinised and found acceptable, the following observations were made:

- a) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
- b) The structural safety of the buildings should be ensured. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., should be retained in the modifications.
- c) It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
- d) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

sd/-

**(Kamran Rizvi)**  
**Chairman, HCC**  
**Additional Secretary (D&UT),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India**

Sd/-

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