

MINUTES OF THE 70th MEETING OF THE HERITAGE CONSERVATION COMMITTEE
HELD ON MONDAY, AUGUST 13, 2018.

A. Proposals :

Item No. 1: Redevelopment plans in respect of Block 2 & 3 (Schedule-A) and Block 12 (Schedule-B) President Estate.

1. The proposals were forwarded by the NDMC online for consideration of the HCC. These form part of Comprehensive Conservation Management Plan (CCMP) of the area. The CCMP proposal of phase-I was approved by the HCC at its meeting held on September 17, 2014 and the proposal of phase-II was approved by the HCC at its meeting held on July 21, 2017.
2. The above proposal was also considered by the Delhi Urban Art Commission at its meeting held on July 23, 2018 and it was decided that the matter would be scrutinized, after it is considered by the Heritage Conservation Committee (HCC).
3. The proposal was now scrutinized and the following observations were made:
 - Since the proposals involve additional floor and basement in place of single storey structures, the necessary clearance/relaxation of the Competent Authority should be ensured.
 - The elevations should be in consonance with the architectural character of the existing complex.
4. The proposal was approved with above observations.

Item No. 2: Plans in respect of Odeon Cinema, Ground and first floor, D-Block, Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinised. The proposal was earlier approved by the Heritage Conservation Committee (HCC) at its meeting held on January 7, 2016.
Present proposal included the work in terms of dismantling of old plaster and re-plastering work, brick partition wall & re-brick partition wall auditorium civil work, strengthening, wash room, water proofing work, POP, painting and polishing work, wood work, repair of door's cafe, counters first floor, ticketing counter ground floor, new & old chairs cinemas, furniture's, wall panelling & partitions wall work, repair the carpet of cinema, electric fitting & fixtures & re-false ceiling, toilet wall tiling work, plumbing fittings & fixture etc.
2. The proposal was found acceptable and approved with the following observations:
 - (i) There should be no increase in number of seats of the cinema.
 - (ii) No changes/projections are permitted on external side/facade, which should be retained as per the original design.
 - (iii) The structural safety of the buildings should be ensured.

- (iv) 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: Plans in respect of Masonic Fraternity, 10 Janpath.

1. The proposal forwarded by the NDMC online with certain comments was considered by the HCC at its meeting held on July 18, 2018 and the following observations were made :

“.....Considering the nature of jobs proposed, the HCC decided that a site visit of the premises be done by the Sub-Committee comprising of the following :

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| 1. | <i>Prof. Rommel Mehta</i> | <i>...</i> | <i>Member HCC</i> |
| 2. | <i>Ms. Vertika Sharma</i> | <i>...</i> | <i>Member HCC</i> |
| 3. | <i>Chief Architect, NDMC or his representative</i> | <i>...</i> | <i>Member HCC</i> |
| 4. | <i>Member Secretary, HCC</i> | <i>...</i> | <i>Member convener.....”</i> |

2. The Sub-Committee made a site visit on August 8, 2018 and the observations of the sub-committee are as given below :

“.....i. The model of the proposal shown at site was found to be not in consonance with the existing heritage building. Also, it happened to be lacking in clarity about the elevations.

ii. Accordingly, the proponent was asked to send revised 3D views of the proposal clearly indicating the materials to be used with respect to the existing heritage building/precinct.”

3. The recommendations of the sub-committee were accepted by the HCC. It was found that the proponents had not submitted the 3D views as desired during the site visit.
4. It was observed that present additions proposed were dominating the existing heritage structure. The HCC observed that as per the scope of changes permitted for a grade-II building/precincts should be respected (sub-clause 1.12 of Annexure-II) of clause 7.26 of Unified Building Bye-laws for Delhi-2016 (UBBL). All developments proposed to ensure that these do not mar the grandeur of, or view from the Heritage Grade-II. The HCC decided to ask for the comments/clarifications on the points raised above from NDMC.

Item No. 4: Plans in respect of plot no. A-2, A/1, Portion of 28 and 43, Connaught Place. (Also known as Plot no.A7 Connaught Place).

1. The proposal forwarded by the NDMC online with certain comments was considered by the HCC at its meeting held on July 18, 2018 and the following observations were made :

“.....Considering the nature of jobs proposed particularly dilapidated roof etc. the HCC decided that a site visit of the premises be done by the Sub-Committee comprising of the following :

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| 1. Prof. Rommel Mehta | ... | Member HCC |
| 2. Ms. Vertika Sharma | ... | Member HCC |
| 3. Chief Architect, NDMC or his representative | ... | Member HCC |
| 4. Member Secretary, HCC | ... | Member convener.....” |

2. The Sub-Committee made a site visit on August 8, 2018 and the observations of the sub-committee are as given below :

“.....i. The structure for which approval has been sought appeared to be different from the surrounding buildings in terms of heights etc. Therefore, NDMC was requested to verify/ascertain the earlier sanction/completion of the existing structure.”

3. The recommendations of the sub-committee were accepted by the HCC. It was decided to ask for the comments/clarifications on the point raised by the Sub-Committee from NDMC.

Item No. 5: Plans in respect of N-35, Ground and Mezzanine floor, Connaught Place. (Renovation work).

1. The proposal forwarded by the NDMC online with certain comments was considered by the HCC at its meeting held on July 18, 2018 and the following observations were made :

“.....Considering the changes proposed, the HCC decided that a site visit of the premise be done by the Sub-Committee comprising of the following :

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| 1. Prof. Rommel Mehta | ... | Member HCC |
| 2. Ms. Vertika Sharma | ... | Member HCC |
| 3. Chief Architect, NDMC | ... | Member HCC |
| 4. Member Secretary, HCC | ... | Member convener” |

2. The Sub-Committee made a site visit on August 8, 2018 and the observation of the sub-committee are as given below :

“....i. It was observed that the existing structure and façade to be maintained.”

3. The recommendations of the sub-committee were accepted by the HCC. The proposal was approved with the following observations :

- (i) No changes/projections 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.

B. Additional item

Item No. 1: Plans in respect of Plot No.N-79, first floor, Pratap Building, Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of dismantling of old plaster and re-plastering work, false ceiling, POP, whitewash, painting & polishing work, wooden work/glass work, tile, replacement of sanitary fittings and fixture, flooring and re-flooring work etc.
2. Since no site photographs of area, inside had been submitted the HCC was unable to scrutinize the proposal. It was decided to ask NDMC to forward the complete proposal for consideration of the HCC.

Sd/-

(Vinod Kumar)
Member-Secretary
Heritage Conservation Committee