

MINUTES OF THE 163rd MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 12.00 NOON ON WEDNESDAY, FEBRAURY 4, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of H-61, First floor (Above Yes Bank, H-18,19), Outer Circle, 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 internal walls plaster/ POP repair, proposed water proofing in toilet, proposed repair work where 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 work, proposed false ceiling repair work, proposed new sanitary fittings.</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 etc.</p> <p>b) All outdoor air-conditioning units shall be such installed that they shall not be visible from outside.</p> <p>c) 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>	Accepted, observations given.

		<p>d) 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, NOC's, and rules/regulations as applicable.</p>	
2.	Repair/renovation in respect of L-5/5, Middle Circle, 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 fittings, internal wooden/glass partitions, replacement of glass glazing/ doors, proposed rolling shutter inside the premises, removal of existing mezzanine and staircase.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) & Annexure-II of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL). The proposal was scrutinized along with the drawings, documentations, project report, and</p>	Accepted, observations given.

		<p>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 shall not be 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>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, NOC's, and rules/regulations as applicable.</p>	
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<p>3</p>	<p>Proposal in respect of Promenade & Underground Plaza for Yuga Yugeen Bharat Museum Metro Station at Pandit Pant Marg, New Delhi.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the CPWD electronically. 2. The ‘<i>Central Vista precincts of North and South Block are listed Grade I heritage buildings at serial no. 9 and 7</i>’ 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. 3. The proposal for the (Promenade & Underground Plaza for Yuga Yugeen Bharat Museum Metro Station) was scrutinised along with the letter from Chairman-BPAC & Chief Architect (PRND) CPWD vide their letter no. 23(01) (150)/CA (PRND)/BPAC/2026/01 dated 05.01.2026, the following observations are to be complied with: <ol style="list-style-type: none"> a) The architect, in the project report, has indicated the presence of existing trees on the proposed site. It was advised that every effort shall be made to preserve as many trees as possible within the site. b) All services shall be such installed that they shall not be visible from outside. c) CPWD shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines of the areas. 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, NOC’s, and rules/regulations as applicable. 	<p>Accepted, observations given.</p>
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<p>4</p>	<p>Repair/renovation works in respect of premises No. P-2/90, First Floor and Barsati/Second Floor, 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>new flooring, toughened glass partitions with glass doors, 115 mm thick brick walls, painting/white washing, false ceiling, tile cladding, sanitary fixtures and fittings, restoration of the original heritage character of the external façade.</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 observations are to be complied with: <ol style="list-style-type: none"> a) The Committee reviewed the proposal for repair and renovation, including the actual site photographs, drawings, and the proposed renovations shown through “before” and “after” images. It was observed that the same are not in consonance with one another, rendering the proposal ambiguous. Further, it was noted that the proposed ventilation for the existing toilets opens towards the adjoining property. The same shall be reviewed and revised, and a corrected, coordinated submission shall be resubmitted for the Committee’s judicious consideration. 4. The NDMC has submitted the proposal for the HCC's advice. However, due to discrepancies, 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>5</p>	<p>Repair/renovation in respect of Free Church, The Church of North India Trust Association, 10, Sansad Marg, New Delhi-110001.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically and pertains to a property listed in the gazette-notified heritage list of the NDMC area as Grade-I, at serial no. 43, as per Gazette Notification No. F. No-4/2/2009/UD/16565 dated October 01, 2009, issued by the Urban Development Department, Government of NCT of Delhi. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on June 11, 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>repointing of foundation stone masonry, application of stone consolidant/strengthner, cleaning and repairing of decorative cornice, concealment of existing electrical conduiting, fixing of new pre cast jalis & wire mesh wooden ventilator, grouting/stitching/underpinning if required, reconstruction of missing sandstone pieces, recreation of moulding panels in lime mortar, relaying of plinth protection finished with sandstone, relaying of terrace, khurra & rainwater downpipe, relocation of overhead water tanks & existing plumbing lines over raised platform away from public view/ visual, removal of black stains and algae, removal of damaged plaster and replastered with fresh lime plaster/concrete, removal of damaged ventilators and it's restoration, removal of decayed old cement pointing and replastering with lime mortar, removal of electrical conduits and appliances and restoration of broken moulding & cornice, removal of flaking & abrasion and application of stone consolidant/ strengthner, removal of old paint and repainting with lime based paint or lime punning, removal of outdoor A.C. units, renew of decayed & cracked wooden members, renew/restoration of slate roofing tiles, repainting with lime based paint or lime punning and coating of water repellent, repairing of damaged core masonry of brick, cracks, replastering with lime plaster and application of anti-rust coating on the exposed reinforced bar, restoration of damaged moulding & cornice with fresh lime plaster after concealment of electrical conduits, restoration of damaged ventilators with new windows, restoration of i-section & repainting, restoration of terrazzo finish on steps, restoration of wooden</i> 	<p>Accepted, observations given.</p>
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flooring, scraping of old paint and repainting with lime based paint, scrapping of old paint and removal of nails & clamps. Thereafter repointing with lime mortar and finish with stone consolidant/strengthner, scrapping of old paint from lintel stone band and molded/carving of stone door frame and consolidation, waterproofing.

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 an email dated January 20, 2026. The following observations are to be complied with:

- 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 doors, & windows etc.
- b) 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 services, including the lighting mechanism, cables, outdoor air-conditioning units, and other associated services, shall be installed so that they shall not be visible from outside.
- d) The structural safety of the heritage building shall be ensured by NDMC.

		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, NOC's, and rules/regulations as applicable.	
6	Repair/renovation in R/o M-20, (Ground floor & Mezzanine), Outer Circle, 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/cladding and patch repairs, flooring and re-flooring, white washing, painting etc. including erection of false ceiling, erection of internal partitions, replacing of old sanitary fixtures and old sanitary pipes in toilets including wall tiles, replacement of electrical wiring and fitting, re-roofing of the rear shed with pre-coated metal sheets at same height.</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 observation is to be complied with:</p> <p>a) The Committee observed that the proposal pertains to repair and renovation works on the ground and mezzanine floors; however, the scope of work does not include the shopfront, which is in poor condition, as evident from the photographs submitted by the architect. In view of this, the Committee advised the architect and NDMC to incorporate the shopfront in the renovation proposal and resubmit a revised proposal, adhering to the original façade of shopfront design in terms of its heritage character, construction, colour, form, materials, and the shape and size of existing doors, and other architectural elements.</p>	Not accepted, observations given.

		4. NDMC has submitted the proposal for the HCC's advice. However, due to discrepancies, and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.	
Additional items:			
1.	Proposal for Conservation/restoration of Circular Baradari and Colonnaded building (Old Hindu College building, Nigam Bhawan), situated at Kashmere Gate.	<p>1. The MCD (email) forwarded the proposal for consideration by the HCC. The proposal is for the conservation and restoration of two adjacent 'listed' heritage buildings i.e. Circular Baradari and Colonnaded building listed at serial no. 15 in 3 (C) Zone-C (Grade-III) and Serial no. 44 in 3 (B) Zone-C (Grade-II) vide gazette notification dated March 4, 2010 issued by the Govt. of NCT of Delhi.</p> <p>2. The revised proposal received from MCD (email) on 22.01.2026, at the formal stage, was scrutinised along with the letter No: TP/G/MCD/2025/1012 dated 18.09.2025 from Sr. Town Planner-I, MCD, Town Planning Department. Based on the submission made, project report, letter from Senior Town Planner-I, MCD, and the provisions as stipulated under annexure-II of the Unified Building Bye-Laws 2016 for Delhi (UBBL), the following observations are to be complied with:</p> <p>a) The Committee reviewed the project report submitted by the architect/proponent which indicates that the intended use after conserving and restoring the Circular Baradari and Colonnaded building is as under:</p> <p><i>i. Circular Baradari (The Baradari is intended to serve as an Living Exhibition space and gallery spaces dedicated to commemorating the members of the Hindu College community)</i></p> <p><i>ii. Colonnaded Building (The Colonnaded Building is envisioned as a vibrant cultural hub that can serve as a potential anchor, supporting visitors, the local community while enhancing the urban landscape)</i></p>	Not accepted, observations given.

		<p>b) The Committee noted the provisions for interventions for a Grade-II and Grade-III heritage listed properties as stipulated under annexure-II of the UBBL 2016 are as under:</p> <p><i>“.....(Grade-II (A) Internal changes and adaptive re-use may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade- II. Grade-II (B) In addition to the above, extension or additional building in the same plot or compound could in certain circumstances, be allowed provided that the extension/ additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height and façade....Development permission for the changes would be given on the advice of the Heritage Conservation Committee...”</i></p> <p><i>.... Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes) 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 I that it does not mar the grandeur of, or view from Heritage Grade-III...”</i></p> <p>c) Taking into consideration all the facts as stated above including relevant UBBL provisions, project report, drawings, documentations etc. The Committee observed that:</p>	
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(D. Thara)
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Member-Secretary, HCC