

MINUTES OF THE 161th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.30 A.M. MONDAY, DECEMBER 8, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of Premises No. First Floor, ECE House (Main Building), 28, K. G. Marg, Connaught Place, New Delhi-110001.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee did not accept the proposal for repair/renovation at its meetings held on September 2, 2025 and October 28, 2025 respectively; 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 scrutinized along with the comments received from NDMC (in its proforma part-B) and letter No. CA/BP/ 28 KG Marg/ECE House/D-215/Misc/2025 dated 19.11.2025 from Dy. Chief Architect NDMC. The following observations are to be complied with:</p> <p>a) The Dy. Chief architect, NDMC vide their letter No. CA/BP/ 28 KG Marg/ECE House/D-215/Misc/2025 dated 19.11.2025 has indicated the following:</p> <p><i>“.....heritage buildings are mandatorily required to be maintained by the owner as per the provisions of UBBL 2016, which is applicable in this case. In view of the above, both the RWAs are directed to take necessary action and carry out the repair, renovation, and maintenance of the external facade...”</i></p>	Accepted (except outer façade), observations given.

		<p>The Committee opined that the concerned local body, i.e., NDMC, should ensure that NDMC approves the proposal for external work on the facade after taking advice from the HCC, and that it be executed on site in a time-bound manner.</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, shape & size of the existing windows 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>	
2.	Repair/renovation in respect of shop no. 4 (Ground floor and Mezzanine) Regal Building, 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, POP punning, painting/white washing/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.</i></p>	Accepted (except shopfront facade), observations given.

	<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) and letter from Chief Architect NDMC dated 13.03.2025 (submitted along with the proposal). The following observations are to be complied with:</p> <ul style="list-style-type: none"> a) NDMC was requested to share the original shopfront/ window drawings of the Regal building. b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings adhering to the original form, dimensions, construction details, materials, and colour etc. 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. d) 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. e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. g) The structural safety of the heritage building shall be ensured by NDMC. <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>	
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3.	Repair/renovation in respect of Part portion of L-1 & 2 (Ground floor), Inner wing, Block-L, Outer Wing, Circle-D, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 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/polished, flooring /Re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, internal/external doors/window and temp. partition, mezzanine to be removed.</i> 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 observation is to be complied with: <ol style="list-style-type: none"> a) The Committee observed that the proposal involves a small office located in a wing of the middle circle. The architect has designed the front façade to resemble the original shop fronts found in the shops of the inner circles of Connaught Place. The Committee recommended that the NDMC develop fundamental facade guidelines for the Middle Circle and submit them to HCC for review. 4. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to lack of appropriate information, it is being returned to NDMC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply. 	Not accepted, observations given.
4.	Proposed Construction of Common Central Secretariat 8 & 9 at Maulana Azad Road.	<ol style="list-style-type: none"> 1. The CPWD forwarded (online) the proposal for consideration by the HCC. 2. The proposal for Common Central Secretariat 8 & 9 at Maulana Azad Road was scrutinized along with the comments of the concerned local body, Chief Architect (Delhi), CPWD vide their letter No. 23(01) (141 & 23(01) (145)/ मु. वा. (दिल्ली)/बी. पी.ए.सी./2025/115-E dated 21.11.2025 and a detailed discussion was held with the Architect who provided clarifications to the queries of the Committee. Based on the comments from CPWD, the discussion held, and the submission made, the following observations are to be complied with: 	Accepted, observations given.

		<p>a) While forwarding the proposal to HCC, the Chief Architect (Delhi) & Chairman BPAC CPWD vide their letter No. 23(01) (141 & 23(01) (145)/ मु. वा. (दिल्ली)/बी. पी.ए.सी./2025/115-E dated 21.11.2025 has indicated that:</p> <p><i>“The Common Central Secretariat 8 & 9 at Maulana Azad Roadare not listed heritage buildings since it is adjacent to Kartavya Path and its lawn, the proposal is being forwarded for the opinion & consideration.”</i></p> <p>b) The Committee noted the letter from the local body, CPWD, reviewed the building proposal, and recommended using single-colour structural glass while considering reducing the glass area where feasible.</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>	
5.	<p>Proposed Construction of Common Central Secretariat 4 & 5 at Rajendra Prasad Road.</p>	<p>1. The CPWD forwarded (online) the proposal for consideration by the HCC.</p> <p>2. The proposal for Common Central Secretariat 4 & 5 at Maulana Azad Road was scrutinized along with the comments of the concerned local body, Chief Architect (Delhi), CPWD vide their letter No. 23(01) (141 & 23(01) (145)/ मु. वा. (दिल्ली)/बी. पी.ए.सी./2025/115-E dated 21.11.2025 and a detailed discussion was held with the Architect who provided clarifications to the queries of the Committee. Based on the comments from CPWD, the discussion held, and the submission made, the following observations are to be complied with:</p> <p>a) While forwarding the proposal to HCC, THE Chief Architect (Delhi) & Chairman BPAC CPWD vide their letter No. 23(01) (141 & 23(01) (145)/ मु. वा. (दिल्ली)/बी. पी.ए.सी./2025/115-E dated 21.11.2025 has indicated that:</p>	<p>Accepted, observations given.</p>

		<p><i>“The Common Central Secretariat 4 & 5 at Maulana Azad Roadare not listed heritage buildings since it is adjacent to Kartavya Path and its lawn, the proposal is being forwarded for the opinion & consideration.”</i></p> <p>b) The Committee noted the letter from the local body, CPWD, reviewed the building proposal, and recommended using single-colour structural glass while considering reducing the glass area where feasible.</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>	
6.	<p>Building plans proposal in respect of proposed Type-II Quarters at Schedule A President Estate.</p>	<p>1. The CPWD forwarded (online) the proposal for consideration by the HCC.</p> <p>2. The ‘<i>building within the President Estate</i>’ is a listed Grade - I heritage at serial no. 05 in the Gazette Notification no. F.No.4/2/2009/UD/I 6565 dated October 1, 2009, issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>3. The proposal for the Type-II Quarters at Schedule-A, President Estate was scrutinised along with the letter from Chief Architect (Delhi), CPWD vide their letter no: 23(01) (126) & 23 (01) (140)/ मु. नं. (दिल्ली) /2025/116-E dated 21.11.2025, the following observations are to be complied with:</p> <p>a) It is recommended to remove the road running through the central green space and relocate the entire parking area to the outskirts to minimize conflicts between vehicles and pedestrians.</p> <p>b) Once the parking is moved to the outskirts, the central green space will be expanded to maximize greenery and create a large, central park.</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>	<p>Accepted, observations given.</p>

7.	Proposal in respect of Integrated plan for Shifting of Services at Rashtrapati Bhawan (New Service Block)	<p>1. The CPWD forwarded (online) the proposal for consideration by the HCC.</p> <p>2. The 'building within the President Estate' is a listed Grade - I heritage at serial no. 05 in the Gazette Notification no. F.No.4/2/2009/UD/I 6565 dated October 1, 2009, issued by the Department of Urban Development, Govt. of NCT of Delhi.</p> <p>3. The proposal for the Shifting of Services at Rashtrapati Bhawan (<i>New Service Block</i>) was scrutinised along with the letter from Chief Architect (Delhi), CPWD vide their letter no: 23(01) (140)/ मु. वा. (दिल्ली)/बी. पी.ए. सी. / 2025/109 dated 31.10.2025, the following observation is to be complied with:</p> <p>a) The boundary plantation or vegetation should be positioned between the basement wall and the peripheral boundary wall (diaphragm wall). Replace the screening jaali with barbed wire. Over time, the plantation or vegetation will grow to cover the barbed wire.</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>	Accepted, observations given.
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(D.Thara)
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sd/-
(Ruby Kaushal)
Member-Secretary, HCC