

**MINUTES OF THE 61<sup>st</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON FRIDAY, DECEMBER 22, 2017.**

**A. Proposals :**

**Item No. 1: Repair and renovation work at L-57, Second Floor, Block-L, Plot No.3-4, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of change of plaster, flooring, old electric wiring & fitting, wooden work, false ceiling, white washing, 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: Proposed repair/renovation works at B-40, 1<sup>st</sup> & 2<sup>nd</sup> Floor, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of Plastering/cladding and patch repairs, re-flooring, white washing, painting, false ceiling, replacing of old sanitary fixtures, electrical wiring and fitting, old sanitary pipes, opening and closing window, ventilators and doors, replacing fallen bricks 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 and renovation work at 9-A, Phelps Building, Connaught Place.**

1. The proposal was last considered by the HCC at its meeting held on September 8, 2017 and the following observations were made :

*"1. The proposal was forwarded by the NDMC with the following comments:*

*“A request from the party has been received for the following works (repair/renovation) in respect of above said premises under clause 2.14 of UBBL, 2016 :-*

- (i) Removing Old water proofing & water proofing including filling grooves with Epoxy over whole terrace of 3<sup>rd</sup> floor. The water proofing treatment is plastering and flooring with mixing of water proofing compound.*
- (ii) Retrofitting, Structural strengthening & Special Repair Work inside walls of open shaft No.1 & No.2, Lift Machine room, Staircase Mumty, Rear Elevation (Middle Circle) Side Elevation (Right Side) from Ground Level to Terrace Level & 3<sup>rd</sup> floor roof.”*

*The proposal was considered by the HCC. It was observed that since the proposal comprises of retrofitting and structural strengthening which are major works, it need to be ensured that the architectural Heritage of the building is not disturbed. The HCC observed that the proponents should make available to the HCC the requisite details of retrofitting and structural strengthening etc. It was also decided that the concerned Structural Engineer should also be present in HCC meeting when the proposal is taken up next time.”*

2. In response letter no. P/254 dated October 28, 2017 from the proponent alongwith letter no. nil dated 27.10.2017 from M/s Jaitley Associates, Consulting Engineer was received.

The concerned structural Engineer could not make it to attend the HCC meeting. But Shri Vikramjit Singh, the proponent was present. He stated that the structure need urgent repairs. He was asked by the HCC to take care of the structural safety of the building particularly, keeping in view the fact that the proposal involves retrofitting and structural stability and other major works. He assured the HCC of the adequate measures in this regard.

3. The proposal was approved with above observations and the following conditions:

- (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 by the Local Body. The proponent who are present was also apprised about it.
- (iii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.
- (iv) NDMC should ensure that the work is carried out under strict supervision of a Structural Engineer.

**Item No. 4: Plans for Construction of Swimming Pool at NOMA, Kota House, Shahjahan Road.**

1. The proposal was last considered by the HCC at its meeting held on September 8, 2017 and the following observations were made:

*“1. The proposal forwarded by the NDMC was scrutinised. The HCC made the following observations:-*

*(i) So as to assess the ground situation and the location of the swimming pool which was not given in the submitted plan, a site visit will be made by a sub-committee comprising of:*

*(1) Prof. Dr. Rommel Mehta, Member, HCC*

*(2) Ms. Vertika Sharma, Member, HCC*

*(3) Shri R. Srinivas, TCP, TCPO representative of Chief Planner, TCPO, Member, HCC*

*(4) Member Secretary, HCC*

*(ii) Norms of permitting swimming pool in such premises need to be informed by the NDMC to the HCC.*

2. Chief Architect, NDMC vide his letter no. CA/BP/D-3431 has informed that “..... In such premises, there are no specific norms for Swimming Pool in MPD-2021 of Unified Building Bye-Laws for Delhi-2016.

3. A site visit of the proposal was undertaken by the sub-committee on October 12, 2017 and the following observations were conveyed to the proponents :

*“1. It was noticed that the site has row of well grownup/old trees on the periphery of the swimming pool site area.*

*2. It is felt that the pool area is close to the entry gate at present. While there is adequate space available between the changing rooms and the pool on eastern side.*

*3. The pool was very close to the western side edge of the site. The members felt that there should be more space on western side rather than on eastern side for pool side it out etc.”*

4. In response the proponents had submitted a revised proposal.

5. The revised proposal as per the advice of the Sub-Committee was approved.

**Item No. 5: Repair and renovation work at 2<sup>nd</sup> and 3<sup>rd</sup> Floor in South-East Wing of Hotel Imperial, Janpath.**

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of patch repairs, floor polishing, white washing, painting & polishing 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: General repairs at Competent House, F-14, Connaught Place.**

- 1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of replacing all the damaged soil, waste and rain water pipes, plastering, painting, white washing, false ceiling, floor tiles repair & replacement in passages, flooring, wall tiles, retrofitting, structural strengthening, sanitary pipes, plumbing pipes, sanitary fixtures, water proofing, plaster, 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. 7: Repair and renovation work at G-7, Regal Building, Ground Floor & Mezzanine Floor, Parliament Street.**

- 1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of changing the flooring, plaster, old electric wiring & fitting, wooden work, false ceiling, demolition of part mezzanine floor, POP, tile work, 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. 8: Request for emergency repairs Qua Maidens Hotel, Oberoi at 7 Sham Nath Marg.**

1. The proposal forwarded by the North DMC was scrutinised. It included the work in terms of restoration and water proofing of the roof, restoration of facade, repair of swimming pool, restoration of the interiors of the rooms in the southern wing of the hotel etc.
2. A presentation in the matter was made by the architect who informed the HCC about the various changes proposed. She informed that no structural changes are envisaged in the proposal and no changes are proposed in the Grade-I building.
3. 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: 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 was last considered by the HCC at its meeting held on October 12, 2017 and the following observations were made :

*“1. The proposal forwarded by the North DMC was scrutinised. This building is listed in grade-III, at serial no. 360 (968 Kucha Pati Ram) in the supplementary list of 551 Heritage Sites in Shahjahanabad notified by the Delhi Govt. on 29<sup>th</sup> 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:-*

- |  |            |                   |
|--|------------|-------------------|
| <i>1. Prof. Dr. Rommel Mehta</i>               | <i>...</i> | <i>Member HCC</i> |
| <i>2. Ms. Vertika Sharma</i>                   | <i>...</i> | <i>Member HCC</i> |
| <i>3. Commissioner (Planning), DDA</i>         | <i>...</i> | <i>Member HCC</i> |
| <i>4. Chief/Senior Town Planner, North DMC</i> | <i>...</i> | <i>Member HCC</i> |
| <i>5. Member Secretary, HCC</i>                |            |                   |

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

2. The Sub-Committee made a site visit on December 5, 2017. The observation of the sub-committee conveyed to the proponents are as given below :

“.....2.So as 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:

- i. Only a few heritage elements are found to be remaining in the entire structure, as most of the structure on the 1<sup>st</sup> floor, entire 2<sup>nd</sup> floor and 3<sup>rd</sup> floor is seems to be modern construction.
  - ii. The Members find the water logging/seepage problem in basement area located in the rear portion of the property.
  - iii. The structural members supporting the load of the building are found to be rusted and are in a dilapidated condition.
  - iv. The leakage through the cracks from the upper floors could be clearly visible in the rear potion of the building.
  - v. The overall condition of the heritage property is in a very dilapidated condition.
3. Taking into consideration the dilapidated condition of the heritage property, the Members felt that for the safety of the occupants and conserving the heritage property, a program needs to be devised by the Architect/Owner on urgent basis, so as to strengthen the structure in a phased manner, after vacating the entire premises.”

The recommendations of the sub-committee were considered and the HCC observed that considering the highly dilapidated condition of the structures for ensuring structural safety utmost care has to be taken by the proponents in strict supervision of qualified structure engineer and monitoring by the North DMC. Before starting the work, it is advised that water should be pumped out of the basement. Observations of the Sub-Committee to be complied with by the proponents.

Subject to the above observations/conditions, the proposal was approved by the HCC.

**Item No. 10: Restoration/repair of Property No.1237, Chowk Shah Mubarak, Sita Ram Bazar.**

1. The proposal was last considered by the HCC at its meeting held on October 12, 2017 and the following observations were made :

“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 29<sup>th</sup> 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.”*

2. The Sub-Committee made a site visit on December 5, 2017. The observation of the sub-committee conveyed to the proponents are as given below :

*“2. So as 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:*

- i) Wherever the RCC columns have been used as an Architectural element it should be replaced with the stone columns.*
- ii) Existing wooden planks used in the premises as window lintel be replaced with the stone lintel.*
- iii) During the restoration/repair work the existing wooden work is to be treated with an appropriate termite resistance coat.*
- iv) Cement plaster is to be replaced with the lime plaster.”*

3. The matter was considered in above background and the HCC observed that the proponents had already gone ahead with the constructions without HCC’s prior approval. Various heritage elements have been added in the proposal. The HCC expressed its displeasure on the construction being taken up without its prior approval.

After deliberations the restoration work done was found acceptable and the HCC decided to approve the proposal with above observations.

**Item No. 11: Plans for additions and alterations in respect of Delhi Gymkhana Club Ltd., at 2 Safdarjung Road.**

1. The proposal forwarded by the NDMC was scrutinised. The proposal comprising of Sports Facility Block, Swimming pool, meeting hall/restaurant etc. was approved by the HCC at its meeting held on March 20, 2015. It was noted that the changes in the location of Sports facility block & swimming pools have been done for which construction has already been done. Meeting hall/restaurant block is yet to be constructed.
2. The proposal was scrutinized 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. 12: Plans in respect of verification of concept designs for National War Museum.**

The issue was discussed in detail. It was decided to request Member-Secretary, HCC to put up all past papers and earlier case history of the matter so that a comprehensive view could be taken up in the matter and the proposal may be put up in the next meeting of the HCC.

**Item No. 13: Plans in respect of renovation permission at H-36, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of plastering, wooden work, re-flooring and interior 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. 14: Redevelopment of existing Dispensary to exhibition space & Cafeteria facility at Bikaner House.**

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

**Item No. 15: Plans in respect of E-10/1 at Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of plastering/cladding and patch repairs, flooring and re-flooring, opening and closing windows, ventilators and doors opening within the owners premises, white washing, painting, false ceiling erection or re-erection of internal partitions, replacing of old fittings 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.

**Additional item no. 1 : Plans in respect of Modification of Gents and Ladies Toilets near Durbar Hall, Rashtrapati Bhawan – Conceptual stage.**

The proposal was directly submitted by the Chief Architect (NDR), CPWD for consideration of the HCC. In his letter, the Chief Architect (NDR) had mentioned about circulars/OM/ clarifications in respect of the exemption for government building from operation of Municipal Laws to regulate their erection.

2. In the Ministry of Housing and Urban Affairs letter no. A-11013/13/2016-DDII dated June 29, 2017 following has been mentioned:

*“...2. The matter has been examined in the Ministry and it is hereby clarified that CPWD and PWD (GNCTD) would be treated as ‘other local authority’ in terms of section 11(1) of DUAC Act, 1973 for the purpose of erection of Government buildings falling under the jurisdiction of DUAC.*

*3. This issues with the approval of Minister of Urban Development.”*

3. The issue of treating the CPWD as a local body by the HCC was discussed and the HCC observed that the clarification furnished by the Ministry of Housing and Urban Affairs is in terms of the Section 11 of the Delhi Urban Art Commission Act, 1973 (1 of 1974).

No such provisions exist in the relevant clause 7.26 (Annexure-II) about HCC in the Unified Building Bye-Laws for Delhi-2016 since it makes specific mention that all proposals of listed/precincts/natural feature shall be given permission by the Commissioner MCD/Vice-Chairman DDA/Chairman NDMC after the advice of the HCC. The Chief Architect CPWD was accordingly advised to get similar clarification from the Ministry of Housing and Urban Affairs in the matter, if required.

The proposal of modification of Gents and Ladies Toilets near Durbar Hall, Rashtrapati Bhawan received was scrutinized. The concept of the proposal was found acceptable with the observation that the design of new door to be put up in the main lobby corridor in female toilet area should have the same design as that the existing door on the other side.

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