

**MINUTES OF THE 91st MEETING OF THE HERITAGE CONSERVATION
COMMITTEE HELD ON THURSDAY, OCTOBER 8, 2020.**

A. Proposals:

Item No. 1: Plans in respect of M-11, First Floor, Middle Circle, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering, POP, Patch Work, Painting/White washing, False Ceiling, Water Proofing, Flooring/ Re-flooring, Temporary Internal Partitions (Gypsum/ Glass), Changing of Sanitary Fittings, Furniture & Fixtures.
2. The proposal received (online) was scrutinized and found acceptable, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

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

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. Earlier the Heritage Conservation Committee (HCC) did not approve the proposal at its meeting held on June 23, 2020, specific observations were made:
 - “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.”*

2. The revised proposal received (online) 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. 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Item No. 3: Plans in respect of flat no. SF1 SF2 Hotel Continental Annexe Block Regal building Connaught Place, New Delhi.

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on December 23, 2019, and the proposal was not approved, the following observations were made:

- “1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of removal and erection of brick partition walls, dismantling of old plaster and re-plastering, POP, whitewash, painting & polishing, wooden and glasswork, flooring, tiling, change of plumbing fittings & fixtures, change of electrical fittings & fixture etc.*
- 2. *The proposal was scrutinized and found not acceptable, and the following observations were made:*
 - i. From the photographs and plans submitted by the architect/proponent, major structural deviations have been observed (almost all the existing brick wall proposed to have been demolished). Also, being on the second floor, clarity on the Reinforced Brickwork (RBW) slab should be given.*
 - ii. The submitted 3D views are improper (not very clear). They shall be revised and submitted with clarity and better viewing angles, clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings.*
 - iii. The structural safety of the building should be ensured.*
 - iv. All drawings (including sections) be appropriately dimensioned to understand the scheme better.*

- v. *No changes/projections are permitted on the external side/facade, which should be retained as per the original design.*
- vi. *Existing Heritage Character comprising of architectural elements should be retained in the modifications.”*

2. The revised proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Item No. 4: Repair/Renovation in respect of Chajjas on Ground Floor in front of Shop no 6 (Punjab and Sindh Bank), Staircase no-4 Premises no - 5 (Adjacent to Punjab and Sindh Bank), Shop no - 9 (Biryani Blue) and Staircase no - 5 Premises no - 6 (Adjacent to Biryani Blue), Atma Ram Mansion (Scindia House) Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of reconstruction, repairing of damaged portion of Chajjas on Ground Floor of Scindia House, Connaught Circus, New Delhi inter alia in front of Shops/showrooms No. 6, (Punjab & Sind Bank), staircase no. 4 (adjacent to Punjab & Sind Bank), showroom No. 9 (Biryani Blue), Staircase no. 5 (adjacent to Biryani Blue & in front of DTC office) all forming part of Scindia House, (now Known as Atma Ram Mansion) Connaught Circus, New Delhi 110001.

2. The proposal received (online) was scrutinized and found acceptable, 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., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Item No. 5: Plans in respect of A-30-33, First & Mezzanine Floor, Inner Circle, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP, Patch Work, Flooring, False Ceiling, Painting, Water Proofing, Changing of Sanitary Fittings, Repair of Stair's Step.
2. The proposal received (online) was scrutinized and found acceptable, 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., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

B. Additional items:

Addl. Item No. 1: Plans in respect of N-6, Ground & Mezzanine Floor, Outer Circle, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of POP, Patch Work, False Ceiling, Painting, Repairing stairs steps, Temporary Internal partitions, Plastering, Furniture Fixtures, Demolition of exiting toilet of mezzanine floor etc.
2. The proposal received (online) was scrutinized and found acceptable, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 2: Plans in respect of Interior renovation of 2nd floor, Harsha Bhawan, Middle Circle, Block-E, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Central AC (VRV fitting), Electrical Work (wiring, switch, MCB & Light fixtures), Laying of Tiles on Floor, False Ceiling, Paint and Polish, Plumbing Bathroom & Pantry Renovation, Synmica Change, Wood Work and Paneling, Window Repair – Glass, Small cabin.
2. The proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 3: Plans in respect of Repair and Renovation Works at Premises No. N-34, First Floor, Connaught Place, New Delhi.

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal at its meeting held on June 23, 2020, specific observations were made:
 - “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 re-flooring, 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*

Minutes of the 91st meeting of the Heritage Conservation Committee held on Thursday, October 8, 2020.

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.”

2. The proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 4: Plans in respect of P-6/90, Ground Floor, Outer Circle, Connaught Place.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering, POP, Patch Work, Flooring, False Ceiling, Repairing of Stair's Step, Painting, Furniture & Fixture, Changing of Rolling Shutter, Internal Temporary Partitions (Gypsum/Glass), Glass Glazing.

2. The proposal received (online) 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. 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 5: Plans in respect of E-16, Ground & Mezzanine Floor, Inner Circle, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering, POP, Furniture & Fixture, Flooring/re-flooring, Temporary internal partitions (Gypsum/Glass), Glass Glazing, Patch Work, Changing of Existing Rolling Shutter, Painting/whitewashing, False Ceiling, changing of sanitary Fitting, Repairing of stair's steps, Removal of existing temporary partitions etc.

2. The proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 6: Plans in respect of Repair & Renovation at Premises No - B-45/47, (Ground Floor), Radial Road, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of Plastering, Painting/Whitewashing, Flooring/re-flooring, False Ceiling, POP Punning, Wall Paneling, Electrical Works, Water Proofing, Plumbing Works, Replacing Front Door and window with new door, show windows and display counters.

2. The proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No. 7: Plans in respect of Repair & Renovation works at N-47, Ground and Mezzanine floor, Radial Road, Connaught Place, New Delhi.

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of False Ceiling works, Painting and Polishing Works, Internal Partitioning Works, Repair of Cement Plaster and POP Plaster works, Flooring, Paneling/Tiles Cladding on walls, Change of Electrical Fittings and fixtures, Air conditioning installation works, Alteration/Renovation of toilets change of fittings, fixtures, Repair of doors/windows/glazings without changing in opening sizes.
2. The proposal received (online) 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. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, Palladian-style windows etc., if any, 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. to be as per approved policy/guidelines prepared by NDMC for the Connaught place area.

Addl. Item No.8: Demolition/damaging of Gazette Notified Heritage Buildings -Recommendations of the Sub-Committee.

1. The above matter was considered by the HCC at its meeting held on June 23, 2020 and decided to form a sub-committee under the Chairmanship of Sh. Anant Kumar, ADG (Works), CPWD comprising of the following who will look into 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, Chairman*
Subcommittee

- 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
- viii. Member Secretary, HCC ... Member-Convener

2. The first meeting of the Sub-Committee was held on July 22, 2020, in term of its decision it was decided to assess the existing ground situation. Accordingly, a site visit of the plot no. 7, Court Road, Civil Lines, Delhi was held on August 5, 2020.

3. Subsequent to the site visit, second meeting of the Sub-Committee was held on September 9, 2020, the same is reproduced below:

1. The following were present in the Second meeting of the sub-committee:

i) Sh. Anant Kumar... Chairman, Sub-committee, Member HCC, ADG (Works), CPWD

- ii) Sh. Arunava Dasgupta ... Member HCC
- iii) Ms Archana Verma ... Member HCC
- iv) Smt. Ruby Kaushal ... Member Secretary, HCC
- v) Shri Rajiv Sood (online) ... Chief Architect, NDMC, Member HCC
- vi) Shri P. Dinesh ... Sr. Town Planner, North DMC
- vii) Representative from DDA ... Director (Planning)

2. In terms of the decision taken in the first meeting of the sub-committee held on July 22, 2020, a site visit was undertaken at the Plot No 7, Court Road, Civil Lines, Delhi by the sub-committee on August 5, 2020, the following were present:

From HCC:

- a. Sh. Anant Kumar ... ADG (Works), CPWD, Chairman, Sub-committee, Member HCC
- b. Ms. Archana Verma ... Member HCC
- c. Ms. T. Lakshmipriya ... Member HCC
- d. Shri P. Dinesh ... Senior Town Planner, North DMC, Member Sub-Committee, HCC
- e. Member Secretary, HCC ... Member-Convener, HCC
- f. Representative from NDMC (Representing Chief Architect NDMC)
- g. Representative from DDA (Representing Commissioner(Planning), DDA)
- h. Rajeev Kumar Gaur ... Assistant Secretary (T), HCC

Also Present:

- a. Owner of the Property with his team
- A. The observations made by the sub-committee during site visit are as under:
 1. It has been observed that the heritage property of size 75'-0" X 71'-0", 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, situated in a plot having an area of 1.29 hect. abutting 16.85m wide Court road, and 4.90m wide back lane (court lane). Adjoining to the plot on the Eastern side is Sehgal Colony, and on the Western side is a Residential area of 9 Court road.
 2. To assess the existing ground situation and the condition of the Heritage property and extent of its heritage character, the team took an extensive tour of the premises, including back lane (court lane). The following observations were made:
 - a. At the first stance it was observed that the heritage property exists in a completely broken down stage.
 - b. Some of the photographs of the heritage property were handed over to the sub-committee by the owner. However, the North DMC was again requested to furnish the original pictures, drawings, documents etc., of the original structure, to understand the extent of its heritage character.

3. The Sub-committee deliberated the matter in great detail, and discussed the site visit report, as well as other provisions as stipulated under Annexure-II, Unified Building Bye-Laws 2016 for Delhi (UBBL) related to the subject:

1.2 Responsibility of the Owners of Heritage Buildings:

It shall be the duty of the 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 Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.

1.3 Restrictions on Development /Re-development / Repairs etc.:

(i) No development or redevelopment or engineering operation or additions/ alterations, repairs, renovations including painting of the building, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed natural feature areas shall be allowed except with the prior permission of Commissioner, MCD, Vice Chairman DDA/Chairman NDMC. Before granting such permission, the agency concerned shall consult the Heritage Conservation Committee to be appointed by the Government and shall act in accordance with the advice of the Heritage Conservation Committee.

(ii) Provided that, before granting any permission for demolition or major alterations / additions to listed buildings (or buildings within listed streets or precincts, or construction at any listed natural features, or alternation of boundaries of any listed natural feature areas, objections and suggestions from the public shall be invited and shall be considered by the Heritage Conservation Committee.

(iii) Provided that, only in exceptional cases, for reasons to be recorded in writing, the Commissioner, MCD/Vice Chairman DDA /Chairman NDMC may refer the matter back to the Heritage Conservation Committee for reconsideration.

However, the decision of the Heritage Conservation Committee after such reconsideration shall be final and binding.

1.4 Penalties:

Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.

It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.

Basic Guidelines for development, permission for heritage buildings under Grade-III:

“.....Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic or sociological interest

Internal changes and adaptive re-use may by and large be allowed. Changes an include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct.

Development permission for the changes would be given on the advice of the Heritage Conservation Committee.

All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring l that it does not mar the grandeur of, or view from Heritage Grade-III.....”.

4. After carefully examining the condition of the heritage property, which appears to have been in a completely broken down stage, and the provisions as stipulated under UBBL for Delhi 2016, following observations were given:

a. The sub-committee observed that the heritage property of size 75'-0" X 71'-0", is situated in a large plot of an area of 1.29 hect. It was also observed that the heritage property was built in the year 1880 and was used for residential purposes. It has been

informed by the MCD that a large group housing project is likely to come up on this plot in the near future.

- b. Taking into consideration, the above aspect, the Sub-committee strongly suggests to reconstruct the heritage structure in the site as was existing earlier following the design principles, architectural form and style as well as façade details revealed through the photographs and listed documentation of the erstwhile structure. The same will have to be achieved by retaining the existing footprint of the heritage building, built up area and using similar design elements, materials, art and architecture as of the heritage block, in the entire design scheme as per clause/s quoted above. Materials and building components of the original heritage structure that is available at site shall be carefully salvaged and re-used for the reconstruction to the maximum extent possible. The heritage block can be put into any compatible reuse including for residential purposes as well. No part of this block will be visually obstructed from the main road in front as was existing earlier. A proportionate amount of green space shall be maintained all around this structure from each face of the heritage block on all sides to maintain continuity with the 'bungalow type' that this heritage block in Civil Lines area belonged to. This would impart a heritage character to the property and also enable preserving the inherent attributes of the original property.*
- c. As the said property is listed Grade III any additional buildings in the plot shall be as per UBBL 2016 provisions for Heritage buildings and other prevailing norms subject to the above recommendations stated in b. above. Any new additional block will have to follow and correspond to the visual language of the newly reconstructed block and not overwhelm or dominate the structure and its surrounding green space in any way.*

5(a) In addition to the above, an email request date 07.09.2020 from Chief Architect NDMC in respect of the urgent inspection of the Connaught place to take a holistic view about the dilapidated condition of the various buildings in CP area was also discussed. In this regard, attention of the sub-committee was drawn to the decision of the HCC taken at its 81st meeting held on August 14, 2019 that:

“.....NDMC should frame a comprehensive policy/guidelines/plans etc. to deal with both these aspects. Maintenance of the heritage façade, aesthetic and functional consideration for all the backyard areas of Connaught Place, such that the area is considered as a heritage precinct on the overall and not merely the outside lanes.....”

5(b) The NDMC was requested to prepare a comprehensive set of policy/guidelines for heritage conservation and urban design in the Connaught Place area. This may be completed within a span of six weeks and its report submitted directly to the HCC for its consideration.

4. The report of the sub-committee was deliberated in great detail by the HCC. After taking into considerations all above aspects the HCC strongly recommended to ensure actions as stipulated under various provisions of the Unified Building Bye Laws 2016 for Delhi related to heritage buildings.
5. In addition to the above, in respect to the email request date 07.09.2020 received from the Chief Architect NDMC for an urgent inspection of the Connaught place to take a holistic view about the dilapidated condition of the various buildings in CP area, the recommendations of the sub-committee were accepted with the request to NDMC that it should prepare a comprehensive set of policy/guidelines for heritage conservation and urban design in the Connaught Place area. This may be completed within a span of six weeks and its report submitted directly to the HCC for its consideration.

Addl. Item No. 9:NDMC approved Policy/guidelines in respect of signages/signboards its placement, size, text, colour etc. in Connaught Place area, New Delhi-Regarding.

1. The Heritage Conservation Committee (HCC) has been receiving a lot of proposals through NDMC (online) for repair & renovation works in the Connaught place area, wherein the architect/proponent had indicated that the placement, size, colour, text etc. of the signages/signboards etc. shall be as per

Minutes of the 91st meeting of the Heritage Conservation Committee held on Thursday, October 8, 2020.

approved policy/guidelines for the Connaught place area prepared by NDMC. But, no such policy/guidelines is available to the architects/proponents, on NDMC website, any public domain, HCC etc., due to which its compliances/adherences seems to be difficult. In view of the above, HCC suggested that:

- a. NDMC should upload the approved policy/guidelines related to the signages/signboards etc. including its placement, size, colour, text etc. in the Connaught Place area on its web site and share the same with HCC (for uploading the same on its web-site), and publicized appropriately & expeditiously, so that it can be easily accessible to the general public/architects/proponents etc., and its implementation/adherences in the current & future proposals be ensured.

sd/-
(Kamran Rizvi)
Chairman, HCC
Additional Secretary (D&UT),
Ministry of Housing & Urban Affairs,
Government of India

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