

**MINUTES OF THE 108th MEETING OF THE HERITAGE CONSERVATION
COMMITTEE (HCC) HELD ON TUESDAY, MAY 24, 2022.**

A. Proposal:

Item no. 1: Building plans in respect of Residential Group Housing at Plot no. 7, Court Road, Civil Lines.

1. The HCC did not approve the building plan proposal at its meeting held on April 6, 2022, specific observations were given.
2. The proposal was forwarded by the North DMC (online) for consideration by the HCC. The proposal is in Grade III of the heritage notified list of the MCD area.
3. The proposal (*Residential Group Housing*) under consideration is a plot having an area of 1.29 hect. comprising of a heritage-listed Grade-III property of size 75'-0" X 71'-0" appears in the gazette notified heritage list at serial no. 8 titled (Residence) vide gazette notification no: F. 7(367)/227/2002/UD/841 dated 25th February 2010 issued by the Department of Urban Development, Govt. of NCT of Delhi.

A. Background:

1. *The Asstt. Town Planner-I, North DMC vide their letter dated 16.03.2020 informed that:*

"..... the owner of the above property has proposed a scheme of Group Housing in the said plot including in an area which had a heritage structure but has since collapsed....."

The matter was considered by the HCC at its meeting held on June 23, 2020, while expressing its concern about the demolition of the heritage property that appeared in the list of heritage buildings under Grade III, decided to form a sub-committee under the Chairmanship of Sh. Anant Kumar, ADG (Works), CPWD comprising of the following who will look into every aspect of the demolition of the heritage property including site visit and submit its report: -

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| <i>i.</i> | <i>Sh. Anant Kumar</i> | <i>... ADG (Works), CPWD, Member HCC</i> |
| <i>ii.</i> | <i>Sh. Arunava Dasgupta</i> | <i>... Member HCC</i> |
| <i>iii.</i> | <i>Ms Archana Verma</i> | <i>... Member HCC</i> |
| <i>iv.</i> | <i>Ms T. Lakshmipriya</i> | <i>... Member HCC</i> |
| <i>v.</i> | <i>Sh. Rajeev Sood</i> | <i>... Chief Architect, NDMC, Member HCC</i> |
| <i>vi.</i> | <i>Commissioner (Planning), DDA</i> | <i>... Member HCC</i> |
| <i>vii.</i> | <i>Shri P. Dinesh</i> | <i>... Senior Town Planner, North DMC, Member HCC</i> |
| <i>viii.</i> | <i>Member Secretary, HCC</i> | <i>... Member-Convener</i> |

2. *Accordingly, the first meeting of the Sub-Committee was held on July 22, 2020, and the site visit was made on August 5, 2020. After the site visit, the second meeting of the Sub-Committee was held on September 9, 2020, the same is reproduced below:*

“..... After carefully examining the condition of the heritage property, which appears to have been in a completely broken-down stage, and the provisions as stipulated under UBBL for Delhi 2016, following observations were given:

- a. *The sub-committee observed that the heritage property of size 75'-0" X 71'-0", is situated in a large plot of an area of 1.29 hect. It was also observed that the heritage property was built in the year 1880 and was used for residential purposes. It has been informed by the MCD that a large group housing project is likely to come up on this plot in the near future.*
 - b. *Taking into consideration, the above aspect, the Sub-committee strongly suggests to reconstruct the heritage structure in the site as was existing earlier following the design principles, architectural form and style as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, built up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme as per clause/s quoted above. Materials and building components of the original heritage structure that is available at site shall be carefully salvaged and re-used for the reconstruction to the maximum extent possible. The heritage block can be put into any compatible reuse including for residential purposes as well. No part of this block will be visually obstructed from the main road in front as was existing earlier. A proportionate amount of green space shall be maintained all around this structure from each face of the heritage block on all sides to maintain continuity with the 'bungalow type' that this heritage block in Civil Lines area belonged to. This would impart a heritage character to the property and also enable preserving the inherent attributes of the original property.....”*
3. *The provisions as stipulated under UBBL for Delhi 2016 for grade-III heritage buildings are as under:*

“.....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.

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

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.....”

4. *The proposal in respect of Residential Group Housing received (online) at the formal stage was scrutinised along with the detailed report of the sub-committee, the following observations are to be complied with:*
- a. *The HCC intended to examine the proposed design scheme envisaged for the heritage property to be recreated on the recommendations of the sub-committee. The HCC observed that an insufficient number of 3D views have been submitted. A sufficient number of Self-explanatory, annotated 3D views (including birds' eye views) at various angles, clearly showing the proposed design scheme with proper annotations and corresponding to proposal drawings be submitted for a better understanding of the scale, proportion, materials etc.*

- b. *The two-building block 'TA' and 'TB' are creating visual obstruction of the heritage property from the main road, need reconsideration and it shall be in compliance with the recommendations of the sub-committee.*
 - c. *The proposed layout, plans and elevations do not reflect the architectural elements shown in the 3d views. The layout, plans and elevations need to be revised where all the elements shall be marked to co-relate with the proposed 3d views.*
 - d. *Provision of proposed parking not clearly understood. Parking (including fragmented triple-stack parking) is placed haphazardly, on the surface, all over the site apparently without sufficient thoughtfulness, the same is missing in the 3D views submitted for the consideration of the HCC.*
 - e. *The architect should submit detailed drawings of sections (longitudinal and cross-section across the site as well). Also, the skin sections (in detail) shall be submitted to understand the elevation of the façade with materials. An appropriate number of sections from end to end of the proposed scheme be submitted for a better understanding of the overall scheme clearly showing the architectural elements, sun shading mechanisms etc.*
 - f. *The provision of air-conditioning units on the façade is not given in the proposal (drawings/ 3d views). The air-conditioners could be an eye-sore to the building façade. To avoid the same, provisions should be made in the design to accommodate and screen the outdoor units appropriately, so as not to mar the aesthetics. The same shall be reflected in appropriate layouts and 3d views. The materials/ finishes used for screening should be similar to the materials used in the elevation.*
5. *The HCC observed that it has not been provided with substantial documentation i.e., all floor plans, four side elevations, sufficient number of photographs of the original heritage building (interior as well as external façade) of the heritage-listed property by the local body. In absence of substantial original data, it is not possible to examine the proposal viz-a-viz original construction and provide its comments feedback.*
6. *Overall, the design scheme submitted by the architect is not comprehensible i.e., they are not self-explanatory. In absence of sufficient information provided by the architect, the proposal could not be examined appropriately by the HCC, and was found to be not acceptable and returned to the concerned local body i.e., North DMC.*
4. The revised proposal received from North DMC (online) at the formal stage was scrutinized along with the previous observations of the Committee communicated vide HCC observation letter no: OL-2803225001 and 5(1)/2022-HCC online dated 07.04.2022 and observed that:
- a) The Committee carefully perused the content of a report “Demolition/damaging of Gazette Notified Heritage Buildings - Recommendations of the Sub-Committee” accepted in the meeting of the HCC held on October 08, 2020. The extracts are reproduced as under:

“.....the Sub-committee strongly suggests to reconstruct the heritage structure in the site as was existing earlier following the design principles, architectural form and style

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as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, built up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme.....”

The design of the proposed heritage structure was compared with the external as well as internal photographs submitted of the heritage structure by the architect/proponent forwarded by the NorthDMC (online), in terms of the architectural form, style, façade details, design elements, materials, art and architecture etc. It was observed that they are not in harmony with each other.

- b) The Committee believed that the property has been listed as heritage property on the recommendations of the concerned local body i.e. NorthDMC, North DMC should provide sufficient information related to the property so that the replica of the same be reconstructed, and authenticate the same with recommendations before forwarding the same to the HCC for its consideration.
5. In view of the above, the proposal is not accepted and returned to the concerned local body and the architect is advised to adhere to all the above observations given and furnish pointwise incorporation & reply.

Item no. 2: Repair/renovation in respect of K-16, Ground and Mezzanine floor, Outer Circle, 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, POP work, whitewash, painting & polishing work, woodwork, flooring and tile work, false ceiling work, replacement of electrical & plumbing fitting and fixture, removal and erection of brick partition wall, changing the position/orientation of step leading ground to the mezzanine floor, glass partition wall work, there shall be no change in FAR or height of the building, there shall be no change in outside elevation of the building, there shall be no change in load-bearing wall of the building.
2. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured (*including roof*). Heritage Character comprising 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.

Item no. 3: Repair/renovation in r/o Shop No 23, Ground Floor Regal Building, Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering /panelling, POP & false ceiling, patchwork, paint, polish work & wallpaper pasting, dismantling/fixing internal temporary partition wall, furniture & fixtures, internal temporary partitions (gypsum /glass), tiles/marble flooring, sanitary work.
2. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured (*including roof*). Heritage Character comprising 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.

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- 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.

Item no. 4: Proposed Chajja/Protection on facade and Repainting of Naval Officer's Mess Kota House, Shahjahan Road.

1. The proposal forwarded by the CPWD (online) was scrutinized. It includes works in respect of proposed chajjas/cornice moulding for façade protection and repainting of Naval Officers mess and plinth protection of all-around of the main building of Kota house. The proposal was examined and found acceptable, the following observations were made:
 - a) No changes are permitted on the external side/facade other than for which the proposal has been submitted.
 - b) The original design of the cornice moulding, plinth protection etc. should ensure to be as per original to the extent possible.
 - c) The structural safety of the buildings should be ensured. Heritage Character should be retained in the modifications.

Item no. 5: Repair/renovation in respect of Shop no.3, Ground and Mezzanine floor, Scindia House, Janpath, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on April 6, 2022, the following specific observations were made:
 - “1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering, POP Punning, Painting/ Whitewashing, Flooring/Re-flooring, False Ceiling, Internal Wooden Partitions, Wooden Wall Panels, Electrical Works, Waterproofing, Plumbing Works, Furniture & Fixtures, Repair of front door and window.*
 - 2. The proposal was scrutinized and found not acceptable, the following observations were made:*
 - 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) *A large scale of renovation work is to be undertaken with lighting arrangements etc. the Committee opines that the air-conditioners and exposed electrical conduits/wires etc. could be an eye-sore to the Connaught place area and the building façades. To avoid the same, the screen the outdoor air-conditioning units, wires etc. at this stage, so as not to mar the visual and 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.”*

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes works in respect of Plastering, POP Punning, Painting/Whitewashing, Flooring/Re-flooring, False Ceiling, Internal Wooden Partitions, Wooden Wall Panels, Electrical Works, Waterproofing, Plumbing Works, Furniture & Fixtures, Repair of front door and window.

3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 6: Repair/renovation works in respect of Premises no. 14, Block E, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on March 16, 2022, the following specific observations were made:

“1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, painting/whitewashing, flooring/re-flooring, false ceiling, POP punning, wall panelling, waterproofing, repair of plumbing works, repair of the staircase and all other works mentioned under the ambit of clause 2.0.1(d) of unified building bye-laws 2016.

2. The proposal was scrutinized and found not acceptable, the following observations were made:

- a) The Committee observed that while submitting the list of the works for repair/renovations to be undertaken, the comments received from NDMC has indicated the following:*

“.....and all other works mentioned under the ambit of clause 2.0.1(d) of unified building bye-laws 2016.....”

The Committee opines that the premise is in the grade-II of the heritage list and is situated in the Connaught Place area. The provisions as stipulated under clause no: 2.0.1(d) of the unified building bye-laws 2016 (UBBL) do not apply to the listed heritage properties. NDMC/architect/proponent should clearly indicate the list of repair/renovation works to be undertaken and be forwarded under relevant clauses/provisions of the unified building bye-laws 2016 (UBBL) for the consideration of the HCC.

3. Also, the quality of 3d views is not appropriate. They are very sketchy and the scale, proportion, materials etc. are not understood clearly. The HCC did not appreciate the quality of 3D views submitted for its consideration. Annotated 3D views clearly specifying the materials to be used shall be provided with before and after images of the proposed design scheme, for better understanding. Thus, the submission needs to be revised accordingly and resubmitted.

4. In view of the insufficient information provided by the architect, the proposal was found to be unacceptable and returned to the concerned local body i.e. NDMC.”

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering, POP punning roof, painting whitewashing, flooring/re-flooring, Repair of the staircase, false ceiling, internal wooden partition, wall panelling, electrical works, waterproofing, plumbing works, furniture and fixtures, glazed tile works, replacing front door and windows, show-window and display counters.

3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 7: Site Visit Report - Proposal in respect of repair and renovation at M-126 & M-128, Outer Circle, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on March 16, 2022, the following specific observations were made:

“1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of demolition & reconstruction of the parapet, Demolition of old damaged plaster & re-plastering/patch repairs as and where required, Demolition of old existing flooring, provision of waterproofing treatment & re-flooring on top, Opening and closing of windows, ventilators & doors (internal side), Repairs & rehabilitation of brick walls/ brick plaster, Demolition of old sunshade and reconstruction of new sunshade exactly same as per the existing sunshade within the inside courtyard and external face, Providing putty/POP punning/painting including false ceiling/gypsum at appropriate usable height, Demolition of existing internal non-load-bearing partition walls, Demolition of existing slab and reroofing with new RCC slab at the existing height with new water proofing and terracing on top, removal of malwa and clearing the site from all debris and unserviceable material.

- 2. The proposal was scrutinized and found not acceptable, the following observations were made:*

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a) *The heritage structure is in the grade II of the heritage list and situated in the Connaught Place area. From the photographs submitted by the architect/proponent, it was evident that the heritage structure is in a highly dilapidated condition. To assess the ground situation, 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. ADG (works), CPWD ... Member, HCC*
- ii. Dr Archana Verma ... Member, HCC*
- iii. Commissioner Planning, DDA ... Member, HCC*
- iv. Chief Architect, NDMC ... Member, HCC*
- v. Mr N. K. Garg ... Chief Engineer, Str. CDO, Member, HCC*
- vi. Ms Ruby Kaushal ... Member-Convener, HCC*

b) *Given the facts enumerated above, the proposal for repair/renovation is not accepted and returned to NDMC.”*

2. The Sub-Committee visited the site on April 26, 2022, and the observations of the sub-committee are as given below:

“a. The building was constructed in the 1930s and is indicated under Gazette notified Heritage list (Grade-II). Therefore, internal changes and adaptive reuse may by and large be allowed but subject to strict scrutiny.

b. The sub-committee took an extensive tour of the site and it appeared from the visual observation that the structure is in a dilapidated state (including roof). There were damp patches of water seepage, structural cracks have appeared at some places. The proponent proposed to replace the non-load bearing walls, roof slab, openings, sunshades and parapet.

c. During inspection it has been also noticed that RCC beam has been provided to support the extended projections of courtyard was not part of original construction. RCC beam is found badly corroded, now in dangerous stage. It is also felt that parapet walls provided along courtyard projections also constructed subsequently. Reinforcement provided on this half brick parapet wall also corroded badly and wide cracks are appearing on wall surface. There was toilet and other rooms added subsequently, are also in bad condition. Brick walls having structural cracks at many locations needs strengthening. These can be seen in photographs attached with the proposal.

d. The conditions of roof of both the properties are in dangerous stages; needs reconstruction. Brick walls become weak, cracks have been seen on the brick walls, needs strengthening with material which take care of tensile stress. Parapet railing (road facing) is also found cracked; needs reconstruction.

e. It has been informed that shops are running in lower two floors just below it i.e., in Ground floor & First floor. The life of entire building is same as informed during the inspection, it is anticipated that wall and roof of lower floor would have also lost strength due to aging. Lower floors were not in scope of inspection, therefore, not inspected. The demolition of roof of top floor will disturb the floor i.e., roof of first floor due to falling of debris. There are chances that roof of first floor may also collapse if due care and precaution not taken at the time of demolition of roof. In

order to prevent any mishappening during demolition and construction, it is advised that the adequate no. of props shall be provided in ground floor shop to support ground floor roof. Similarly, adequate no. of props shall be provided in First floor shop to support floor roof. These props should remain in position till demolition and construction work is complete considering the fact that all raw material, tools, movement of labourers will take place on the second floor during construction and demolition.

- f. The proposal is submitted for 2nd floor of the building. Taking into consideration, safety of users (including residents and public users), the subcommittee proposed a complete structural audit of the building. Due to its heritage importance, involvement of Conservation Architect is proposed to maintain the heritage character of the building.
- g. During inspection it was asked from NDMC official to inform what was the existing construction at the time of enlisting this property as a Heritage Grade II building. They informed that no such record has been maintained by NDMC. It is recommended that NDMC shall first create the record of existing area details with architectural drawings & photographs of all the properties within six months.”

3. The recommendations of the sub-committee were accepted by the HCC.

Item no. 8: Comments received from North DMC and DDA – Proposal for Building plans in respect of 1834, ward no. VIII, Khatikan, Chowk Shah Mubarak, Kucha Pati Ram, Sita Ram Bazar.

1. The Heritage Conservation Committee (HCC) did not approve the proposal at its meeting held on December 20, 2021, and to assess the ground situation, 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:

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|------|--|-----|------------------------|
| i. | <i>ADG (works), CPWD</i> | ... | <i>Member HCC</i> |
| ii. | <i>Chief Engineer (Structure, CDO), CPWD</i> | ... | <i>Member HCC</i> |
| iii. | <i>Chief Town Planner, TCPO</i> | ... | <i>Member HCC</i> |
| iv. | <i>A representative from ASI</i> | ... | <i>Member HCC</i> |
| v. | <i>Dr Archana Verma</i> | ... | <i>Member HCC</i> |
| vi. | <i>Member-Secretary</i> | ... | <i>Member Convener</i> |

2. The Sub-Committee made a site visit on February 4, 2022, and the recommendations of the Sub-Committee were accepted by the HCC at its meeting held on March 16, 2022, and decided that:

“.....The current heritage proposal is for the vertical expansion (addition of a part first & second floor) above on an existing building comprising of a ground floor and part first floor. Taking into consideration the provisions for grade-III heritage buildings as indicated above, it was, accordingly, decided to seek suggestions/comments from the DDA and NorthDMC in this regard so that an appropriate decision shall be taken by the HCC.....”

3. In its response, the comments received from the DDA and NorthDMC vide their letter nos: *PLG/MP/0058/2021/F-3/-AD (PLG-ZONE A) AP-111/D-27 dated 17.05.2022 and TP/G/416/2022 dated 13.05.2022* respectively were perused and the HCC observed that none of the organisations have submitted a satisfactory reply to enable the HCC to take appropriate action in the matter.

4. It was, accordingly, decided that communication be again sent to the DDA, DDA being the custodian of the Unified Building Bye-Laws 2016 (UBBL) of Delhi and North DMC should submit specific reply to the comments sought by the HCC.

B. Additional items:

Item no. 1: Repair/renovation in respect of G-9, Ground and Mezzanine floor, Connaught Place.

1. The Heritage Conservation Committee (HCC) approved the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on February 19, 2018, the following specific observations were made:

“1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of change of wall panelling, interior wall treatment, false-ceiling, flooring, interior electrical, furniture & interior work, main entrance facade etc.

2. The proposal was found acceptable and approved with the following observations:

(i) Drainage, waste disposal need to be taken care by NDMC.

(ii) No changes are permitted on external side/facade, which should be retained as per the original design.

(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 modifications.”

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of removing existing panelling and providing new panelling, remove existing false ceiling and providing new false ceiling, new plaster, paint & panelling on walls, new false ceiling, new partitions, installing new doors, re-tilling of the whole premises, re-tilling and fixing of old plumbing in toilets (*fixtures to stay in the same place*), refurbishing the steps leading to mezzanine, plumbing fixtures and piping to be replaced, replacing existing shutter, changing entry glass door and changing existing doors, all signage to be as per NDMC norms, the structural safety of the building and buildings in the vicinity should be ensured.

3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 2: Repair/renovation in respect of G-12, Ground and Mezzanine floor, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on April 6, 2022, the following specific observations were made:

“1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, patch repair, POP punning, painting/ whitewashing, flooring/ re-flooring, false ceiling, electrical wiring, sanitary fitting & fixture, rehabilitation/repair of fallen bricks, beams, erection/re-erection of internal partitions, replacing front shutter with new shutter.

2. The proposal was scrutinized and found not acceptable, the following observations were made:

- 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. *A large scale of renovation work is to be undertaken with lighting arrangements etc. The Committee opines that the air-conditioners and exposed electrical conduits/wires etc. could be an eye-sore to the Connaught place area and the building façades. To avoid the same, the provisions shall be made in the design to suitably accommodate and screen the outdoor air-conditioning units, wires etc. at this stage, so as not to mar the visual and 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.”*
2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering, patch repair, POP punning, painting/ whitewashing, flooring/re-flooring, false ceiling, electrical wiring, sanitary fitting & fixture, rehabilitation/repair of fallen bricks, beams, erection/re-erection of internal partitions, replacing front shutter with a new shutter.
3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 3: Repair/renovation in r/o B-45-47, First Floor, Radial Road, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on April 6, 2022, the following specific observations were made:

“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/Wooden), Patch Work, Painting/Whitewashing, False Ceiling, Changing of Sanitary Fittings, Repairing of Stairs Steps, Replacement of Glass Glazing/Doors, Dismantling/Removal of existing temporary raised floor.

2. The proposal was scrutinized and found not acceptable, the following observations were made:

- 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) A large scale of renovation work is to be undertaken with lighting arrangements etc. The Committee opines that the air-conditioners and exposed electrical conduits/wires etc. could be an eye-sore to the Connaught place area and the building façades. To avoid the same, the provisions shall be made in the design to suitably accommodate and screen the outdoor air-conditioning units, wires etc. at this stage, so as not to mar the visual and 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.”

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary internal partitions(gypsum/glass/wooden), patch work, painting/white washing, false ceiling, changing of sanitary fittings, repairing of stairs steps, replacement of glass glazing/doors, dismantling/removal of existing temporary raised floor.

3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 4: Repair/renovation in respect of Premises no. A-1, Ground, Mezzanine & First floor, Hamilton House, Inner Circle, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on April 6, 2022, the following specific observations were made:

“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/Wooden), Patchwork, Painting/ whitewashing, False Ceiling, Changing of Sanitary Fittings, Repairing of Stair’s Steps, Replacement of Glass Glazing/Doors, Replacement of Rolling Shutter etc.

2. The proposal was scrutinized and found not acceptable, the following observations were made:

- 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 inner circle of the main Connaught place area, and a large scale of renovation work is to be undertaken with lighting arrangements etc. The Committee opines that the air-conditioners and exposed electrical conduits/wires etc. could be an eye-sore to the Connaught place area and the building façades. To avoid the same, the provisions shall be made in the design to suitably accommodate and screen the outdoor air-conditioning units, wires etc. at this stage, so as not to mar the visual and 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.”*
2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering, POP, Furniture & Fixtures, flooring/re-flooring, temporary internal partitions (*Gypsum/glass/wooden*), patch work, painting/white washing, false ceiling, changing of sanitary fittings, repairing of Stair’s steps, repairing of glass glazing/doors, replacement of rolling shutter.
 3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

Item no. 5: Repair/renovation of premises no: L-1, Plot no. 3 & 4, Outer Wing, L-Block, Connaught Place.

1. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the NDMC (online) at its meeting held on November 2, 2021, the following specific observations were made:

"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.

ii. 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.

iii. 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."

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering/cladding and patch repair, White washing, painting etc. including erection of false ceiling in any floor,

repair glazing, door/window and rolling shutter, Toilet renovation and replacement soil pipe and waste water pipe, Flooring and re-flooring.

3. The proposal was scrutinized along with the comments given by the concerned local body i.e. NDMC. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016. The Committee has taken a note of the decision taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

Taking into consideration the decision as indicated above, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of UBBL and found it 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 building should be ensured. Heritage Character comprising 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.

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

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee