

**MINUTES OF THE 112<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC) HELD ON MONDAY, AUGUST 1, 2022.**

**A. Proposal:**

**Item no. 1: Emergency Conservation Action Plan of Strengthening and Consolidation of Commercial Space at Regal Cinema Building, Connaught Place.**

1. It was brought to the notice of the Heritage Conservation Committee (HCC) that the Hon'ble High Court of Delhi order dated July 28, 2022 in the matter of M/s Deluxe Stores & Anr. Vs. New Delhi Municipal Council (NDMC) & Ors. W.P.(C) 9749/2022 & CM. APPL. 28919/2022 and connected matters has directed the following:

*"...Mr. Yadav, learned senior counsel appearing for some of the petitioners submits that since the property is deteriorating, one of the immediate steps suggested by INTAC is to support the remaining portions of the roof with scaffolding/shuttering and to cover the exposed roof with waterproof tarpaulin...."*

*.....the NDMC as well HCC are directed to consider whether the above-referred immediate steps are required to be taken to prevent any further deterioration and, if so, the requisite permission for that limited purpose be granted so that the building can be protected from any further damage. Let a decision on the said aspect be taken within a period of one week from today....."*

*.....It is clarified that the subject order has been passed keeping in view the fact that rainy season is going on and in case the Regal Building is not protected, there is likelihood of further damage and deterioration of the property....."*

2. Taking in to consideration the directions of the Hon'ble High Court of Delhi and to stop further damage and deterioration of the property. The Committee decided to **accept** the recommendation to support the remaining portions of the roof with scaffolding/shuttering and to cover the exposed roof with waterproof tarpaulin for that limited purpose. The structural stability and heritage character of existing building to be ensured by the concerned local body.

**Item no. 2: Repair/renovation in respect of Premises no. 6, Block-A, Ground & mezzanine Floor, 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 roof at the SA, Painting/white washing, flooring/reflooring, False ceiling, POP punning, Wall panelling, Electrical works, water proofing, Plumbing works, Internal Wooden partitions, 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 architect has given the following comments in the drawings & letter:*

*“.....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. The architect should clearly indicate the list of repair/renovation works to be undertaken.*

3. *In view of the above, the proposal was found to be unacceptable and returned. NDMC was requested to verify that all proposals of repair/renovation related to the heritage building be forwarded to HCC under relevant provisions of UBBL for its consideration.”*

2. The revised proposal for repair/renovations works forwarded by the NDMC (email) includes works in respect of Plastering, painting/white washing, flooring/re flooring, false ceiling, POP punning, wall panelling, electrical works, water proofing, plumbing works, internal wooden partitions.
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.

## **Additional items:**

### **Item no. 1: Repair/Renovation in respect of K-36, First Floor, K-Block, Outer Circle, Connaught Place-Site visit report.**

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 June 17, 2022, the following observations are made:

*“.....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.</i>   | <i>ADG (works), CPWD</i>     | <i>... Member, HCC</i>                 |
| <i>ii.</i>  | <i>Dr Archana Verma</i>      | <i>... Member, HCC</i>                 |
| <i>iii.</i> | <i>Chief Architect, NDMC</i> | <i>... Member, HCC</i>                 |
| <i>iv.</i>  | <i>Ms Ruby Kaushal</i>       | <i>... Member Secretary, HCC.....”</i> |

### **Site Visit Report:**

1. Accordingly, in terms of the decision taken by the Heritage Conservation Committee (HCC) at its meeting held on July 06th, 2022, a sub-committee comprising of the following visited the site at 03:00 PM on Tuesday the 19th July 2022:

- |                         |   |
|-------------------------|---|
| a) Sh. Rabindra Kumar:  | ADG (Works), CPWD, Member, HCC                              |
| b) Dr. Archana Verma:   | Member, HCC   |
| c) Smt. Ruby Kaushal:   | Member Secretary, HCC                                       |
| d) Sh. Pramod Sharma:   | AE (Bldg.), NDMC, (Representative of Chief Architect, NDMC) |
| e) Sh. Rajeev Kr. Gaur: | Assistant Secretary (T), HCC                                |
| f) Sh. Akash Sihag:     | Arch. Asstt., HCC   |

Also present:

1. Sh. Sajal Bhatnagar: Architect
  2. Owner
2. To assess the proposal vis-à-vis existing condition of the Heritage building, the team took an extensive tour of the premises. The following observations were made:
    - a) The building was constructed in 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. On visual inspection, it was brought to the notice of Sub-Committee that the scheme for demolition of chajja (above floor level) in the courtyard has been incorrectly shown in the proposed design scheme by the architect, infact the owner intended to remove some temporary projections underneath the chajja. Accordingly, the architect ensured to rectify the mistake and resubmit the modified submission for the consideration of the HCC.

- c) Chhajjas are provided at roof level on all the four walls of courtyard which are supported on iron girder which shows signs of corrugation, needs repair and strengthening to protect the structure.
- d) All repair, strengthening and corrosion protection treatment work should be carried out with proper support & safety precautions.

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

**Item no. 2: Building plans in respect of 1834, ward no. VIII, Khatikan, Chowk Shah Mubarak, Kucha Pati Ram, Sita Ram Bazar – Letters received from DDA and North DMC.**

1. The proposal was deferred.

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

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