

**MINUTES OF THE 75th OF THE HERITAGE CONSERVATION COMMITTEE HELD ON
WEDNESDAY, FEBRAURY 20, 2019.**

A. Proposals:

Item No. 1: Plans in respect of Repair and renovation of Retail Store at H-42, Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of flooring repair/re-flooring, false ceiling, light and electrical work, air conditioning, glass door/window work, paint work.
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. 2: Plans in respect of internal repair/renovation works at K-1, Ground floor, Radial Road, Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of false ceiling, painting and polishing, internal partitioning, POP plaster works on existing cement plaster, flooring, paneling on walls, electrical fittings and fixtures, air conditioning, repair of windows without changing the existing size of windows, Repair of entrance door, shutters and signages.
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 Internal repair/renovation works at K-60, 2nd floor, Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of removal, re-plastering & repair of all walls, removal of old tiles & re-flooring, re-strengthening of slab & beams, POP punning, paint, replacing old and providing fixing wooden partition, wooden shelf, furniture, fixing of suspended ceiling system in gypsum board, repair and re-

fixing of outside windows, plastering, repair & re-plastering of staircase leading from 1st floor to terrace, repair of terrace, electrical fitting, repair of two the lofts located in pantry and store room 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 and the surrounding 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: Plans in respect of Interior renovation for IRCTC Office at ground floor, M-13, Radial road no.7, Connaught Place.

1. The proposal forwarded by the NDMC online was considered by the HCC at its meeting held on January 2, 2019 and the following observations were made:

“1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of flooring, false ceiling, walls to be painted and plastered, re-assigning of working and reception areas, use of new glass.

2. The HCC observed that the drawings had mis-match/anomaly since the locations of columns were not tallying in different level floor plans.

3. The HCC decided to return the proposal to NDMC with the observation that correct drawings after scrutiny of NDMC be forwarded for consideration of the HCC.”

2. The revised proposal received online 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 Repair/renovation work at N-11, Ground and Mezzanine floor, Outer circle, Connaught Place.

1. The proposal forwarded by the NDMC online was considered by the HCC at its meeting held on January 2, 2019 and the following observations were made:

“1. The proposal forwarded by the NDMC online was scrutinized. It included the work in terms of dismantling of old plaster, re-plastering, POP, wood/glass work, white wash,

painting & polishing, false ceiling, re-false ceiling, flooring, wall tiling, plumbing fittings & fixture, electrical fittings & fixtures, demolition of excess mezzanine etc.

2. The HCC observed that the proposal involved structural changes which has not been correctly indicated. The drawings were not tallying with actual site situation as per the site photographs.
 3. The HCC decided to return the proposal to NDMC with the observation that it should be referred to HCC after NDMC's scrutiny."
2. The revised proposal received online 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. 6: Plans in respect of Repair/renovation work at B-42 (First floor), Connaught Place.

1. The proposal forwarded by the NDMC online was scrutinized. 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 owner's premises, repair of fallen bricks and stones, pillars, beams, white washing, painting including erection of false ceiling, internal partitions, old sanitary fixtures with new one in toilets, electrical wiring and fitting, replacement of old sanitary pipe, re-roofing of renewal of roof including roof of intermediate floor 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.
 - (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 Residential building at 1259-1260, Gali Guliyan, Jama Masjid.

1. The proposal forwarded by the North DMC online was considered by the HCC at its meeting held on January 2, 2019 and the following observations were made :

"1. The proposal was forwarded by the North DMC online for consideration of the HCC. The proposal is in Grade-III of heritage notified list of MCD area.

2. *The proposal was scrutinized. It was found that the informations/materials forwarded are incomplete since no site photographs and report have been received.*

3. *So as to assess the ground situation, it was decided that a site visit of the premises will be made by a sub-committee comprising of the following:-*

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|----|------------------------------|-----|---------------------------------------|
| 1. | <i>Prof. Rommel Mehta</i> | ... | <i>Member HCC</i> |
| 2. | <i>Ms. Vertika Sharma</i> | ... | <i>Member HCC</i> |
| 3. | <i>Shri P. Dinesh</i> | ... | <i>Senior Town Planner, North DMC</i> |
| 4. | <i>Member Secretary, HCC</i> | ... | <i>Member convener"</i> |

2. The sub-committee made a site visit on February 13, 2019. The recommendations of the sub-committee were accepted by the HCC. The following observations were made by the sub-committee:

- (i) As the property was found to be sealed by the North DMC, the members were unable to enter the premises for inspection.
- (ii) It appeared from visual observation from outside the building that the inside of the building also must have contained a rich heritage content which seems to have been demolished.
- (iii) It was observed, by viewing the façade of the building, that extensive fresh construction had been done up to the second floor level.
- (iv) In view of the above, it was decided to request the building department, City S.P. Zone to Submit a status report with respect to the sealing of the premises and other actions taken in this regard.
- (v) To assess the overall heritage character of the building, it was decided to requested the Owner, as well as North DMC to submit the original pictures, drawings, documents etc., of the original structure, to understand the extent of its heritage character.

B. Additional items.

Addl. Items no. 1: Gandhi Maidan Parking.

1. The above matter was considered by the HCC at its meeting held on January 2, 2019 and the following observations were made :

“1. A mail communication dated December 31, 2018 received from our advocates M/s Dua Associates was placed before the HCC. It mention about an order of Hon’ble High Court of Delhi in W.P. (C) no. 4572/2007 & CMs 20073/2015, 45779/2018, 54650/2018 and

54651/2108 Manushi Sangathan, Delhi Vs Govt. of Delhi & Others. The relevant para of the order is as reproduced below :

“Gandhi Maidan Parking”

“.....6. The Court directs the MoE to forthwith process the said application and convey its decision thereon to the North DMC positively by 31st January, 2019. The Court finds in the minutes that there are several other sanctions for which the timeline was tentatively fixed as 31st March, 2019 and this includes the No Objection Certificates (NOC) from Delhi Fire Service (DFS), the Delhi Urban Art Commission, the Heritage Conservation Committee, etc. The Court directs these bodies to convey their No Objection also by 31st January, 2019. It will be the responsibility of the Commissioner, North DMC to immediately communicate a copy of this order to each of those authorities for expediting the grant of sanction.”

2. The matter was considered and the HCC decided that North DMC be asked to submit a comprehensive proposal as per the HCC’s guidelines online for its consideration.”
2. Accordingly, a letter no. 8(1)/2015-HCC-part-file-II dated January 14, 2019 was sent to North DMC with a request to forward the proposal online, complete in all respect as per HCC’s guidelines.
3. In response, a letter no. D-125/EE (Spl.Pr.)/CSPZ/2018-19 dated January 22, 2019 has been received from Executive Engineer (Spl. Pr.) CSP Zone informing that since the existing structure is not included in the list of the Heritage structure, hence, no clearance is required from HCC.
4. The letter was discussed by the HCC and noted the above letter.

sd/-

(K. Sanjay Murthy)
Chairman, HCC &
Additional Secretary (W&H)

sd/-

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee