

**MINUTES OF THE 71<sup>st</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON MONDAY, OCTOBER 8, 2018.**

**A. Proposals :**

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

1. The proposal forwarded by the NDMC online was scrutinised. The proposal was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on August 13, 2018 and the following observations were made :

*“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.”*

2. In response to the HCC’s observations, the revised proposal alongwith additional site photographs of interiors was received online 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.

3. The proposal was scrutinized. It was found acceptable and approved with the following observations:

- (i) In case the existing flooring is in good condition, it should be retained.
- (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. 2: Plans in respect of E-14, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of dismantling of existing internal partitions, false ceilings, flooring tiles, removal of lights, furniture fixtures, air-conditioners, electrical equipment, wiring etc. Renewal of Roof & Wall plastering & waterproofing, repair of fallen bricks, stones etc., repair / re-laying of the internal staircase granite tread-risers & installation of railing, installation of stock racks & office

furniture for stock counting office in mezzanine floor, removal of front glazing & existing partitions / claddings, erection of entrance tunnel & partitions in metal framework with black lacquered glass claddings, new front glazing, automatic sliding glass door mechanism, backlit LED signage, refurbishing & re-installation of the external corridor & Main Façade Signage etc.

2. The proposal was found acceptable and 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.

**Item No. 3: Plans in respect of D-10, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of change of false ceiling, flooring and wall tiles, wooden panelling on walls, POP plaster works on existing cement plaster, painting and polishing works, toilet renovation, wooden/glass partition, repair of entrance door/shutters and signages etc.
2. The HCC observed that the drawings received were not readable. The Chief Architect, NDMC stated that the proponents had not submitted the revised drawings as per their objection about the change in location of the staircase. Also in proforma no informations had been furnished.
3. The HCC decided to return the proposal to NDMC with above observations.

**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 was forwarded by the NDMC online for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on August 13, 2018 and the following observations were made :

*“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 :*

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

2. In response the NDMC made available to the HCC earlier sanctioned drawings of the proposal.
3. The proposal was scrutinized. It was found acceptable and 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.

**Item No. 5: Plans in respect of renovation work at C-33, Connaught Place.**

1. The proposal was forwarded by the NDMC online for consideration of the HCC. The proposal was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on July 18, 2018 and the following observations were made :

*“1. The proposal forwarded by the NDMC online was last scrutinized by the Heritage Conservation Committee at its meeting held on April 16, 2018 wherein the recommendations of the sub-committee at its meeting held on February 19, 2018 were accepted by the HCC. It was decided to ask for the comments/clarifications on the points raised by the Sub-Committee.*

2. *The NDMC had submitted a copy of enquiry report (confidential) of the enquiry committee constituted by NDMC.*
3. *The HCC noted the contents of the report received and decided to request NDMC to make available the original drawings of the building/premises under consideration.”*

2. In response the NDMC vide letter no. CA/BP/A-7,S.F. and C-33, F.F. & S.F. CP/D-0952 dated September 12, 2018 made available the copies of the plans approved by the Competent Authority vide Orders dated November 15, 2006.

3. The proposal was scrutinized and the HCC observed that considering the past history of the matter, the NDMC has not informed whether the Competent Authority has decided on the violations done by the applicant. If final decision has been taken a clear recommendation be made on processing of this application so that the proposal could be considered for sanction.
4. It was decided to return the proposal to NDMC with above observations.

**Item No. 6: Plans in respect of B-41, First and second floor, Connaught Place.**

1. The proposal forwarded by the NDMC online was scrutinised. It included the work in terms of change of plastering/cladding and patch repairs, flooring and re-flooring, opening and closing windows, ventilators and doors opening within the owner's premises, repairs of fallen bricks and stones, pillars, beams, white washing, painting including erection of false ceiling, erection or re-erection of internal partitions, replacing of old sanitary fixtures/pipes, replacement of electrical wiring and fitting, replacement of old sanitary pipe with new one, re-roofing at the same height etc.
2. The proposal was found acceptable and 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 for which super imposed drawings be submitted to NDMC for their scrutiny.
  - (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: Building plans in respect of Hardayal Municipal Public Library, Chandni Chowk.**

1. The proposal was forwarded by the North DMC online for consideration of the HCC. The building under consideration is listed as Grade-II structure, Zone-A (walled City) at Serial no. 66 notification dated 25.02.2010 notified by the, Govt. of NCT of Delhi. It included the work in terms of renovation and facelift of old historical Hardayal Municipal Library in city Sadar Paharganj Zone.
2. The proposal was scrutinized and the following observations were made:
  - (i) The drawings do not have clarity about the proposals being taken up. Since the Chief/Senior Town Planner, North DMC was not available, the proposal could not be discussed with him.

- (ii) No changes are permitted on external side/facade, which should be retained as per the original design.
  - (iii) The HCC be informed about the structural safety of the building for which renovations are proposed.
  - (iv) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.
3. The HCC decided that the proposal be re-submitted by the North DMC for its consideration taking into account the above observations.

**Item No. 8: Plans in respect of Museum on Prime Ministers of India at Teen Murti Estate.**

The proposal was forwarded Online through the portal of NDMC by the CPWD for consideration of the HCC. It comprises of main museum building, other amenity areas and visitor's block. Most of the structures are underground upto a level of -4.5 mts. in the existing premises of Teen Murti Bhawan area. The height of the proposed structure above the ground is less than the height of the neighbouring structures and is restricted to 14.5 mts. It was informed that "Shikargah" monument is an ASI listed monument for which the clearance of National Monument Authority (NMA) is being sought by the CPWD.

The site of the proposal has "Shikargah" and "Teen Murti House" existing heritage buildings of Grade-I as per the notified list of heritage buildings/precincts for NDMC area.

The proposal was scrutinized. A presentation was made in the matter by the Architect consultant of CPWD. The proposal was found acceptable and approved with the observation that adequate care should be taken not to disturb the existing vegetation and tree line and adequate care should be taken while undertaking construction.

**B. Other matters**

**Item no. 1. Delisting of old office of ASI at Janpath, Maulana Azad Road junction from the Annexure-C of Gazette Notification dated 01.10.2009 i.e. list of 4 Heritage Buildings in NDMC area being studied/reconsidered – Letter received from Chief Architect, NDMC.**

1. The above matter was referred by the Chief Architect, NDMC vide letter no. 198/CA/HA/Desg. dated September 4, 2018 on a request of Ministry of Culture for exclusion of above building, from the list of 4 heritage buildings (Annexe) 'C' under the category being "studied/reconsidered" as per Gazette notification no. F.No.4/2/2009/UD/UD/16565 dated 1<sup>st</sup> October, 2009.

2. The Chief Architect, NDMC who was present in the meeting requested HCC that NDMC want to withdraw the proposal since they are still studying the same.
3. The HCC permitted the withdrawal of the proposal by the NDMC.

Sd/-

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