

MINUTES OF THE 162nd MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 02.30 P.M. ON THURSDAY, JANUARY 8, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of 16 & 16-B (Ground and Mezzanine floor), Regal Building, Connaught Circus, 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/whitewashing/polishing, flooring/re-flooring, false ceiling, wall panelling & furniture work, electrical wiring & fittings, sanitary fitting and fixture, internal/external doors/window and partition, staircase repair, waterproofing in pantry and 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), and email dated 05.01.2026 from Chief Architect, NDMC, the following is brought to the notice of the Committee:</p> <p><i>a) Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p><i>b) Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>The Committee noted that the specific comments on the aforementioned aspects provided by the NDMC pertained to 'Block-E'; however, the proposal for repair/renovation pertains to 'Block-F'. Since NDMC has forwarded the proposal for the HCC's advice, it is essential that NDMC addresses the issues raised in the IIT report as noted by the order of the Hon'ble Delhi High Court. The structural safety of the structure shall be ensured by the NDMC.</p> <p>4. NDMC has submitted the proposal for the HCC's advice. However, due to discrepancies, lack of clarity and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.</p>	Not accepted, observations given.

<p>2.</p>	<p>Repair/renovation in respect of P-24/90 (Ground floor) & P-25/90 (Ground floor), Block-P, Connaught Place.</p>	<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, POP punning, painting/whitewashing/polished, flooring/re-flooring, false ceiling, temporary wall panelling & furniture work, electrical wiring & fittings, internal/external doors/window and temporary partition, proposed sanitary fitting/fixture/plumbing work, waterproofing in toilet.</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 scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: <ol style="list-style-type: none"> a) From the submitted drawings, it has been observed that many load bearing walls are proposed to be demolished which could impact the structural stability. Considering the age of the structure, the Committee is of the opinion that NDMC should review the proposal ensuring the structural safety of heritage building. b) Additionally, the treatment of the outer façade was inconsistent with the original shopfront guidelines. The proposed shopfront shall be as per original drawings, matching the form, dimensions, construction details, materials, and colour. It was recommended that the shopfront design scheme be prepared in a side-by-side comparison with the original drawings, including dimensions, construction details, materials, and colour, to enhance clarity. 4. The NDMC has submitted the proposal for the HCC's advice. However, due to the lack of clarity and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission. 	<p>Not accepted, observations given.</p>
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<p>3.</p>	<p>Repair/Renovation works at N-1 (Ground floor), N-Block, Connaught Place.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The Committee accept the proposal for repair/renovation at its meeting held on December 7, 2018; 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 and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, water proofing, electrical wiring fittings, temporary furniture and fixtures, internal wooden glass partitions, replacement of glass glazing/doors, Shifting of rolling shutter to inside.</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 scrutinized along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: <ol style="list-style-type: none"> a) The Committee noted that the proposed shop front of the heritage structure does not align with the original design (shopfront guidelines) as depicted in the 3D views. However, the representative of NDMC assured the Committee that NDMC would ensure the outer façade is consistent with the detailed original drawings (shopfront guidelines). While the Committee accepted the repair and renovation of the internal areas, it does not accept the shop front as presented. A revised scheme that aligns with the original drawings (shopfront guidelines), including plans, elevations, 3D views, and detailed dimensions, must be submitted for the HCC's review. 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. c) The repair/renovation to-do list includes '<i>flooring/re-flooring</i>'. 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>Accepted (without front façade), observations given.</p>
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4.	Repair/renovation in respect of Harsha Bhawan, Plot no. 13-29, Block-E (Third Floor), Phase-B, 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, plumbing works, electrical wiring and fittings, ducting work, temporary internal partitions, temporary furniture and fixtures, replacing of glass glazing/doors, waterproofing, rehabilitation/repair of structure.</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> <p>b) The repair/renovation to-do list includes '<i>flooring/re-flooring</i>'. 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>	Accepted, observations given.

		<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>	
5.	Repair/renovation in respect of Shop No. A-10 (Ground and Mezzanine) and A-37 (First floor), Inner Circle, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accept the proposal for repair/renovation at its meeting held on January 31, 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>dismantling of existing internal partition walls and portion of mezzanine floor slab, plaster/patch repairing/POP punning, painting/white washing (internal only), electrical works, installation of lift.</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). The following observations are to be complied with:</p> <p>a) The Committee observed that the proposal involves installing a lift and its associated services, including puncturing part of the structural slab to accommodate the lift. It suggested that the work be performed in the least invasive way possible, avoiding damage to the existing structure, by using materials such as mild steel (MS).</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 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>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>	
<p>6.</p>	<p>Repair/renovation in respect of C-6 (Ground and Mezzanine floor), 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>Plaster and POP punning work, Paining/whitewashing, flooring/reflooring, false ceiling, wall panelling, water proofing, electrical wiring fittings, plumbing and sanitary fittings, temporary furniture & fixtures, repair of mezzanine & wooden staircase, front façade as per shopfront guidelines.</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>Accepted, observations given.</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> <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 'flooring/reflooring'. 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>	
7.	<p>Repair/renovation in respect of M-97 (First and Mezzanine floor) and M-99 (Mezzanine floor) and M-138 (Second floor), Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accepted the proposal for repair/renovation works in respect of plot no. M-97 (first and Mezzanine floor) and M-138 (Second floor), at its meeting held on June 25, 2024; specific observations were given.</p>	<p>Not accepted, observations 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>installation of lift, plastering and POP punning, painting/whitewashing, flooring/re-flooring, electrical wiring & fittings, repairing of staircase & railings.</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). The following observation is to be complied with:</p> <p>a) The Committee noted that the submission is unclear and ambiguous. While a staircase has been shown as a proposed feature, the NDMC representative clarified that it is located on a different property. Likewise, some existing portions are marked as proposed. The submission should be revised in a comparative format that highlights the existing situation and proposed interventions, with before-and-after visuals, supported by actual, all side building photographs.</p> <p>5. The NDMC has submitted the proposal for the HCC's advice. However, due to the lack of clarity, ambiguity, and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.</p>	
<p>8.</p>	<p>Repair/renovation in respect of B-12/7, 12/8 & 12/10 (First floor), Block-B, Middle Circle, 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/reflooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, air condition work, internal wooden/ brick partitions & replaced doors/windows, repairing of staircase, proposed sanitary fitting/fixture/plumbing work, waterproofing in toilet, kitchen and terrace.</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>Accepted, observations given.</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> <p>b) The repair/renovation to-do list includes '<i>flooring/reflooring</i>'. 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>	
<p>9.</p>	<p>Repair/renovation in respect of F-2 (Ground and Mezzanine floor), 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 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 glass glazing/door/window, waterproofing, shifting of rolling shutter to inside.</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>Accepted, observations given.</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> <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 'flooring/reflooring'. 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>	
10	<p>Repair/renovation in respect of Part portion of L-1 & 2 (Ground floor), Inner wing, Block-L, Outer Wing, Circle-D, Connaught Place.</p>	<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 December 8, 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>plastering and POP punning, painting/whitewashing/polished, flooring/re-flooring, false ceiling, temp. wall panelling &</i></p>	<p>Accepted, observations given.</p>

		<p><i>furniture work, electrical wiring & fittings, internal/external doors/window and temp. partition/mezzanine to be removed.</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). The following observations are to be complied with:</p> <ul style="list-style-type: none"> 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. b) The repair/renovation to-do list includes '<i>flooring/re-flooring</i>'. 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. c) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. e) The structural safety of the heritage building shall be ensured by NDMC. <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>	
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<p>11.</p>	<p>Repair/renovation in respect of SF-1 and SF-2 (second floor), Hotel Continental, Annexe Block, Regal Building, Connaught Place.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 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. 3. The Committee did not accept the proposal for repair/renovation at its meeting held on September 30, 2025; specific observations were given. 4. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>dismantling of old plaster and re-plastering work, false ceiling work, POP, white washing, painting and polishing, wood and glass work, removal and erection of brick partition wall, tile work, replacement of sanitary fitting and fixture, and flooring/re-flooring.</i> 5. 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: <ol style="list-style-type: none"> a) The Committee noted the existing condition of the second floor as per submissions reviewed on July 22, 2022, September 30, 2025, and January 08, 2026. However, the submitted existing drawings are varying in the submission, including the proposed design scheme, which is undesirable. It was suggested that the correct and truthful existing situation be presented. The submission should be revised in a comparative format that highlights the existing situation and proposed interventions, with before-and-after visuals, supported by actual, all side building photographs. b) However, the Committee reiterated its earlier observation communicated vide HCC observation letter no: No.6(24)/2022/HCC, OL-1807226024 dated October 13, 2025, that: <p><i>“..... 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...”</i></p> 	<p>Not accepted, observations given.</p>
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		6. The NDMC has submitted the proposal for the HCC's advice. However, due to the lack of clarity, inconsistency, ambiguity, and incomprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.	
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(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ruby Kaushal)
Member-Secretary, HCC