

**MINUTES OF THE 109<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC)  
HELD ON FRIDAY, JUNE 17, 2022.**

**A. Proposal:**

**Item no. 1: Building plans in respect of 367-368 (Old), 590 (New), Ward no. VIII, Gali Bal Mukand Kucha Pati Ram, Sita Ram Bazar.**

1. The proposal was forwarded by the MCD (online) for consideration of the Heritage Conservation Committee (HCC). It was observed that proposal is in Grade-III of gazette notified heritage-listed sites.
2. The Heritage Conservation Committee (HCC) did not approve the proposal for repair/renovations/interior works forwarded by the North DMC (online) at its meeting held on March 6, 2018, the following specific observations were made:
  - "1. The proposal forwarded by the North DMC online was scrutinised. The proposal is in Grade-III of heritage list of MCD area. The proposal was in respect of demolition of part building and reconstruction.*
  - 2. Since, the North DMC had not given its comments from the point of existing and proposed building and regulatory provisions point of view, it was decided to return the proposal to North DMC for resubmission after compliance with the aforementioned observations."*
3. The Committee took note that the construction had already been done at the site without prior approval of the concerned local body i.e. MCD and expressed its displeasure. In terms of the provisions, as stipulated under provisions of Unified Building Bye-Laws for Delhi 2016 (UBBL), any intervention in the gazette notified heritage-listed property in the MCD jurisdiction, shall be done with the prior permission of the MCD. Before granting such permission, MCD shall consult the HCC.
4. The Committee scrutinised the proposal (*including drawings, existing site photographs, a letter from the concerned local body etc.*) related to the heritage property, and taking into consideration all the facts stated above, the proposal was found to be **not acceptable** and returned to the North DMC, the following observation was made:
  - a) The HCC observed that it has not been provided with substantial documentation i.e. all floor plans, all elevations, sufficient number of photographs of the original heritage building (*interior as well as external façade*) of the heritage-listed property by the MCD for its consideration. In absence of substantial original data, it is not possible to examine the proposal viz-a-viz original construction judiciously and provide its comments and feedback.

**Item no. 2: Repair/renovation in respect of Premises no. 5/6, Ground Floor & Mezzanine floor, Scindia House, Connaught Circus.**

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:

**Background:**

*"1. The HCC did not approve the proposal for repair/renovation at its meeting held on January 28, 2022 specific observations were given:*

1. *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.*
2. *The architect is advised to adhere to all the above observations given by the HCC and furnish pointwise incorporation & reply. "*
2. *The proposal forwarded by the NDMC (online) was scrutinized along with the previous observation of the HCC communicated vide HCC letter no: OL-1612216017 dated 03.02.2022 and observed that insufficient compliances for this has been given.*
3. *The repair/renovation work includes Plastering, POP, Furniture & Fixtures, Flooring/Re-flooring, Temporary Internal Partitions (Gypsum/Glass), Patch Work, Painting/Whitewashing, False Ceiling, Changing of Sanitary Fittings, Repairing of Stair's Steps*

*etc. Based on the revised submission made, the proposal is found to be not acceptable, the following observations were made:*

- a. *The Committee again reiterated that the quality of 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.*
4. *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, 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, Dismantling/Removal of a part portion of slab of mezzanine floor, Dismantling of Stairs, Part portion of floor-filling on the ground floor etc.
- 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. Air conditioners shall not be visible on the outer façade.
- d) NDMC shall ensure that the placement, size, colour, text etc. of the signage/ signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

**Item no. 3: Repair/Renovation in respect of K-36, First Floor, K-Block, 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:

**Background:**

*“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 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.”*
2. *The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of plastering/cladding and patch repairs, flooring and re-flooring, white washing, painting, etc. including erection of false ceiling, erection of internal partitions, replacing of old sanitary fixtures in toilets, replacement of old sanitary pipes, demolition of existing sunshade in the middle open area was scrutinised along with the previous observations of the HCC and found not acceptable, the following observations were made:*
- a) *The Committee observed that while considering the proposal for repair/renovation at its meeting held on November 2, 2021, very specific detailed comments were given. The HCC observed that one of the observations was related to :*  
  
*“.....demolition of existing sunshade in middle open....”*  
  
*The Committee requested the architect to substantiate the same with an appropriate number of existing site pictures to understand the existing site conditions better with proper uncut clear views from all sides. But, the compliances on this aspect was found to be missing in the submission.*
3. *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. The NDMC shall ensure that the proposal completed in all respect be forwarded for the consideration of the HCC.”*
- 2.** *The revised proposal for repair/renovations works forwarded by the NDMC (online) includes works in respect of Plastering and Patch repairs, Flooring and Re-flooring, Whitewashing, Painting etc. including erection of False Ceiling, Erection of Internal Partitions, Replacing of old sanitary fixtures in toilets, Replacement of old sanitary pipes, Demolition of existing sunshade in the middle open area.*

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 for Delhi-2016, 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, the following observations were made:

- a) It was observed that the proposal also includes the Demolition of the Existing sunshade in the middle open area. 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>i. ADG (works), CPWD</i>       | <i>...Member, HCC</i>           |
| <i>ii. Dr Archana Verma</i>       | <i>...Member, HCC</i>           |
| <i>iii. Chief Architect, NDMC</i> | <i>...Member, HCC</i>           |
| <i>iv. Ms Ruby Kaushal</i>        | <i>...Member Secretary, HCC</i> |
- b) Given the facts enumerated above, the proposal for repair/renovation is **not accepted** and returned to NDMC.

#### **Item no. 4: Repair/renovation in respect of ECE House, Ground Floor, 28 Kasturba Gandhi Marg.**

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:

#### **Background :**

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 December 01, 2021, the following specific observations were made:*

*“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.”

2. The revised proposal for repair/renovations works forwarded by the NDMC (online) includes the works in terms of change of electrical conduits, 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 was scrutinised along with the previous observations of the HCC and found not acceptable, the following observations were made:

The Committee took a note (brought to its notice by NDMC) that the heritage structure is a two-storied building comprising of ground and first floor and the proposal for internal repair/renovation is on the ground floor.

- 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,

*HCC members showed their displeasure upon seeing the distortment of the facade of the Heritage structure caused by elements put haphazardly on the facade including outdoor airconditioners, DG exhaust pipes, AC ducts, high tension wires/cables supported on the metal tray, punctured walls with hooks for supporting utilities, dilapidated condition of the heritage façade etc. which have badly marred the aesthetics and spoil the sanctity of the heritage structure.*

- b) Taking into consideration the facts enumerated above, the HCC requested the concerned local body i.e. NDMC to request the proponents to prepare a comprehensive scheme to ensure retrofitting/renovation of the elements on the facade so as to ensure the preservation of the heritage structure in its original form.*
- c) Also, extensive air-conditioning, electrical, lighting works etc. are to be undertaken, the architect was suggested to prepare a design scheme for concealment of these elements including DG exhaust pipes etc at least from the ground floor to avoid spoiling the external façade and marring the visual and urban aesthetics of the heritage property.*

*3. Due to insufficient compliances and the lack of clarity given by the architect/proponent the proposal was found to be unacceptable and returned to the concerned local body i.e. NDMC who was requested to impress upon the proponents to prepare a comprehensive scheme to ensure retrofitting/renovation of the elements on the facade so as to safeguard the preservation of the heritage structure in its original form.”*

**2.** The revised proposal for repair/renovations works forwarded by the NDMC (online) includes works in respect of Plastering, POP, Furniture and Fixtures, Flooring/Re-flooring, Temporary Internal Partitions (Gypsum/Wooden/Glass), Patchwork, Painting and Whitewashing, False Ceiling, Panelling work (Gypsum) Changing of Sanitary Fittings, Proposed outdoor Units of AC shall be placed on the Roof/terrace of the building, Damaged part of the structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, the Proposed closer of cut out in External wall, Proposed Rain Water Drain pipe to be replaced, Proposed design to maintain heritage aesthetics of External façade.

**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. The original colour scheme of the outer façade must be maintained.
- 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.

**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**