

**MINUTES OF THE 111th MEETING OF THE HERITAGE CONSERVATION COMMITTEE
(HCC) HELD ON FRIDAY, JULY 22, 2022**

A. Proposal:

Item no. 1: Repair/renovation in respect of P-6/90 (Back portion), Ground Floor, Outer Circle, Connaught Place.

1. The proposal forwarded by the NDMC electronically was scrutinized. It includes *the work in terms of plastering, POP, patch work, flooring/re-flooring, temporary false ceiling, painting/white washing, furniture and fixtures, internal temporary partitions (Gypsum/glass/wooden), temporary panelling work, existing wall panelling to be repaired, dismantling/removal of stairs, dismantling/removal of the temporary partition wall, proposed temporary partition wall and proposed temporary door.*

2. It was brought to the notice of the Heritage Conservation Committee (HCC) that the Hon'ble Delhi High Court in the matter of Bhasin motors versus New Delhi Municipal Council (NDMC) W.P.(C) 3688 of 2022 dated July 19, 2022, has requested the following:

".....Secretary, HCC to convene a meeting within seven days from today to consider the petitioner's proposal/application. In case there is any deficiency in the proposal forwarded by Respondent/NDMC, the same shall be communicated to Respondent/NDMC as well as the petitioner...."

3. The HCC also took note that while forwarding the proposal for its consideration, the concerned local body i.e., NDMC has not provided any detailed comments. It was also observed that the brief report has indicated the following:

".....there is a proposal to carryout repair and renovation works at ground floor as shown in the plans under B.BL 2.0.1(d)....."

However, in terms 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, it was decided 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 2016.

4. The Committee also examined the scanned copy of the original plan (*bearing approval stamp from NDMC dated 14.07.1984*) received along with drawings/documents etc. and observed that the staircase covered under the item for 'dismantling/removal of stairs' is not shown in the original drawings of the superstructure approved by the NDMC in the year 1984.

5. Taking into consideration all the aspects indicated above including the original sanction of the superstructure the proposal for repair/renovation is found **acceptable**, the following observations were made:

- a) Before approving repair/renovation, the concerned local body i.e., NDMC must examine carefully the original status of the staircase and ensure its removal may not cause inconvenience to the user-occupied floors above.

- b) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
- c) The structural safety of the building should be ensured (*including the roof*). Heritage Character comprising 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.

Item no. 2: Repair/renovation in respect of Premises no. 7, Block, N, Ground Floor & Mezzanine floor, Connaught Place.

1. The proposal forwarded by the NDMC electronically was scrutinized. It included the *work in terms of plastering, patch repairing & POP punning, painting/white washing, raising of the existing floor at ground floor to match the road level, false ceiling, electrical wiring, sanitary fittings & fixtures, rehabilitation/repair of fallen bricks/beams, erection/re-erection of internal partitions, replacing front rolling shutter with new shutter, removal of semi demolished toilet from the mezzanine.*
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 the 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 respect of Premises no. SF-1, First Floor, Hotel Continental, Annexe Block, Regal Building, 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 January 28, 2022, the following specific observations were made:

“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, change of electrical 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.”

2. The revised proposal for repair/renovations works forwarded by the NDMC electronically includes works in respect of *removal of erection of brick partition wall, dismantling of old plaster, and re-plastering, POP work, white wash, painting & polishing work, woodwork and glass work, dismantling of false ceiling, re-false ceiling, flooring and wall tiling work, change of plumbing fittings & fixture and change of electrical fittings & fixture.*
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) The Committee has taken note of the fact that the extensive work of the repair/renovation would be carried out on the first floor of the premises with upper and the second floor is also occupied by the other users. Though, certificate of structural stability has been provided by the structural engineer counter signed by the owner. However, considering extensive repair/renovations works and the safety of the other users it was suggested to the concerned local body i.e., NDMC that the permission to start the repair/renovation works shall be given only on receipt of the satisfactory structural audit report of the superstructure. The structural safety of the building should be ensured.
- b) 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.
- 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. 6, Block-A, Ground & mezzanine Floor, Inner Circle, Connaught Place.

1. The proposal was deferred.

**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**

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