

**MINUTES OF THE 57<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD ON**  
**WEDNESDAY, JULY 5, 2017**

**A. Proposals :**

**Item No. 1: Repair and Renovation at N-42, Bombay Life Building, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, re-flooring, painting, patch repairing etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**Item No. 2: Repair and renovation at G-41, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, re-flooring, false ceiling, electrical and wooden works etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**Item No. 3: Repair and renovation at D-28, Radial Road, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, false ceiling, re-flooring, wood work, white wash etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**Contd...**

**Item No. 4: Repair and renovation at P-12/90, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, re-flooring, painting, patch repairing, white washing etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**Item No. 5: Construction of Contemporary Art Centre in New Delhi at Bikaner House Complex, RAW Building.**

The proposal for converting the existing ex-RAW building block within the premises of Bikaner House Complex a Grade-II listed Heritage Complex was forwarded by the NDMC for consideration of the HCC.

The proposal of renovations includes demolition of certain load bearing walls, relaying of roof slabs at different heights, increasing size of doors, height of the building block and provision for addition of a lift etc. including demolishing a temporary structure adjacent to the main building block.

The proposal was scrutinized and discussed with the Architect. The HCC observed that proposal for demolition of walls & slabs was an important proposition and may altogether change the heritage value and character of the building complex.

The HCC accordingly decided that a sub-committee comprising of the following will make a site visit and submit its report to the HCC:-

- |       |                                           |   |                                |
|-------|-------------------------------------------|---|--------------------------------|
| (i)   | Prof. Dr. Rommel Mehta                    | - | Member, HCC                    |
| (ii)  | Ms. Vertika Sharma                        | - | Member, HCC                    |
| (iii) | Chief Planner, TCPO or his representative | - | Member, HCC                    |
| (iv)  | Member Secretary, HCC                     | - | Convener of the sub-committee. |

**Contd...**

**Item No. 6: Repair and renovation at G-49, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, re-flooring, painting, wood work etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**Addl. Item No.1: Plans for internal renovation work of 2<sup>nd</sup> Floor at F-40, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of re-flooring, wood work, false ceiling, painting etc.
2. The proposal was found acceptable and approved with the following observations:
  - (i) The structural safety of the buildings should be ensured.
  - (ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

**B. Other Items:**

**Item No.1: Letters received from Chief Architect, NDMC:-**

- (i) Requirement for approval from HCC for minor repair (internal plaster, repairing and flooring) in Grade-II and Grade-III buildings.
  - (ii) Requirement for approval from HCC for urgent repairs viz-a-viz structural cracks in brick walls, structural cracks in concrete with cracks in exposed reinforcement, significant seepage due to vegetation grown up longitudinal cracks/major cracks etc.
1. The Chief Architect, NDMC vide his letters no. CA/BP/D-3172 dated June 19, 2017 and CA/BP/D-3173 dated June 19, 2017 has proposed that as several premises in Connaught Place require urgent minor repairs to prevent damage to these buildings, prior approval of HCC for such repairs may not be insisted upon. The work shall be carried out under strict supervision of NDMC officials.

**Contd...**

2. The matter had earlier been considered by the HCC at its meeting held on December 16, 2016 wherein it was observed that as per its mandate HCC cannot takeout any heritage premises from its purview nor delegate its power to the local body.
3. Separately, Chairperson, NDMC had also drawn attention to the matter vide his letter dated D.O. No.78/PS/CP/17 dated February 17, 2017 to Chairman, HCC suggesting formulation of special regulations/guidelines of heritage precincts such as Connaught Place which needs special treatment and maintenance. Alternatively, he had proposed constitution of a Technical Committee consisting of Members of DDA, Municipal Bodies and DUAC under the supervision of the HCC for this purpose. In response to this letter Chairman, HCC had written to Chairperson, NDMC vide letter dated 27.02.2017 that if required NDMC has to frame separate regulations for Connaught Place area as per the procedure prescribed in Annexure-II of the Delhi Building Bye-laws-2016 for maintenance of buildings there.
4. The matter was deliberated upon in above background and the HCC decided to advise NDMC to put up draft heritage regulations for Connaught Place area for approval of the HCC on priority.

**Item No.2: Nomination of one Member of HCC as a co-opted Member of multidisciplinary/multi organizational committee to draft special regulation / guidelines for Heritage Precincts in the NDMC area.**

1. The Chief Architect, NDMC, vide his letter No.D-164/HA/CA/17/Design dated May 26, 2017 has indicated that in a recent Council meeting of the NDMC, it was decided to set up a multi-disciplinary/multi organizational committee to draft special regulations/guidelines for heritage precincts in the NDMC area. Accordingly, NDMC has requested HCC to nominate one Member of the HCC as a co-opted Member on this Committee.
2. The matter was considered and the HCC decided to advise Chief Architect, NDMC to put up draft heritage regulations in respect of Connaught Place area on priority for consideration of the HCC.

**Sd/-**  
**(Vinod Kumar)**  
**Member-Secretary**  
**Heritage Conservation Committee**