

**MINUTES OF THE 79th MEETING OF THE HERITAGE CONSERVATION COMMITTEE HELD ON
FRIDAY, JUNE 28, 2019.**

Due to some urgent official engagements Chairman, HCC could not attend the meeting. In his absence, Dr. Rommel Mehta, member, HCC chaired the meeting.

A. Proposals:

Item No. 1: Plan in respect of Reconstruction of portions of building damaged by storms/rain at shop no. 7,8 & 9A, Atma Ram Mansion (Scindia House), Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work of RCC canopy structure, finishing of cement plaster and exterior grade paint etc.
2. The proposal was found acceptable and approved with the following observations:
 - i. No changes/projections, other than the original ones, are permitted on the external side/facade, which should be retained as per the original design and dimensions and should merge with the similar adjacent canopy structure.
 - ii. The structural safety of the buildings should be ensured.
 - iii. The junction between the chajja to be repaired and adjacent existing chajja on both sides should have waterproof joints. The repair to be done without disturbing the existing heritage character of the building. It was also suggested to make random checks for any seepage and repair, if necessary. There should be no seepage during execution.
 - iv. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained in the modified proposals.

Item No. 2: Plans in respect of renovation/repair work at premises no.2, First floor, Scindia House, Janpath, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of change of old plaster, existing and proposed false ceiling work, POP work, whitewash, painting & polishing, woodwork, glasswork, flooring, and wall tiling work, plumbing fittings & fixtures, electrical fittings & fixtures, roofing & re-roofing, dismantling and erection of internal brick partition wall etc.

2. The proposal was found acceptable and approved with the following observations:
 - i. From the photographs submitted by the architect, it appears that one of the load-bearing wall has been dismantled. If it is so then it should be rebuilt as per the original plan/ structure.
 - ii. The structural safety of the buildings should be ensured.
 - iii. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
 - iv. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained in the modified proposals.

Item No. 3: Building plans in respect of Addition of Academic Block in St. Stephens College, Sudhir Bose Marg, Delhi University.

1. The proposal was forwarded by the North DMC (online) for consideration of the HCC. The proposal is in Grade-I, Zone-C of heritage notified list of MCD area.
2. The Delhi Urban Art Commission considered the proposal at its meeting held on October 29, 2018, and the Commission decided that the matter would be scrutinized after it is cleared by the Heritage Conservation Committee (HCC).
3. The proposal was scrutinized and not approved; following observations were made:
 - i) Elevations/architecture of the proposed building should be in harmony with the architectural elements of the existing buildings.
 - ii) The height of the building would be similar to the existing building.
 - iii) It should be ensured that the proposed parking requirements are achieved as per parking requirements stipulated under Unified building-by-law for Delhi 2016 (UBBL).
 - iv) Proposed landscaping should be similar in design to that existing in the vicinity and the campus as a whole.

Item No. 4: Building plans in respect of R/o 410 to 412, Part 413, Haveli Haider Quli, Chandni Chowk.

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 forwarded by the Architect was not reflecting on the HCC online portal. Therefore, the proposal could not be considered by the HCC.

Item No. 5: Plans in respect of renovation & repair work at N-7 & 7A Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting/polishing work, repair of internal partitioning, POP and plastering work, flooring, panelling on walls, electrical, air-conditioning, repairing of windows without changing of opening sizes, repair of entrance door/shutter etc.
2. The proposal was found acceptable and approved with the following observations:
 - i) No changes/projections are permitted on the 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 modified proposals.

Item No. 6: Building plans in respect of Plot no.4760, Part situated at Jaipuria Building, Jogiwara, Nai Sarak.

1. The proposal was forwarded by the North DMC (online) for consideration of the HCC. The proposal is in Grade-II of heritage notified list of MCD area.
2. The proposal was scrutinized and not approved; the following observations were made:
 - i) It should be clarified that what efforts are being made to match it to the heritage environment in the vicinity.
 - ii) There is no clarity on treatment proposed for external walls; it is not clear whether the side walls of the structure are common or not to the adjacent properties.
 - iii) The usage within the building, different spaces, kitchen etc. should be clearly identified in the drawings.
 - iv) Internal finishes of the proposal should adhere to the applicable heritage norms and regulations and the same should reflect in the drawings.
 - v) The elevations need to be reviewed and redesigned considering the heritage character of the building.

- vi) The local body should ensure the regulations as applicable under Unified Building Bye-laws for Delhi 2016, and Master Plan of Delhi be strictly adhered to.
- vii) No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
- viii) The structural safety of the buildings should be ensured.
- ix) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc. should be retained in the modified proposals.

B. Additional items:

Addl. Items no. 1: Addition /Alteration in Servants Quarters at MTC-1,2,3,4 President's Estate, New Delhi, M.T.C.-1,2,3,4, Near Mother Teresa Crescent Road, President's Estate.

- 1. The proposal forwarded by the CPWD (*online*) was scrutinized.
- 2. The proposal was found acceptable and approved with the following observations:
 - i) No changes/projections are permitted on the 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 modified proposals.

Addl. Items no. 2: Repair & renovation in respect of Commercial Restaurant at Alipur Road, Civil Lines.

- 1. The proposal was forwarded by the North DMC (*online*) for consideration of the HCC. The proposal is in Grade-I of heritage notified list of MCD area.
- 2. The proposal was found acceptable and approved with the following observations:
 - i. All heritage conservation laws should be respected during the conservation process.
 - ii. Care should be taken to handle all contingencies during the restoration process, including handling of building materials in such a manner so that the surrounding area is not disturbed.
 - 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 modified proposals.
- v. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.

Sd/-

(Rommel Mehta)
Chairman (Officiating)
Member
Heritage Conservation Committee

Sd/-

(Ruby Kaushal)
Member-Secretary
Heritage Conservation Committee