

MINUTES OF THE 160th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 12.45 P.M. ON TUESDAY OCTOBER 28, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of 64, (Ground Floor), Scindia House, 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>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring and fittings, plumbing works, temporary furniture and fixtures, internal wooden/ glass partitions, replacement of windows /doors/ rolling shutter, structural strengthening, waterproofing to be done, brick masonry, railing along staircase.</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 following observations are to be complied with:</p> <p>a) The Committee observed that while forwarding the proposal for repair/renovation, the NDMC has recommended that:</p> <p style="padding-left: 40px;"><i>“.... the applicant has not submitted proof of existence of mezzanine floor in the said premise hence it is not the part of proposal submitted to HCC....”</i></p> <p style="padding-left: 40px;">Considering the recommendations of the NDMC while forwarding the proposal to HCC for its consideration, the Committee reviewed the proposal without mezzanine floor.</p> <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>	Accepted, observations given.

		<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>	
2.	Repair/renovation in respect of Premises No. (First Floor), ECE House (Main Building), 28, K. G. Marg, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee did not accept the proposal for repair/renovation at its meeting held on September 2, 2025; 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>proposed internal walls plaster/pop repair, proposed water proofing in toilet, proposed repair work wherever required, proposed wooden panelling work, proposed temporary wooden workstation, proposed electrical work, proposed paint work on walls and ceiling, proposed tile work in toilet and flooring, proposed temporary loose furniture as per plan, proposed glass and glass partition work, proposed gypsum/wooden/POP false ceiling work, proposed new toilet sanitary fittings and plumbing work.</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 noted that while considering the proposal for repair/renovation at its meeting held on September 2, 2025, detailed and specific observations were communicated vide HCC observations letter no: 6(32)/2025-HCC, OL-1808256032 dated 08.09.2025, however, the same remain non-compliant.</p>	Not accepted, observations given.

		<p>b) The Committee reiterated its previous observations that:</p> <p><i>“.....b) The heritage structure is designated as Grade II on the heritage list and is situated in Connaught Place. Incomplete photos of the structure have been provided. Full, uncut photographs showing all sides, including the terrace, shall be submitted to enable a more comprehensive assessment of its present condition.</i></p> <p><i>c) Since extensive electrical, air-conditioning and plumbing works are to be undertaken, the proposed design scheme to conceal the outdoor AC units and pipes shall also be submitted with an appropriate mechanism to avoid spoiling the external façade and marring the visual and urban aesthetics of the heritage-listed property.....”</i></p> <p>5. Due to non-compliances to its previous observations communicated vide HCC observations letter no: 6(32)/2025-HCC, OL-1808256032 dated 08.09.2025, the Committee could not review it judiciously. As a result, the proposal was found to be unacceptable and returned to the local body, NDMC. The architect is advised to adhere to all the above observations provided by the Commission and furnish a point-wise incorporation & reply.</p>	
3.	Repair/renovation in respect of 4 (First floor), Scindia House, 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>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, water proofing, electrical wiring and fittings, temporary furniture & fixtures, sanitary fittings & plumbing works, internal wooden / glass partitions, temporary brick wall partitions fixation of MS platform all backside, removal of wooden lofts in the premises, repairing of front staircase and chhajja.</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 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, shape & size of the existing windows etc.</p>	Accepted, observations given.

		<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> <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>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>	
4.	Proposal in respect of Construction of Service building at North Block.	<p>1. The CPWD forwarded (online) the proposal for consideration by the HCC.</p> <p>2. The building within the 'North Block and South Block' is a listed Grade-I heritage building at serial no. 07 in the Gazette Notification no. <i>F.No.4/2/2009/UD/I 6565 dated October 01, 2009</i>, issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>3. The proposal for the (<i>Service building North Block</i>) was scrutinised along with the letter from Chief Architect (Delhi) & Chairman-BPAC, CPWD vide their letter no: 23(01) (143)/ मु. वा. (दिल्ली)/बी. पी.ए. सी. /2025/103-E dated 13.10.2025, the following observations are to be complied with:</p> <p>a) The Committee noted that the cooling towers are enclosed by a 6.0 m high steel mesh around the perimeter to conceal services near the North Block. This creates avoidable visual obstructions and affects the area's overall aesthetics. Accordingly, it was recommended to make the development less noticeable and blend it with the surrounding greenery, subtly screening it with vertical green creepers so it does not draw attention.</p>	Accepted, observations given.

		<p>b) The proposed exhaust air vents are positioned such that the exhaust faces the road, potentially causing inconvenience to pedestrians. It is recommended to keep the exhaust at a certain height or adjust the direction to avoid direct airflow into the public area.</p> <p>4. The concerned local body i.e., CPWD, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the CPWD 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>	
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(D. Thara)
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Additional Secretary (D),
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(Ruby Kaushal)
Member-Secretary, HCC