

**MINUTES OF THE 89<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON TUESDAY, JULY 28, 2020.**

**A. Proposals:**

**Item No. 1: Plans in respect of Internal Repair/Renovation Works at N-77, First Floor, Bombay Life Building, Outer 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 23, 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, repair of cement plaster & POP plaster works, flooring, paneling on walls, electrical work, air conditioning works, toilets renovation–change of fittings, fixtures etc., repair of door/windows/shutters/entrance 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.2: Plans in respect of Renovation of SBI Branch at P-4/90, Connaught Place.**

1. The proposal forwarded by the NDMC (Online) for consideration of the HCC was deferred by the HCC at its meetings held on June 23, 2020.
2. Earlier, the HCC considered the proposal forwarded by the NDMC online at its meeting held on February 28, 2020, when the following observations were made:
  - “1. *The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of partitions and doors, wall and column paneling, false ceiling, storage cupboards, plumbing work, dismantling of existing toilet wall tiles, cladding, flooring and removing, removing CI pipes, GI pipes, fitting & fixture etc.*
  2. *The proposal was scrutinized, and referred back to the concerned local body, following observations were made:*
    - i. *It was observed that while forwarding the case to HCC for its consideration, the Performa indicating the development control regulations etc. related to the proposal, has been left Blank by the architect/proponent.*

- ii. In absence of the information related to the development regulations, it was difficult to comprehend the proposal. It was, therefore, decided to refer back the proposal to the concerned local body (NDMC) without its consideration.*
- iii. Appropriate number of 3D views required for the clarity of the proposal. Also, 3D views of the outer facade needs to be submitted.”*

3. Now, the proposal forwarded by the NDMC (online) 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.3: Plans in respect of Interior furnishing works of Showroom at N 5, 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 23, 2020.
2. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plaster repair, painting, floor tilling, electric light fitting work.
3. The proposal was scrutinized and found not acceptable, and the following observations were made:
  - i. A brief description of the proposal given by NDMC on the proposal submitted and the proposal submitted by the architect/ proponent do not match. They shall be verified and co-related.
  - ii. The existing site photographs should specifically show the area of proposed demolition works.
  - 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.

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

1. The proposal forwarded by the NDMC (online) was scrutinized. It includes the works in terms of Electrical Work, Carpentry Work, Tile work, Ceiling work, Painting work.

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

1. The proposal forwarded by the NDMC (online) was scrutinized. It includes the works in terms of Restoration & Refurbishment of the built fabric to included conservation, plastering, cladding and patch repairs, Re-flooring at Ground floor and Mezzanine Floor, and other minor works of the nature of repairs etc., as per the remarks of the concerned local body (i.e. NDMC) while forwarding the proposal for consideration of the HCC.
2. 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. Two ornamental type art features in Red Sand Stone has been observed on the front façade of the structure above at first floor. In the proposal the same has been painted in white colour. The original shape, size and colour of the feature shall be retained.
  - iii. 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.
  - iv. It was suggested to use the energy-saving fittings and fixtures for all electrical appliances and sanitary fittings.
  - 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.

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

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