

**MINUTES OF THE 105<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC) HELD ON FRIDAY, JANUARY 28, 2022.**

**A. Proposal:**

**Item No.1: Repair/renovation in respect of Premises no. SF-1, First Floor, Hotel Continental, Annexe Block, Regal Building, Connaught Place.**

1. The proposal for repair/renovations/interior works was forwarded by the NDMC (online) for consideration by the Heritage Conservation Committee (HCC). It includes the works in terms of removal and erection of brick partition wall, dismantling of old plaster, and re-plastering, POP work, whitewash, painting & polishing work, woodwork and glasswork, dismantling of false ceiling, re-false ceiling, flooring and wall tiling work, change of plumbing fitting & fixture.
2. The proposal was scrutinised and found not acceptable, the following observations are to be complied with:
  - a) From the photographs and plans submitted by the architect/proponent, major structural deviations have been observed (almost all the existing brick walls proposed to be demolished). New doors and windows have been proposed by making punctures in the load-bearing structure. Being on the first floor, a live and dead load of the upper floor shall also have to be taken into account. The structural safety of the buildings should be ensured. Heritage Character should be retained in the modifications.
  - b) Extensive renovation works have been proposed. It is understood that the entire floor would be air-conditioned but no design scheme to locate and screen all the air-conditioning units have been submitted. The Committee opines that the air-conditioners could be an eye-sore to the building façade. To avoid the same, the provision shall be made in the design to accommodate the outdoor units, at this stage, so as not to mar the aesthetics. A scheme shall also be submitted to show the placement, screening and material of screening for the same in plans/elevations and 3d views.
  - c) The submitted 3D views are improper (*especially the view 3D-01*). They shall be revised and submitted with clarity, enhanced visuals, and better viewing angles, clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings and context.
  - d) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
  - 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.

3. The extensive structural changes proposed (*almost all the existing brick walls proposed for the demolition*) and being on the first floor, a live and dead load of the upper floor shall also have to be taken into account. New doors and windows have been proposed by making punctures in the load-bearing structure. The structural strength of the heritage structure shall be ensured. Taking into consideration all these aspects, the NDMC was requested to get the structural audit of the structure to be renovated and submit its report/the revised proposal/pointwise incorporation & reply for the consideration of the HCC.

**Item No.2: Repair/renovation in respect of Premises no. 5/6, Ground & Mezzanine Floor, Atma Ram Mansion (Scindia House), Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary internal partitions (Gypsum/Glass), patchwork, painting/whitewashing, false Ceiling, changing of sanitary fittings, repairing of stair's steps etc.
2. The proposal was scrutinised and found not acceptable, following observations are to be complied with:
  - a) The submitted 3D views are improper. They shall be revised and submitted with clarity, enhanced visuals, and better viewing angles, clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings and context.
  - b) The property is facing the outer circle of the main Connaught place area, the photographs of the existing façade show a lot of exposed air-conditioning outdoor units, spoiling the external façade and marring the visual and urban aesthetics of the area. But no design scheme to locate and screen all the air-conditioning units have been submitted. The Committee opines that the air-conditioners could be an eye-sore to the building façade. To avoid the same, the provision shall be made in the design to accommodate the outdoor units, at this stage, so as not to mar the aesthetics. A scheme shall be submitted to show the placement, screening and material of screening for the same in plans/elevations and 3d views etc.
  - 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 should be retained in the 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.

3. The architect is advised to adhere to all the above observations given by the HCC and furnish pointwise incorporation & reply.

**Item No.3: Repair/renovation in respect of B-24, Ground and Mezzanine Floor, Inner Circle, B-Block, Connaught Place.**

1. The proposal was deferred.

**Item No.4: Repair/renovation in respect of Premises no. 14, Block-E, Connaught Place, New Delhi.**

1. The proposal was deferred.

**Item No.5: Proposed Repair and Renovation Works at Premises No. K-36, First Floor, Outer Circle, Connaught Place.**

1. The proposal was deferred.

**Item No.6: Repair and Renovation Work at ECE House, Ground Floor, 28 K.G. Marg.**

1. The proposal was deferred.

**Item No.7: Plans in respect of Vice President Enclave, 108, 1 Church Road.**

1. The proposal forwarded by the CPWD (online) was scrutinized. It includes the works in terms of demolishing of old structure. The Enclave proposal is for Residence building, Guesthouse, Offices, ITBP barracks, Sports facility, Medical care unit, OSD Residence and Type-II staff quarter.
2. The proposal received (online) was scrutinized and found acceptable, the following observations were made:
  - a) The building plan proposal in respect of Vice President Enclave, 108, 1 Church Road, New Delhi does not fall in any of the gazetted notified heritage lists.
  - b) No heritage structure exists on plot no-108, 1 Church Road, New Delhi.
  - c) The HCC observed that the development on plot no-108, 1 Church Road is not making any impact/disturbing the adjoining heritage notified buildings.
  - d) Also, during a discussion with the architect/proponent, it has indicated that the height of the proposed building is less than the heritage-listed buildings in the vicinity.
3. In view of the above observations, the proposal was found acceptable.

**Item No.8: Completion plans in respect of Museum for Prime Ministers of India, Teen Murti Estate.**

1. The proposal forwarded by the CPWD (online) was scrutinized.
2. Earlier, the building plans proposal was approved by the Heritage Conservation Committee at its meeting held on October 8, 2018.
3. The Completion plans proposal was considered by the HCC and found acceptable.

**Item No.9: Additions/alterations in building plans in respect of Masjid Mubarak Begum, ward-VII, MPL No. 4955 to 4963, Hauz Qazi, Delhi. – Site visit report.**

**A. Background:**

1. The proposal forwarded by the North DMC (online) was considered by the Heritage Conservation Committee at its meeting held on December 1, 2021, the following observations were made:

*“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 Sikriwalan, Hauz Qazi) 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. Archna 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.”*
2. Accordingly, Sub-Committee has undertaken a site visit on December 14, 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 01.12.2021, a team comprising of the following visited the site at 11.00 AM on Tuesday the 14th December 2021:
  - a) Mr Rabindra Kumar ... ADG (works), CPWD, Member, HCC
  - b) Dr Archna Verma ... Member, HCC
  - c) Ms Ruby Kaushal ... Member-Convener, HCC
  - d) Mr Rajeev Kr Gaur ... Assistant Secretary (T), HCC
  - e) Ms Shikha Verma ... Asstt. Town Planner, North DMC

Also present:

- a) Ms Annabel Lopez ... World Monuments Fund (WMF)
  - b) Ms Shilpa Jain ... Conservation Architect
  - c) Mr Mehfooz Mohammad ... Delhi Waqf Board (DWB)
2. Considering the historical importance of the heritage structure (grade-II) and ensuring that conservation/repair works be carried out skillfully under the applicable conservation techniques/methods. The Committee discussed, in detail, with the conservation architect issues concerning restoration/conservation processes including materials/techniques/work execution of the heritage structure. The following observations were made:
    - a) The heritage structure is built in 1822 (almost 200 years ago), has been exposed to harsh weather conditions and thus has developed visible defects in the building including cracks, holes, chipped surfaces etc. Long structural cracks have been noticed on parts of the building i.e. on the dome, walls and arch opening. Seepage patches have been seen on several locations along the crack line, seepage is further deteriorating the masonry works of buildings. Also, many superficial changes including electrical fittings, wire conduits, security cameras etc. have been done in the

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interior/exterior of the heritage structure thus threatening the lifespan of the heritage structure along with compromising on the structural safety of the building. Thus, it is strongly recommended/suggested to conduct a structural audit of the whole heritage structure (including foundation) to ensure that the building is structurally safe for the user. Necessary strengthening measures may be taken up to prevent further deterioration and to prolong the life of the structure.

- b) The heritage structure is situated on the first floor with shops on the ground floor. Also, the surrounding of the complex has modern buildings including Metro station thus the foundation of the heritage structure could have been impacted due to the construction of these buildings in the vicinity which needs to be urgently structurally audited and necessary action may be taken if required.
- c) The team discussed with the conservation architect/proponent, in detail, the conservation materials/techniques/work execution of the fallen dome of the monument, minarets, visible cracks in the heritage structure etc. Conservation architects may also consider modern techniques and materials for repairing the structure to take care of tensile stress due to earthquakes & vibrations due to the movement of the metro and to prolong its life.
- d) To reduce the weight of the main dome an alternate material (instead of compact mud) can be considered. Effective methods and materials of waterproofing need to be explored to repair the terrace which got damaged by the harsh weather conditions.

3. The architect was advised to revise the conservation scheme, in accordance with the detailed discussion held, and submit sections/ blow-up details, material, design, conservation techniques, etc. to explain the comprehensive work of repair/conservation to be carried out for the consideration of the Heritage Conservation Committee (HCC).

### **C. Conclusion:**

The site visit report was placed before the HCC for consideration. The Committee accepted the recommendations of the subcommittee and requested the architect/proponent to submit sections/ blow-up details, material, design, conservation techniques etc. to explain the comprehensive work of repair/conservation to be carried out for the consideration of the Heritage Conservation Committee (HCC).

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

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