

MINUTES OF THE 164th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 03.30 PM ON TUESDAY, FEBRAURY 17, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of Harsha Bhawan, Plot no.13-29, Phase A, Block-E, Third Floor, Connaught Place, New Delhi-110001.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accepted the proposal (<i>for Harsha Bhawan Phase-B</i>) at its meeting held on January 8, 2026, and provided specific observations.</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, POP, Furniture & fixtures, flooring/re-flooring, internal partitions (Gypsum/glass/wooden), Patchwork, painting/whitewashing, false ceiling, panelling work (Gypsum), glass partition and glass door, damaged part of structure and all damaged heritage characters to be repaired, proposed design to maintain heritage aesthetic of external façade.</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) 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 '<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</p>	Accepted, observations given.

		<p>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>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>	
2.	<p>Repair/renovation in respect of premises no.- E- 38, Inner Circle (Second Floor), Connaught place, New delhi-110001.</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, furniture & fixtures, flooring/ reflooring, internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing & glass door.</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 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> <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>	
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<p>3.</p>	<p>Repair/renovation in respect of 16 & 16B, (Ground Floor and Mezzanine) Regal Building, Connaught Circus, Connaught Place, New Delhi-110001.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The Committee did not accept the proposal at its meeting held on January 8, 2026, and provided specific observations. 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/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> 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: <ol style="list-style-type: none"> a) The Committee observed that the proposal is prominently located on the Outer Circle of Connaught Circus. It was noted that the modifications proposed for the shopfront are not in accordance with the original design. The original design intent was shared with the NDMC representative, who assured the Committee that the façade would be redesigned in conformity with the original design, while strictly preserving the building’s authenticity in terms of its heritage character, construction, colour, form, materials, and other defining architectural attributes. 5. 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>4.</p>	<p>Repair/renovation in respect of A-12, A block, Inner Circle (Basement, Ground & Mezzanine 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>plastering, POP, furniture & fixtures, flooring/ re-flooring, internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work(gypsum), glass glazing and glass door, damaged part of structure and all damaged heritage characters to be repaired, proposed design to maintain heritage aesthetics of external façade, proposed rolling shutter inside the shop and behind the glass and front door.</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 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. 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. 	<p>Accepted, observations given.</p>
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<p>5.</p>	<p>Repair/renovation in respect of M-97 (First Floor) M-99 (Mezzanine Floor) and M- 138 (Second Floor), Connaught Circus,</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accepted the proposal for repair/renovation work in respect of Plot no. M-97 (First and mezzanine floor) and M-138 (Second floor) at its meeting held on June 25, 2024 but did not accept the revised repair and renovation proposal at its meeting held on January 8, 2026; 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>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 observations are to be complied with:</p> <p>a) A discrepancy has been observed in the submission. The list of works forwarded by NDMC does not indicate any interventions on the ground floor; however, upon comparison with the detailed drawings submitted by the architect, it was noted</p>	<p>Not accepted, observations given.</p>

		<p>that repair and renovation works are proposed at the ground floor level, including conversion of an existing store into a lift. The matter was also discussed with the NDMC representative. It was decided that the proposal shall be made consistent and coordinated in terms of the project report, drawings, and all supporting documentation before further consideration.</p> <p>5. The NDMC has submitted the proposal for the HCC's advice. However, due to discrepancy, 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>	
6.	Repair/renovation in respect of shop no. E-4 (Ground & Mezzanine Floor), E-31 (First & Second Floor), E-Block, Inner Circle, Connaught Place, New Delhi-110001.	<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, furniture & fixtures, flooring/ reflooring, internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing & glass door, demolition of existing staircase, proposed staircase and installation of lift.</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</p>	Accepted, observations given.

		<p>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>	
7.	Proposal in respect of Restoration and Comprehensive repairs of the South Block, New Delhi.	<p>1. The CPWD forwarded (online) the proposal for consideration by the HCC.</p> <p>2. The proposal forwarded by the CPWD was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi 'North Block and South Block' listed in the notified list at serial no. 7 are in the Grade-I.</p>	Accepted, observations given.

		<p>3. The proposal for Restoration and Comprehensive repairs of North Block was accepted by HCC at its meeting on October 24, 2024, specific observations were given.</p> <p>4. The proposal for the <i>(restoration and comprehensive repairs of South Block)</i> was scrutinised along with drawings, documentations, project reports, the letter from Chief Architect (PRND) & Chairman-BPAC, CPWD vide their letter no: 23(01) (151)/CA(PRND)/BPAC/2026/E/01 dated 03.02.2026, and a detailed personation was made by the architect/proponent who clarified to the queries of the Committee, the following observations are to be complied with:</p> <p>a) The concerned local body, i.e., CPWD, shall ensure that the repair and restoration works are carried out in a manner that preserves the originality of the existing heritage building in terms of its character, construction, colour, form, materials, and other defining attributes. No external interventions shall be undertaken, including the application of heat-resistant paint on the terrace.</p> <p>b) CPWD shall ensure the structural stability and safety of the building. All original heritage features shall be preserved during the repair and restoration process, with the use of matching specifications, materials, and traditional techniques to maintain originality.</p> <p>5. 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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(Ashu Choudhary)
Member-Secretary, HCC