

**MINUTES OF THE 124<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD ON 03.00 P.M. ON TUESDAY, MARCH 28, 2023.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	<b>Repair/renovation in respect of D-4, Ground &amp; Mezzanine floor, D-Block, Radial Road, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering, POP, furniture &amp; fixtures, flooring/re-flooring, temporary internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), temporary partition wall, glass glazing, proposed outdoor units of AC shall be placed on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade, proposed temporary doors.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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 style="padding-left: 40px;"><i>“.....provisions, as stipulated under clause 7.26 &amp; 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 &amp;</p>	<b>Accepted, observations given.</b>

		<p>Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <ul style="list-style-type: none"><li>a) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</li><li>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</li><li>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</li><li>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</li><li>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</li></ul>	
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<p><b>2</b></p>	<p><b>Repair/renovation in respect of N-4, Ground &amp; Mezzanine floor, Middle Circle, Connaught Place.</b></p>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the work in terms of plastering, POP, furniture &amp; fixtures, flooring/re-flooring, internal/temporary partitions (gypsum/glass/wooden), patch work, painting/whitewashing, temporary false ceiling, panelling work (gypsum), glass glazing, proposed temporary doors, proposed outdoor units of AC shall be places on the roof/terrace of the building, damages part of structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade, temporary partition wall, removal of temporary partition wall, removal of door &amp; partition, proposed temporary rolling shutter.</li> <li>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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: <ul style="list-style-type: none"> <li>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</li> </ul> </li> <li>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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</li> </ol>	<p><b>Accepted, observations given.</b></p>
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		<p>a) The list of works also mentions ‘the temporary rolling shutters. As per design scheme it is proposed inside the shop, durability of same shall be ensured.</p> <p>-</p> <p>b) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</p> <p>c) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>d) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>e) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>f) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</p>	
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<p><b>3</b></p>	<p><b>Repair/Renovati on in respect of Ground &amp; Mezzanine, Plot no. 2, Property no. K/2, Block – K, Rear Block (back side of K-16), Chaudhary Building, Middle Circle, Connaught Place.</b></p>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of dismantle of old plaster and re-plastering work, flooring &amp; re-flooring work, POP work, white wash, painting &amp; polishing work, wood &amp; glass work, removal of wooden counter &amp; wooden stair and mezzanine, replacement of sanitary, electrical fitting &amp; fixture, tile work, false ceiling &amp; re-false ceiling work.</i></li> <li>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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: <ul style="list-style-type: none"> <li>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</li> </ul> </li> <li>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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with: <ol style="list-style-type: none"> <li>a) The Committee observed that the architect has indicated in its Project Report that: <ul style="list-style-type: none"> <li>“.....there shall be no change in outside elevation of the building...”</li> </ul> </li> </ol> </li> </ol>	<p><b>Not accepted, observations given</b></p>
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		<p>However, photograph of the existing façade has been provided with unorganised advertisement boards and outdoor air-conditioner units but submission does not have details for preservation/conservation of the façade through 3d views. It shall be ensured the revised submission includes detailed, annotated, 3d views clearly highlighting the materials, textures etc. used in the treatment of façade to maintain originality of the heritage structure.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</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 NDMC for the Connaught place area.</p> <p>5. The architect/proponent is advised to adhere to the above observation of the Committee and furnish pointwise compliance &amp; reply.</p>	
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<p><b>4.</b></p>	<p><b>Repair/Renovati on in respect of Ground &amp; Mezzanine floor, A-2 (Plot no. A-7), Block-A, Inner Circle, Connaught Place.</b></p>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering, POP, furniture &amp; fixtures, flooring/re-flooring, temporary internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing, proposed temporary door, proposed outdoor units of AC shall be placed on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade.</i></li> <li>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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: <ul style="list-style-type: none"> <li>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</li> </ul> </li> <li>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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with: <ol style="list-style-type: none"> <li>a) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair</li> </ol> </li> </ol>	<p><b>Accepted, observations given.</b></p>
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		<p>required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</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 NDMC for the Connaught place area.</p>	
5.	<b>Repair/Renovati on in respect of 15-B, Block no.3, Block-3, Ground and Mezzanine</b>	1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of dismantle of old plaster and re-plastering work, flooring &amp; re-flooring work, POP work, white wash, painting &amp; polishing work, wood &amp; glass work, removal and erection of brick/ wooden partition wall, replacement of sanitary, electrical fitting &amp; fixture, tile work, demolition of excess area of mezzanine, false ceiling &amp; re-false ceiling work, repair of rolling shutter, there shall be no change in</i>	<b>Not accepted, observations given</b>



<p><b>floor, Connaught Place.</b></p>	<p><i>FAR or height of the building, there shall be no change in outside elevation of the building, there shall be no change in load bearing wall of the building.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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 &amp; 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The submitted proposal lacks details for preservation/conservation of the façade in form of site photographs and 3d views. It shall be ensured the revised submission includes uncut photographs and annotated 3d views clearly highlighting the materials, textures etc. used in the treatment of façade.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should ensure that the repair work should be carried out on-site by skilled workers under the supervision of heritage professionals</p>	
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		<p>while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>5. In view of the inconsistencies observed the proposal for repair/renovation could not be examined judiciously by the Committee.</p> <p>6. The architect/proponent is advised to adhere to the above observation of the Committee and furnish pointwise compliance &amp; reply.</p>	
<b>Additional items</b>			
<b>1.</b>	<b>Repair/renovation in respect of A-19, First floor, Middle Circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/doors, replacement of rolling shutter.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p>	<b>Not accepted, observations given</b>

		<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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) Inconsistency observed in the submission. The proposal for repair &amp; renovation has been submitted in respect of the premises bearing address as A-19, First floor, Middle Circle, Connaught Place. However, existing site pictures carry the address of the premise no. F-6, F-Block, Inner circle. Since, the proposal has been received at the formal stage, it needs to be revised and resubmitted with requisite corrections for the consideration of the HCC.</p> <p>b) Inconsistencies have also been observed in the list of works to be carried out for repair/renovation in the list submitted by the concerned local body i.e., NDMC and indicated by the architect/proponent and marked in the drawings /3d views. The proposal for repair/renovation has been received at the formal stage it needs to be in harmony with each other and corrected, coordinated submission (<i>drawings/3D views/documentation etc.</i>) including works to be undertaken shall be submitted for the consideration of the HCC.</p> <p>c) The proposal is for repair and renovation of First Floor where as elevation shows height of First floor as 5.37 m and Section A A” shows two floors, needs clarification.</p> <p>d) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work should be</p>	
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		<p>carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>5. In view of the inconsistencies observed the proposal for repair/renovation could not be examined judiciously by the Committee.</p> <p>6. The architect/proponent is advised to adhere to the above observation of the Committee and furnish pointwise compliance &amp; reply.</p>	
<b>2.</b>	<b>Repair/renovation in respect of plot no. L-14 (present known as L-10), Ground and Mezzanine floor, Outer Circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring, water proofing, plumbing works, demolition of small portion of mezzanine which was earlier proposed for demolition, internal wooden/glass partitions, repairing of glass glazing/doors, repairing of stairs steps &amp; railing, shifting of rolling shutter from outside to inside of premises.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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>	<b>Accepted, observations given.</b>

		<p><i>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>5. 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p>	
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		e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.	
<b>3.</b>	<b>Repair/renovation in respect of M-13, 4<sup>th</sup> floor, Punj House, Middle circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC electronically was scrutinized. It included the <i>work in terms of plastering/cladding and patch repairs, white washing, painting etc., replace all effected door/windows and proposed new door and windows, electrical work, temporary wall panelling and furniture work and false ceiling work, waterproofing in toilet, pantry and terrace, remove old toilet fixture and proposed new toilet fixture and tile cladding in toilet and pantry, flooring and re-flooring, installation of signage and façade as per NDMC policy, re-roofing, demolished brick wall and proposed brick wall in covered area profile.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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 style="padding-left: 40px;"><i>“.....provisions, as stipulated under clause 7.26 &amp; 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 &amp;</p>	<b>Accepted, observations given.</b>

		<p>Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <ul style="list-style-type: none"> <li>a) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</li> <li>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</li> <li>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</li> <li>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</li> <li>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</li> </ul>	
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<p><b>4.</b></p>	<p><b>Repair/renovation in respect of H-69, Outer circle, Connaught Place.</b></p>	<ol style="list-style-type: none"> <li>1. The proposal forwarded (electronically) by the NDMC was scrutinized.</li> <li>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on February 14, 2023, specific observations were given.</li> <li>3. The revised proposal forwarded (electronically) by the NDMC was scrutinized. It included the <i>work in terms of plastering/cladding and patch repairs, white washing, painting etc. including erection of false and façade colour is same, replace all effected door/windows and proposed new door and windows and repair rolling shutter, electrical work, temporary wall panelling and furniture work and false ceiling work, waterproofing in toilet and pantry, remove old toilet fixture and proposed new toilet fixture and tile cladding in toilet and pantry, flooring and re-flooring, installation of signage and façade as per NDMC policy, fixing of new wall graphics, temporary wooden/gypsum partition.</i></li> <li>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>5. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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: <ul style="list-style-type: none"> <li>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</li> </ul> </li> </ol>	<p><b>Accepted, observations given.</b></p>
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	<p>6. 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 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <ul style="list-style-type: none"><li>a) The work in terms of repainting the Inner Circle, outer circle and radial road façade of blocks and repair work of wall plaster, Kota &amp; marble flooring repair required whenever damaged on the existing pattern in Connaught Place shall be done by the local body i.e., NDMC as per acceptance given by the HCC at its meeting held on February 14, 2023.</li><li>b) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site by skilled workers under the supervision of heritage professionals while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</li><li>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</li><li>d) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</li><li>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught place area.</li></ul>	
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5.	<b>Repair/renovation in respect of H-11, Ground and Mezzanine floor, Connaught Place.</b>	<ol style="list-style-type: none"> <li>1. The proposal forwarded (electronically) by the NDMC was scrutinized.</li> <li>2. Earlier, the Committee did not approve the proposal for repair/renovation at its meeting held on March 3, 2023, specific observations were given.</li> <li>3. The revised proposal forwarded (electronically) by the NDMC was scrutinized. It included the <i>work in terms of POP, plastering, flooring/re-flooring, water proofing treatment, temporary internal partition (glass/bison/wooden/gypsum), patch work, painting/whitewashing, false ceiling, change of sanitary fittings, repairing of stairs steps, replacement of glass door/glass, repainting/repairing of rolling shutter, furniture &amp; fixtures, change/repairing internal door/window, replacement of rear side door at mezzanine floor with window as per sanction plan.</i></li> <li>4. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</li> <li>5. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) 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:  <i>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></li> <li>6. 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 &amp;</li> </ol>	<b>Not accepted, observations given</b>
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		<p>Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The Committee observed that while considering the case for repair/renovation at its meeting held on March 03, 2023 a very specific observation was given:</p> <p><i>“.....the Committee observed that a huge end-to-end Rolling Shutter (RS) is proposed at the entrance of the premises not only covering the whole façade but also damaging the heritage cornices &amp; vertical columns. The RS shall be envisaged in such a way as to be fixed from the inside to avoid damage to the heritage structure....”</i></p> <p>The architect/proponent has indicated in the list of works to be undertaken for repair/renovation (at sr. no. xii) that:</p> <p><i>“.... repainting/repairing of rolling shutter....”</i></p> <p>Considering that the architect/proponent is only repainting/repairing the rolling shutter interpreted that its current location remains the same, which is not acceptable by the Committee.</p> <p>b) In view of the above, the Compliances to its earlier observations communicated vide HCC observation letter no: OL-1302236007, 6(7)/2023-HCC online dated 10.03.2023 must be complied and corrected/coordinated/corelated submission shall be made as the Committee is intended to understand how the issue of the rolling shutter is addressed to ensure the façade is</p>	
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	<p>preserved/conserved to maintain the heritage character of the Connaught place area</p> <p>7. In view of the noncompliance to its earlier observations, the proposal for repair/renovation could not be appreciated judiciously by the Committee.</p> <p>8. The architect/proponent is advised to adhere to the above observation of the Committee and furnish pointwise compliance &amp; reply.</p>	
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sd/-

**(SurendraKumar Bagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

sd/-

**(Ruby Kaushal)**  
**Member-Secretary, HCC**