

MINUTES OF THE 60th MEETING OF THE HERITAGE CONSERVATION COMMITTEE
HELD ON THURSDAY, OCTOBER 12, 2017.

A. Proposals :

Item No. 1: Renovation/repair work in respect of 10-B, Scindia House, Connaught Circus.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of change the wooden work, POP, false ceiling, flooring tiles and glass partitions etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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 : Renovation work in respect of 2nd & 3rd Floor (exterior work) and 3rd Floor (interior work) at B-45-47, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of Removal of existing aluminium cladding, plastering and re-plastering, white texture paint at exterior surface, wooden/glass partition, repair of fixtures and fittings, repair and replacement of doors, erection of false ceiling, flooring and re-flooring, POP, white washing and painting etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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/renovation in respect of L-35-36, First Floor & 55-56, Second Floor, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of flooring, wooden partitions & fixtures, POP wall putty & white wash, false ceiling, replacing/repairing of sanitary fitting and fixtures etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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.4 : Repair/renovation in respect of First Floor, A-36/A-12, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of flooring, false ceiling, replacement of sanitary fixtures, painting and polishing, repair of furniture etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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 : Repair/renovation work in respect of P-6/90, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of plastering and patch repairs, re-roofing or renewal of roof including false ceiling, flooring and re-flooring, opening and closing window, ventilators and doors, replacing fallen bricks, pillars, stones, beams, reconstruction of damaged parapet wall, column, slab, white-washing, painting, erection of false ceiling etc.

2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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.6: Repair/renovation work at B-37, 38, First Floor, Inner Circle, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of dismantling old plaster, plastering at 1st floor, plaster work, POP work, painting & polishing, false ceiling work, wooden partition work, flooring work, dado-tile work, change of plumbing fittings & fixture, paint and polishing of interior of the building etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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.7: Repair/renovation work at L-61B, Second Floor, Block No.L, Plot No.1&2, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of plastering and patch repairs, erection of false ceiling, POP, white washing, painting and polishing, flooring and re-flooring, repair and replacement of sanitary and fixtures, wooden work and furniture work etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.

- (iii) 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.8: Repair/renovation work at Show Room No.8, Atma Ram Mansion (Scindia House), Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinised. It included the work in terms of erection of internal partition brick/wooden/glass, repair and replacement of fitting/fixtures, flooring and re-flooring, wall panelling, erection of false ceiling, repair & replacement of door/window, POP, white washing & painting work etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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.9: Repair/renovation work at Building No.L-14, Ground Floor, Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinised. It included the work in terms of internal renovation of plastering, paint, POP, polishing, flooring , tile work and glass work, wooden work etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) No changes are permitted on external side/facade, which should be retained as per the original design.
 - (ii) The structural safety of the buildings should be ensured.
 - (iii) 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.10: Permission/sanction plans for restoration cum adaptive reuse of the Heritage Building at 968, Heritage Haveli, Kucha Pati Ram, Sita Ram Bazar.

1. The proposal forwarded by the North DMC was scrutinised. This building is listed in grade-III, at serial no. 360 (968 Kuch Pati Ram) in the supplementary list of 551 Heritage Sites in Shahjahanabad notified by the Delhi Govt. on 29th July, 2016 and shown as a Haveli.
2. The proposal was scrutinized and the following observations were made:
 - (i) Detailed comments on all aspects of the proposal including about permissibility of use premises structural stability etc. need to be given by North DMC to the HCC.
 - (ii) A sub-committee comprising of the following will make a site visit and give its recommendations:-
 1. Prof. Dr. Rommel Mehta ... Member HCC
 2. Ms. Vertika Sharma ... Member HCC
 3. Commissioner (Planning), DDA ... Member HCC
 4. Chief/Senior Town Planner, North DMC ... Member HCC
 5. Member Secretary, HCC

The HCC decided that the matter will be examined further on receipt of compliance of the above observations.

Item No.11: Restoration/repair of Property No.1237, Chowk Shah Mubarak, Sita Ram Bazar.

1. The proposal forwarded by the North DMC was scrutinised. This building is a listed grade-III, at serial no. 521 (1237-38 Gali Chowk Shah Mubarak) in the supplementary list of 551 Heritage Sites in Shahjahanabad notified by the Delhi Govt. on 29th July, 2016 and shown as a Haveli.
2. The proposal was scrutinized and the following observations were made:
 - (i) Detailed comments on all aspects of the proposal including about permissibility of use premises structural stability etc. need to be given by North DMC to the HCC.
 - (ii) A sub-committee comprising of the following will make a site visit and give its recommendations:-
 1. Prof. Dr. Rommel Mehta ... Member HCC
 2. Ms. Vertika Sharma ... Member HCC
 3. Commissioner (Planning), DDA ... Member HCC
 4. Chief/Senior Town Planner, North DMC ... Member HCC
 5. Member Secretary, HCC

The HCC decided that the matter will be examined further on receipt of compliance of the above observations.

Other letters/representations:

Concept Design of National War Museum

1. The above matter was referred to the HCC by the Chief Project Coordinator, National War Memorial and Museum (NWM&M), HQ Integrated Defence Staff vide letter dated August 31, 2017. It was considered at HCC's meeting held on September 8, 2017.
2. Subsequently a letter/representation dated September 20, 2017 was received from Director, NWM&M indicating (i) Aim of seeking opinion of HCC (ii) Provisions of design competition, requesting HCC to render advice only on the aspect of whether all the three design entries are "in conformity with the architectural surroundings of the area" as per Para (xi) of MoUD letter No.L-IIA/(1349)/473 dated 29 DEC 2016 and Para 7 and Page 23 of Competition Dossier. A D.O. letter from Defence Secretary to Secretary, H&UA dated September 27, 2017 was also received in this regard.
3. Yet another letter dated October 10, 2017 has been received from Director, NWM&M with the following contents:

"1. Further to our letter of even reference dated 20 Sep 17 and the meeting held in the office of Addl Secy MoUD on 09 Oct 2017.

2. It is requested to offer your technical advice/comments as to whether the design of SPA Studio View is in conformity with the architectural surroundings of the area like Hyderabad House, Baroda House and similar other buildings. For complete perspective of the case your kind attention is drawn to our letter of even reference dated 31 Aug 2017."

4. The matter was considered now and the HCC was informed by the Director, NWM&M that the first prize winning entry has been submitted to the HCC with a view to ascertain whether it is in conformity with the architectural surroundings of the area. A presentation in the matter was made by him.

It was also informed that the size of the proposed museum structure will be 430 meter X 58 meter with a height of approx. 24 meters with four floors. No detail drawings, actual trees survey plan or any other plan as on site was made available to the HCC but some 3D views (not to scale) of the building were shown as part of presentation.

Thereafter, the HCC made a visit to the National War Museum site at Princess Park. The block model was also shown to the Committee. Based on the presentation/interaction with Col. Basera (Director, National War Memorial and Museum) and on the basis of site inspection the following points emerged:-

1. Colonel Basera informed that the Architect of the 1st prize winning entry had claimed that out of 406 number of existing trees only 28 trees will be required to transplanted. The HCC observed that as per the documents/presentation, it appeared to be unrealistic/ unverified figure, keeping in view actual conditions at site and proposal for construction of two basements. It was observed that it will be very difficult to retain the fully grown up/old trees (some of which forms an essential part of natural heritage of the Lutyens zone). Obviously besides 28 trees, many other well grown trees will also be adversely affected.
2. The Committee was also of the view that on the basis of the presentation made (3D) and the block model shown, the heritage elements/materials, or the historic form which relates to the heritage of Central Vista is not reflected in the present proposal. The overall architectural scale, design, colour of the building block as proposed in the design shown to the HCC, also does not conform to the historical and architectural surroundings of the site as far as could be made out in the absence of detailed drawings and merely on the basis of a presentation and block model.

It was decided to convey the above observations to the proponents.

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