

**MINUTES OF THE 103<sup>rd</sup> MEETING (ONLINE) OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC) HELD ON WEDNESDAY, DECEMBER 01, 2021.**

**A. Proposal:**

**Item No.1: Repair and Renovation Work in respect of ECE House, Ground Floor, 28  
Kasturba Gandhi Marg, New Delhi.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Change of electrical conduiting, wiring, fittings and fixtures, Air conditioning installations works, Plastering, cladding and patch repair, Flooring and re-flooring work, Ceramic tile Dado work, Change of Sanitary fittings, False ceiling work, POP works, Painting and polishing work, Internal partition works, Wooden panelling.
2. The proposal received (online) was scrutinized and found not acceptable, the following observations were made:
  - a) From the proposed design scheme, project report and the existing site photographs submitted by the architect/proponent the Committee observed that extensive work of repair and renovation is likely to be undertaken at the site including air conditioning (AC). The Committee opines that the proposed works shall be substantiated with an appropriate number of existing site pictures (*in correlation to the works indicated in para-1 above*) with proper uncut views from all sides to understand the existing site conditions better, including external façade (from all the four sides).
  - b) Also, before and after images viz-a-viz repairs works to be undertaken and the proposed design scheme with 3D views shall be submitted to understand the proposed renovation design scheme clearly. Since extensive air-conditioning works are to be undertaken, the proposed design scheme to conceal the outdoor AC units shall also be submitted with an appropriate mechanism to avoid spoiling the external façade and marring the visual and urban aesthetics of the heritage-listed property.
  - c) The structural safety of the heritage building should be ensured. Heritage Character comprising of architectural elements etc. should be retained in the renovation/modifications.
  - d) Internal photographs of the existing toilet along with fittings and fixtures and 3D views of the proposal with fittings & fixtures shall also be submitted for consideration of the HCC.
  - e) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
  - f) It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.

g) NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. be as per approved policy/guidelines prepared by NDMC.

3. Overall, HCC opines that the submission is not comprehensive and self-explanatory, due to lack of clarity and sufficient information provided, it is not acceptable and returned to NDMC. The architect was advised to comply with the above observations and re-submit the revised proposal after incorporating all the suggestions.

**Item No.2: Building plans proposal in respect of Super Speciality Block & Multi-Level Car Parking in Ram Manohar Lohia Hospital Complex at Baba Kharak Singh Marg, New Delhi.**

1. The proposal forwarded by the CPWD (*online*) was considered by the Heritage Conservation Committee (HCC) at its meeting held on November 2, 2021. The HCC did not accept and approve the proposal, the following observations were made:

“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 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 Archana Verma	... Member HCC

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1. 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 Archana 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 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 the 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.”
2. The proposal received (online) was scrutinized and found acceptable.

## **B. Additional item:**

### **Addl. Item No.1: Comprehensive Conservation/Repair works in respect of Masjid Mubarak Begum, ward-VII, MPL No. 4955 to 4963, Hauz Quazi, Delhi.**

1. The proposal was forwarded by the North DMC (online) for consideration by the Heritage Conservation Committee (HCC).
2. The proposal (*Masjid Mubarak Begum*) is a listed grade-II heritage property indicated at serial no. 78 (*Bazar Sikriwala, Hauz Quazi*) gazette notification no: F. 7(376)/227/2002/UD/841 dated 25th February 2016 issued by the Department of Urban Development, Govt. of NCT of Delhi.

#### *Heritage Grade-II*

*“.....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 identity of the region. They may be the work of master craftsmen or maybe 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 l that it does not mar the grandeur of or view from Heritage Grade-II.....”*

3. The HCC examined the proposal for the Comprehensive Conservation/Repair works and observed that the proposal is of historical importance and requires careful selection of materials/techniques/work execution. Also, the committee intended to discuss the proposal in detail with the concerned architects/supervisors of the site etc. to understand the intricacies involved in the restoration/conservation better.
4. To assess the ground situation itself it was decided to make a site visit by the sub-committee comprising of the following members along with the architect/proponent and submit its report for consideration by the HCC:
  - i. Chief Engineer (Structure, CDO), CPWD ... Member HCC
  - ii. A representative from ASI ... Member HCC
  - iii. Dr Archana Verma ... Member HCC
  - iv. Member-Secretary ... Member Convener

5. Given the facts enumerated above and a pending site visit by the sub-committee, the proposal is returned to North DMC.

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**