

**MINUTES OF THE 88<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON TUESDAY, JUNE 23, 2020.**

**A. Proposals:**

**Item No. 1: Plans in respect of Repair and Renovation Works at Premises No.9-A, Third Floor, Middle Circle, Connaught Place, New Delhi.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. 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, whitewashing, painting etc. including erection of false ceiling, erection or re-erection of internal partitions, replacing of old sanitary fixtures in toilets, replacement of electrical wiring and fitting, replacement of old sanitary pipes, opening and closing windows, ventilators and doors opening within the owner's plot, repair of fallen bricks, stones, pillars, beams etc. re-flooring in front of lift at ground floor and third floor, exposed electrical wires, telephone cables etc. to be arranged at ground floor (middle circle) painting of exterior façade of the building.
3. The proposal was scrutinized and found not acceptable, and the following observations were made:
  - i. Discrepancies have been observed viz-a-viz work details submitted as per Para 2 above and the drawings/photographs provided. Appropriate number of existing site pictures be provided to understand the existing site conditions (in correlation to the works indicated in para 2 above ) with proper uncut views from all sides , including external façade.
  - ii. From photographs, it was visibly observed that most of the repair works, in terms of Para 2 above, have already been completed. The concerned local body (NDMC) should ensure that the works shall commence only after approval from HCC.
  - iii. The quality of 3D views should improve; the current 3D views do not explicate the design scheme adequately.
  - iv. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per their approved policy/guidelines for Connaught place area.
  - v. NDMC shall also ensure that the proposal completed in all respect be forwarded for the consideration of HCC. Overall, it was suggested to comply with the above observations of the HCC and re-submit revised proposal after incorporating the suggestions of the HCC.

**Item No. 2: Plans in respect of M-12, Ground & Mezzanine Floor, Outer Circle, Connaught Place, New Delhi.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering of walls, POP, patchwork, painting/whitewashing, false ceiling, show window, waterproofing, flooring/reflooring, temporary internal

partitions (Gypsum/glass), furniture & fixtures, repair of stairs steps, changing of sanitary fittings, changing of rolling shutter.

3. The proposal was scrutinized and found not acceptable, and the following observations were made:
  - i. The proposal do not portray the design scheme accurately. The drawings/scheme are not self-explanatory.
  - ii. The quality of 3D views should improve; the current 3D views do not explicate the design scheme properly. 3D views shall demonstrate the required details of the façade including signages etc. properly. A sufficient number of Self-explanatory, annotated 3D views, clearly showing the proposed design scheme with proper annotations and corresponding to proposal drawings be submitted.
  - iii. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.
  - iv. NDMC shall also ensure that the proposal completed in all respect be forwarded for the consideration of HCC. Overall, it was suggested to comply with the above observations of the HCC and re-submit revised proposal after incorporating the suggestions of the HCC.

**Item No. 3: Plans in respect of repair and renovation works at Premises no. 56, Block-M, Connaught Place, New Delhi.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of flooring, wooden partitions, electrical, painting and polishing, wood work, plumbing, false ceiling, replacement of rolling shutter, plastering/POP punning.
3. The proposal was scrutinized and found acceptable, and the 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.
  - iii. It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
  - iv. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.
  - v. The representative of NDMC brought to the notice of HCC that the design scheme proposal also consists of removing a portion of Mezzanine floor built illegally earlier by the proponent. The HCC requested the NDMC to take appropriate action as per applicable rules.

**Item No. 4: Plans in respect of repair and renovation works at Premises no. 110, First floor, Competent House, F-14, Middle Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting/polishing works, internal partitioning, POP plaster works, flooring, paneling on walls, electrical works, air-conditioning works, alternative/renovation in toilet-change of fittings/fixtures, repair of doors/windows/glazings without changing in opening sizes.
3. The proposal was scrutinized and found acceptable, and the 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., should be retained in the modifications.
  - iii. It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
  - iv. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

**Item No. 5: Plans in respect of Interior renovation of Ground & Mezzanine floor, N7, Connaught Place.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of dismantling & demolition of existing partition & paneling, change of floor, change of wall treatment, removal of false ceiling, wooden rafters on ceiling, ceiling suspended metal mesh, AC duct able unit, fabricating main entry double leaf glass door, re-arranging the kitchen equipment and revised plumbing accordingly, change of façade, change of signage.
3. The proposal was scrutinized and found not acceptable, and the following observations were made:
  - i. The 3D views of the proposal submitted by the architect/proponent were carefully examined; it was observed that the original façade and heritage character of the Connaught Place (CP) area has been altered.
  - ii. No changes/projections are permitted on the external side/facade, which should be retained as per the original design. The structural safety of the buildings should be ensured. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.

- iii It was also observed that the placement of signages on the façade is spoiling the essence and the heritage character of CP area. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.
- iv Overall, it was suggested to comply with the above observations of the HCC and re-submit revised proposal after incorporating the suggestions of the HCC.

**Item No. 6: Plans in respect of Interior renovation of Ground & Mezzanine floor, C-13, Inner Circle, Connaught Place, New Delhi.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering of walls, POP, patchwork, painting/whitewashing, false ceiling, waterproofing, flooring reflooring, temporary internal partition (gypsum/glass), furniture & fixture, repair of stair's steps, changing of rolling shutter.
3. The proposal was scrutinized and found acceptable, and the 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.
  - iii. It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
  - iv. NDMC shall ensure that the placement, size, colour, text etc. of the signages/sign boards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

**Item No. 7: Plans in respect of Repair and Renovation Works at Premises No. N-34, First Floor, Connaught Place, New Delhi.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meeting held on June 8, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering cladding and patchwork repair, flooring and reflooring, whitewashing, painting, etc., including erection of false ceiling, erection or re-erection of internal partitions, replacement of old sanitary fixtures in toilets, replacement of electric wiring and fitting including earthing, replacement of old sanitary pipes, opening and closing windows, ventilators and doors opening within the owner's plot no. opening towards others property/public property will be permitted, repair of fallen bricks, stones pillars, beams.
3. The proposal was scrutinized and found not acceptable, and the following observations were made:

- i. The proposal is not clearly understood. An appropriate number of existing site pictures to be provided to understand the existing site conditions. They need to be re-submitted (in correlation to the works indicated in Para 2 above) with proper uncut views from all the sides. An appropriate number of site photographs of fallen bricks, stone pillars and beams etc. be given so as to evaluate the extents of damage to the existing heritage structure.
- ii. The quality of 3D views should improve, the current 3D views do not explicate the design scheme properly.
- iii. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
- iv. The structural safety of the buildings should be ensured. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows, etc., should be retained in the modifications.
- v. NDMC shall ensure that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per approved policy/guidelines prepared by NDMC for the Connaught place area.
- vi. NDMC shall also ensure that the proposal completed in all respect be forwarded for the consideration of HCC. Overall, it was suggested to comply with the above observations of the HCC and re-submit revised proposal after incorporating the suggestions of the HCC.

**Item No. 8: Plans in respect of Internal Repair/Renovation Works at N-77, First Floor, Bombay Life Building, Outer Circle, Connaught Place.**

1. The proposal was deferred to be taken up in the next meeting.

**Item No. 9: Plans in respect of Renovation of SBI Branch at P-4/90, Connaught Place.**

1. The proposal was deferred to be taken up in the next meeting.

**Item no. 10: Plans in respect of Interior furnishing works of Showroom at N5, Connaught Place.**

1. The proposal was deferred to be taken up in the next meeting.

**B. Addl. Items :**

**Addl. Item no. 1 : Building plans in respect of Residential building at Plot no. 1041 to 1043, situated at Gandhi Gali, Fatehpuri – Site Visit report.**

1. The HCC considered the proposal forwarded by the NDMC online at its meeting held on December 23, 2019, when 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 but the proposal proforma mentioning therein the property in question in Grade-II.
  2. The proposal was scrutinized and found not acceptable and not approved with the following observations:
    - i. It was observed that the residential building at plot no- 1041 is indicated as haveli in the gazetted notified heritage list of MCD, but the existing photographs submitted by the architect/proponent were not clear to depict the heritage character of the existing structure. It was, accordingly, decided that the architect/proponent shall

*submit detailed photographs of every nook and corner of the heritage building depicting the heritage character, and 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 and submit its report:-*

- i. Prof. Rommel Mehta ... Member HCC*
  - ii. Ms. Vertika Sharma ... Member HCC*
  - iii. Shri P. Dinesh ... Senior Town Planner, North DMC, Member HCC*
  - iv. Commissioner (Planning), DDA ... Member HCC*
  - v. Member Secretary, HCC ... Member Convener”*
2. The sub-committee made a visit to the site on 31.01.2020. The sub-committee made the following observations:-

*1. In terms of the decision taken by the Heritage Conservation Committee (HCC) at its 85<sup>th</sup> meeting held on December 23, 2019. A team comprising of the following visited the site at 03.00 PM on Friday January 31 2020. The following were present:*

- 1. Prof. Dr Rommel Mehta: Member, HCC*
- 2. Ms Vertika Sharma: Member, HCC*
- 3. Smt. Ruby Kaushal: Member Convener, HCC*
- 4. Sh. P. Dinesh: Sr. Town Planner, NorthDMC, Member HCC*
- 5. Sh. Rajeev Kr. Gaur: Assistant Secretary (T), HCC*
- 6. Sh. Sunder Lal Jain: Arch. Asstt. (TP ) North DMC*

*Also present:*

- 1. Sh. Pawan Sharma: Owner of the property*
  - 2. Architect*
2. *To assess the proposal vis-à-vis the existing condition of the Heritage building, the team took an extensive tour of the premises. The following observations were made:*
- i. It was observed that the residential building at plot no-1041 indicated as “haveli” in the Gazette notified heritage list (supplementary) of MCD.*
  - ii. It appeared from the visual observation that the building must have contained a rich heritage content which seems to have been demolished (except one outer gate).*
  - iii. To assess the overall heritage character of the building, it was, accordingly, decided to request 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.*
  - iv. In view of the above, it was decided to request the building department, North DMC to take action as deemed fit under relevant provisions of the law for such cases, so that, in future, no such demolitions of the heritage properties can take place in MCD areas.*

3. The site visit report was placed before the HCC, which was accepted, and the following observations were made:

- i. The North DMC was requested to submit a detailed report in the matter including the original pictures, drawings, documents, etc., of the original structure, to understand the extent of its heritage character.*
- ii. The building department, North DMC shall also submit a report on the current status of the property, and actions taken under relevant provisions of the law for such cases.*
- iii. Further, in terms of provisions as stipulated under clause 14(b) of the Conduct of Business Regulations of the HCC.*

*“.....Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated annually. Updating shall be completed within two months of following financial year and submitted to the Committee by June 30...”*

4. It is therefore observed that while the owner has failed to maintain the heritage property in the plot of land owned by him, North DMC have apparently not been monitoring the upkeep of the said heritage property nor have sent any inspection report on the said property to the HCC in terms of the provision described above in the Conduct of Business Regulations.
5. In view of the above, it was decided to request North DMC to submit a detailed report on the current status of the heritage property. Also, to ask Commissioner, North DMC for adhering & implementing the provisions of Unified Building Bye-Laws 2016 for Delhi (UBBL) and Conduct of Business Regulations with regards all graded heritage properties.

**Addl. Item no. 2: Regarding demolition of Gazette notified heritage Haveli bearing property no. 1205-1207, Delhi 6 listed at serial no. 458 of Delhi Gazette notification dated 03.08.2016.**

1. This relates to a complaint received on the aforesaid property by the HCC, which was sent to the North DMC for taking appropriate action in the matter. In response to this, the North DMC have vide their letter dated 03.06.2020 stated that the owner had dismantled the property on his own which is not considered a violation of law as per DMC Act, 1957.
2. In this connection sub-clause 1.2 of the Unified Building Byelaws for Delhi 2016 stipulates as follows:  
*"...It shall be the duty of owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and the authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, Municipal Corporation of Delhi or the other local bodies..."*
3. Also, the Conduct of Business Regulations of the HCC provides as follows:  
*14(b) Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated annually. Updating shall be completed within two months of following financial year and submitted to the Committee by June 30.*
4. It is therefore observed that while the owner has failed to maintain the heritage property in the plot of land owned by him, North DMC have apparently not been monitoring the upkeep of the said heritage property nor have sent any inspection report on the said property to the HCC in terms of the aforesaid provision in the Conduct of Business Regulations.
5. In view of the above, it was decided to request Commissioner, North DMC to submit a detailed report in the matter, and simultaneously adhering to the provisions of UBBL and Conduct of Business Regulations. The process to submit detailed conservation report on conditions of all graded buildings falling within the jurisdiction of North DMC (being the concerned local body) shall also be initiated expeditiously.

**Addl. Item no. 3: Proposed Group Housing on Plot no. 7, Court Road, Civil Lines - Letter received from Asstt. Town Planner-I, North DMC.**

1. This relates to a reference dated 16.03.2020 received from the North DMC on the aforesaid subject. The North DMC in their above reference has indicated that the

owner of the above property has proposed a scheme of Group Housing in the said plot including in an area which had a heritage structure but has since collapsed. The said heritage structure appears in the list of heritage buildings under Grade III (Sl.No.8 in the list titled 'Residence'), notified by the GNCTD in the year 2010.

2. Accordingly, the North DMC has referred the proposal to the HCC for comments/clearance.
3. The owner had earlier referred the proposal directly to the HCC, instead of routing it through the then MCD in the year 2008. The proposal was considered by the HCC at its meeting held on 14.05.2008, and returned with the advice that it needs to be examined first by the then MCD for a reason indicated in the aforesaid minutes. However, at present, the proposal can only be considered on the basis of the present provisions in the bye-laws.
4. In this connection subclause 1.2 of the Unified Building Byelaws for Delhi 2016 stipulates as follows:  
*"..It shall be the duty of owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and the authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, Municipal Corporation of Delhi or the other local bodies..."*
5. Also, the Conduct of Business Regulations of the HCC provides as follows:  
*14(b) Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated annually. Updating shall be completed within two months of following financial year and submitted to the Committee by June 30.*
6. It is therefore observed that while the owner has failed to maintain the heritage property in the plot of land owned by him, North DMC have apparently not been monitoring the upkeep of the said heritage property nor have sent any inspection report on the said property to the HCC in terms of the aforesaid provision in the Conduct of Business Regulations.
7. HCC expressed its concern on the demolition of the heritage property appeared in the list of heritage buildings under Grade III (Sl.No.8 in the list titled 'Residence'), notified by the GNCTD in the year 2010. It was, accordingly, decided to form a sub-committee under the Chairmanship of Sh. Anant Kumar, ADG (Works), CPWD comprising of the following who will look into the every aspect of the demolition of the heritage property including site visit and submit its report:-

- |       |                              |  |
|-------|------------------------------|--|
| i.    | Sh. Anant Kumar              | ... ADG (Works), CPWD, Member HCC              |
| ii.   | Sh. Arunava Dasgupta         | ... Member HCC                                 |
| iii.  | Ms Archana Verma             | ... Member HCC                                 |
| iv.   | Ms T. Lakshmipriya           | ... Member HCC                                 |
| v.    | Sh. Rajeev Sood              | ... Chief Architect, NDMC, Member HCC          |
| vi.   | Commissioner (Planning), DDA | ... Member HCC                                 |
| vii.  | Shri P. Dinesh               | ... Senior Town Planner, North DMC, Member HCC |
| viii. | Member Secretary, HCC        | ... Member-Convener                            |

**Addl. Item no. 4: Plans in respect of 9A ground floor Inner Circle Connaught place.**

1. The proposal was deferred to be taken up in the next meeting.

**Addl. Item no. 5: Proposed Repair and Renovation Works at Premises No.5, Scindia House (Ground And Mezzanine Floor Only) Connaught Place.**

1. The proposal was deferred to be taken up in the next meeting.

**sd/-**  
**(Kamran Rizvi)**  
**Additional Secretary (D&UT),**  
**Ministry of Housing & Urban Affairs**

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