

**MINUTES OF THE 84<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION  
COMMITTEE HELD ON MONDAY, NOVEMBER 18, 2019.**

**A. Proposals:**

**Item No. 1: Plans in respect of 22, Ground and Mezzanine floor, Regal Building, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of painting of walls, changing of floor tiles, changing of temporary fixtures/furniture, false ceiling, POP, patch work, plastering of walls, show window, internal temporary partition (Gypsum/glass), changing of rolling shutter, changing of sanitary fittings, repairing of stair's steps etc.
2. The proposal was scrutinized, and found acceptable following observations were made:
  - (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 modifications.

**Item No. 2: Plans in respect of renovation/repair work at first floor, 42, Regal Building, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of dismantling of old plaster, and re-plastering, dismantling of brick partition wall and re-construction of brick partition wall, dismantling of false ceiling, POP, whitewash, painting & polishing work, wooden partition wall & all woodwork, glasswork, tile work, flooring & re-flooring work, replacement of sanitary fittings & fixture, replacement of electrical fittings & fixture etc.
2. The proposal was scrutinized, and found acceptable, following observations were made:

- (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 modifications.

**Item No. 1: Building plans in respect of 410 to 412, Part 413, Haveli Haider Quli, Chandni Chowk.**

1. The proposal was forwarded by the North MCD (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on October 11, 2019, the proposal was found not acceptable and not approved, and the following observations were made:

“1. The proposal was forwarded by the North MCD (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on July 12, 2019, the proposal was found not acceptable and not approved, and the following observations were made:

- “.....i. *On analyzing the proposal, it was observed that the plot where proposed heritage building is likely to come up is not clear. A detailed site plan clearly indicating the location of the plot, its surrounding areas, street/road etc. be clearly marked on the plan and submitted.*
- ii. *North DMC was requested to prepare and submit a detail report on the aspect for the feasibility of the location of the plot and erection of a building thereon, considering the other heritage structures in the vicinity.*
- iii. *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:-*
  - a. *Prof. Rommel Mehta ... Member HCC*
  - b. *Ms. Vertika Sharma ... Member HCC*
  - c. *Shri P. Dinesh ... Senior Town Planner, North DMC*
  - d. *Member Secretary, HCC ... Member Convener” .....*”
- 2. *The sub-committee made a site visit on August 20, 2019. The recommendations of the sub-committee were accepted by the HCC. The following observations were made by the sub-committee:*
  - i. *The site is situated in the middle surrounded from all sides by the G+3 commercial buildings/godown with a narrow passage.*
  - ii. *It was also observed that the proposal consists of a basement, stilt, ground and three floors above with an overall height of 12.00 mt.*
  - iii. *The architect was requested to provide an appropriate number of sections across the site (highlighting the transition and connections from the basement to the ground level) including roads with cross-sections of the properties abutting the property from*

*all sides of the plot, for better understanding of the overall ventilation mechanism/scheme.*

- iv. A sufficient number of existing site photographs from all corners of the site were also requested.*
- v. The architect was also requested to provide 3D views showing existing site surroundings be superimposed on the proposed views for better understanding of the context of the site.*

2. However, HCC at its 81<sup>st</sup> meeting held on August 14, 2019, had observed that:

*“.....It was decided that before forwarding the proposal to HCC for consideration, MCD should ensure detailed comments on the proposal for its structural stability and architectural heritage. Otherwise, the cases would be returned without consideration by the HCC.....”*

3. In response to the HCC’s observations, the revised proposal received from North DMC (online) was scrutinized. It was found not acceptable and not approved with the following observations:

*“...In the absence of detailed comments received from the concerned local body (North DMC) concerning the proposal on various aspects like structural stability and architectural heritage etc., it is returned to North MCD with the request to furnish their detailed comments along with the revised proposal for the consideration of the HCC.....”*

3. In response of the earlier observations of the HCC at its meeting held October 11, 2019, following comments from the North DMC vide their letter no: AE(B)/CSPZ/2019/D-915 dated 24.10.2019 were received:

*“.....it was found that the proposal is within the norms in respect of its ground coverage, FAR and height of Building and Structural Stability certificate is submitted by the regd. Structural Engineer. The existing site is in the notified list of heritage. This proposal has been received for fresh construction which is found as per Building Bye-Laws.”*

4. In view of the above, the revised proposal received from North DMC (online) was scrutinized and found acceptable with the following observations:

- i. It was observed that the proposal has a basement, stilts, ground + two floors above is surrounded from all side by the G + 3 buildings (old construction) of heritage value. Structure stability of the structure and heritage character of the surrounding buildings is to be ensured.
- ii. Care should be taken to handle all contingencies during the construction process, including handling of building materials in such a manner so that the surrounding heritage area is not disturbed.

**sd/-**  
**(Dr. Rommel Mehta)**  
**Member-in-Chair, HCC**

**sd/-**  
**(Ruby Kaushal)**  
**Member-Secretary**  
**Heritage Conservation Committee**