

MINUTES OF THE 159th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 10.30 A.M. ON TUESDAY SEPTEMBER 30, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of SF-1, (First Floor) and SF-2 (Second Floor), Hotel Continental, Annexe Block, Regal Building, Connaught Place	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accepted the proposal for repair/renovation in respect of SF-1 (First floor) at its meeting held on July 22, 2022; specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring and fittings, plumbing and sanitary fittings, temporary furniture and fixtures, internal wooden/glass/composite panel partitions, replacement of windows/doors.</i></p> <p>4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with:</p> <p>a) The Committee took note of the comment given by the NDMC while forwarding the case for its review that:</p> <p style="padding-left: 40px;"><i>“.....any lift or allied structure is not a part of this proposal...”</i></p> <p>However, it was noted that a lift had been proposed for the first and second floors, but due to the recommendations of the local body (NDMC), HCC did not consider it during the review of the proposal.</p>	Not accepted, observations given.

	<p>b) To assess the condition of the existing heritage structure, it was noted that only one external photograph has been provided. It was recommended to submit updated, unedited pictures of the structure from the inside of the first and second floors, as well as the front, rear, and side views, including the terrace.</p> <p>a) The Committee also noticed that the toilets have been proposed on the projected portions of the first and second floors. It was decided that any intervention on the projected portion is not acceptable; let the balconies remain as they are. Creating proposed toilets in the projected portions is not advisable. No changes are permitted on the external facade, which should be retained as per the original design.</p> <p>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to incomplete documentation/information provided, the proposal is being returned to NDMC to ensure compliance before resubmission.</p>	
2.	<p>Repair/renovation in respect of Shop No.12, (Mezzanine Floor) Regal Building, Connaught Place.</p> <ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on July 23, 2025; specific observations were given. 3. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting/ whitewashing, flooring/re-flooring, false ceiling, temporary wall panelling, electrical wiring and fittings, waterproofing, proposed internal doors and windows, existing staircase to be repair.</i> 4. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinised along with the comments received from NDMC (in its proforma part-B), and letter from Chief Architect dated 13.03.2025, the following observations are to be complied with: 	Accepted, observations given.

		<p>b) The Committee noted that the proposal for repair/renovation is related to the mezzanine floor just above the ground floor.</p> <p>c) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>d) The repair/renovation to-do list includes 'flooring/re-flooring'. The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>f) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC.</p> <p>g) The structural safety of the heritage building shall be ensured by NDMC.</p> <p>5. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
3.	Repair/renovation in respect of G - 4, 5, 6 (Ground and	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting /whitewashing, flooring /re-flooring, false ceiling, wall panelling, electrical wiring & fittings, sanitary & plumbing works, erection of temporary brick wall partitions, erection of temporary</i></p>	Accepted, observations given.

Mezzanine Floor), Connaught Place.	<p><i>wooden partitions, repairing of glass glazing / doors / windows, removal of mezzanine floor, restore the sinking/lowering of ground floor to its original position.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B). The NDMC vide their email dated 27.09.2025 forwarded the rectified shopfront drawings, which was also shown to the Committee. The following observations are to be complied with:</p> <ul style="list-style-type: none"> a) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc. b) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc. c) The repair/renovation to-do list includes 'Re-flooring as per design'. The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC. f) The structural safety of the heritage building shall be ensured by NDMC. 	
---	--	--

		4. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
4.	Repair/renovation in respect of H-54 (First Floor), Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works : <i>proposed wooden repair work, proposed paint work, proposed repair work in gypsum and grid ceiling, proposed laminate change.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with:</p> <p>a) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>b) The repair/renovation to-do list includes 'Re-flooring as per design'. The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>c) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p>	Accepted, observations given.

	<p>d) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC.</p> <p>e) The structural safety of the heritage building shall be ensured by NDMC.</p> <p>5. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
5.	<p>Repair/renovation in respect of K-24 (Ground and Mezzanine Floor), Radial Road, Connaught Place.</p> <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting / whitewashing/polished, flooring / re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, internal/ external doors/window and temp. partition, proposed sanitary fitting / fixture/ plumbing work, waterproofing in toilet.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B). The NDMC vide their email dated 27.09.2025 forwarded the rectified shopfront drawings, which was also shown to the Committee. The following observations are to be complied with:</p> <p>a) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</p>	Accepted, observations given.

	<p>b) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) The repair/renovation to-do list includes 'Re-flooring as per design'. The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC.</p> <p>f) The structural safety of the heritage building shall be ensured by NDMC.</p> <p>4. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
6.	<p>Repair/renovation in respect of A-1/1 (Ground and Mezzanine Floor), Hamilton House, A-Block, Connaught Place.</p> <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>removal of existing wall panelling and installation of new panelling/murals, removal of existing false ceiling and provision of a new false ceiling, plastering and painting of walls, including new paint/plaster and panelling, demolition of existing partitions and bar counter construction of new partition/bar counter, replacement of all existing doors & glasses including entry glass doors and façade glass,</i></p>	Accepted, observations given.

	<p><i>repair/re-flooring of existing flooring throughout the premises, replacement of all toilet fittings and fixtures, repair/refurbishment of steps leading to the mezzanine level, repair of the existing shutter, repair of existing railing, installation of signage as per NDMC norms, no external changes or projections to be made; the original façade design shall be retained, outdoor air-conditioning units shall be installed in a concealed manner not visible from the outside, no change to the existing façade.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B). The NDMC vide their email dated 27.09.2025 forwarded the rectified shopfront drawings, which was also shown to the Committee. The following observations are to be complied with:</p> <ul style="list-style-type: none"> a) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc. b) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc. c) The repair/renovation to-do list includes 'Re-flooring as per design'. The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character of the structure i.e., replace the top layer with a suitable material, but not to disturb the underlayer as it would also impact the structural stability of the existing structure. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 	
--	---	--

	<p>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC.</p> <p>f) The structural safety of the heritage building shall be ensured by NDMC.</p> <p>4. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
--	--	--

(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ruby Kaushal)
Member-Secretary, HCC