

**MINUTES OF THE 113<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE (HCC) HELD ON WEDNESDAY, AUGUST 31, 2022.**

**A. Proposal:**

**Item no. 1: 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 considered by the HCC at its meeting held on May 24, 2022, wherein HCC has decided to seek suggestions/comments from North DMC and DDA.
2. The suggestions/comments have been received from North DMC vide their letter no: TP/G/416/2022 dated 13.05.2022 and DDA vide their letter nos: PLG/MP/0058/2021/F-3/-AD(PLG-ZONE A)AP-III/D 27 dated 17.05.2022, PLG/MP/0058/2021/F-3/-AD(PLG-ZONE A)AP-III/D 35 dated 16.06.2022, and PLG/BLDG/0001/2021/-O/o DIRECTOR (BUILDING)/475 dated 17.06.2022 respectively were discussed and considered by the HCC.
3. Since no specific comment was received either from North DMC or the DDA, it was, accordingly, decided to convene a separate meeting and all the Committee Members are requested to attend in person to decide further on the matter.
4. The current proposal is for the vertical extension (*addition of part first floor and second floor*) above an existing Grade-III Heritage listed property comprising of the original construction of a ground floor and part first floor. Taking into consideration the provisions as stipulated under Annexure-II of Unified Building Bye-laws for Delhi (UBBL), for grade-III listed heritage properties, the Committee decided to seek clear detailed comments from the custodian of the UBBL in Delhi i.e., DDA, whether the vertical extension on a Heritage listed property (Grade-III) can be allowed or not, to enable the HCC to take an appropriate decision in the matter. All the relevant material including drawings etc. would be made available to the DDA by the HCC.

**Item no. 2: Replacement of existing doors and windows of front façade of main Building, Patiala House Court.**

1. The proposal forwarded by the CPWD (online) was scrutinized. The proposal titled '*Patiala House and Campus*' is in Grade II of the gazette notified list at serial no. 54 vide gazette notification no. 4/2/2009/UD/1/6565 dated 1<sup>st</sup> October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi.
2. The proposal received (online) was scrutinized and the following observations were made:
  - a) The proposal was carefully examined and it was observed that more photographs of the original windows, doors etc., which are proposed to be

replaced, be provided to understand the actual design, shape, material, colour etc.

- b) It was also observed that the current windows are protected with a mosquito mesh and the MS grill, but these elements do not reflect in the proposed design. More clarity on these aspects is required.
  - c) A Red painted border was observed around the door and windows, clarification is required on whether it is also part of the original design scheme.
3. In view of the insufficient information provided by the architect the proposal was found to be **not acceptable** and returned to the concerned local body i.e., CPWD.
4. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation/reply.

**Item no. 3: Repair/renovation work in respect of (part portion) P-6/90 (Ground floor), Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC electronically was scrutinized. It included the *work in terms of plastering, POP, patchwork, flooring, false ceiling, painting, furniture & fixtures, changing of rolling shutter, internal temporary partitions (gypsum/glass), Glass glazing, panelling work, 9” temporary partition wall.*
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 **not acceptable**, the following observations were made:

- a) The Committee observed that the original heritage character of the external façade, cornices, moulding etc., have been changed in the 3D views submitted. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.

- b) It was mentioned for the erection of a “9” *temporary partition wall*” however, the Committee understood the 9” wall is to be a load-bearing wall and needs clarification.
  - c) The structural safety of the building should be ensured (*including the roof*).
  - d) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
3. The architect is advised to adhere to all the above observations given by the HCC and furnish a pointwise incorporation/reply.

**Item no. 4: Repair/renovation work in respect of Premises no. N-45, Ground and Mezzanine Floor, Pratap Building, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC electronically was scrutinized. It included the *work in terms of plastering, POP, patchwork, painting/white washing, temporary false ceiling, glass glazing, flooring/re-flooring, furniture & fixtures, internal temporary partitions (gypsum/glass/wooden) panelling work, changing of sanitary fittings, dismantling/removal of a temporary partition wall, removal of doors, proposed temporary doors, proposed temporary partition wall, 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, proposed design to maintain heritage aesthetics of external facade.*
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.....”*
3. 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 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 work in respect of Premises no. 9A, Ground Floor (Back Portion), A-Block, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC electronically was scrutinized. It included the *work in terms of dismantling of old plaster and Re-plastering work, false ceiling work, POP work, whitewashing, painting and polishing, replacement of light fittings and fixtures, flooring and wall tiling work, woodwork and glass partitions.*
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.....”*

3. 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 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 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 June 17, 2022, specific observations were given. The Committee accepted the recommendation of the sub-committee, on a site visit, at its meeting held on August 1, 2022.
2. The revised proposal for repair/renovations works forwarded by the NDMC electronically includes works in respect of *plastering and patch repairs, flooring and re-flooring, opening of door within own's plot, whitewashing, 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 ledge in 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, are applicable to the heritage areas/properties....."*

Taking into consideration the decision as indicated above, the recommendations of the sub-committee on a site visit, 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) Chhajjas are provided at roof level on all four walls of the courtyard which are supported on an iron girder which shows signs of corrugation and needs to be appropriately repaired and strengthened for protecting the structure.
- b) All repair, strengthening and corrosion protection treatment work should be carried out with proper support & safety precautions.
- c) 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 facade must be maintained.
- d) It was suggested to use energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.

- e) The structural safety of the building should be ensured.
- 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.

**B. Additional item:**

**Addl. Item No. 1: Repair/Renovation in respect of Plot no. 134, flat no. 3, 2nd and 3rd and terrace floor in Atma Ram Mansion (*earlier known as Scindia House*), Janpath Road, Connaught Place.**

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**  
**HCC**