

MINUTES OF THE 166th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 02.30 PM ON TUESDAY, MAY 26, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Building plans proposal for addition/alterations in respect of property no. 173 to 176 situated at Katra Bariyan, Fatehpuri.	1. The MCD (Online) forwarded the proposal for consideration by the HCC. It is in the gazette-notified heritage list of the MCD area, Grade III, listed at serial no. 331 vide gazette notification dated 29 July 2016 issued by the Govt. of NCT of Delhi. 2. The Committee did not accept the proposal for repair/renovation at its meetings held on March 26, 2025 and September 2, 2025; specific observations were given. 3. The proposal received online from MCD at the formal stage was reviewed along with Letter No. TP/G/MCD/2026/2442 dated 15.05.2026 from the Senior Town Planner, Town Planning Department, MCD, 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, and other defining attributes etc. b) The Committee advised that no new materials shall be introduced during the process, and the existing elements shall be retained in accordance with the original design, ensuring preservation of the structure's heritage character in terms of its construction, colour, form, materials, and other defining attributes etc.	Accepted, observations given.

		c) All services, including plumbing works, lighting mechanism, cables, outdoor air-conditioning units, and other associated services, shall be installed so that they shall not be visible from outside. The structural safety of the heritage building shall be ensured by the concerned local body. 4. The concerned local body i.e., MCD, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the MCD in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings, NOCs, and rules/regulations as applicable.	
2.	Repair/renovation in respect of Shop no. 25, (Ground and Mezzanine floor), Plot no. 5, B-Block, Inner Circle, Connaught Place New Delhi - 110001.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised, it included the works: <i>plaster/patch repairing /pop punning, electrical works, air condition works, repairing of plumbing works, front facade glazing, replacing sanitary fittings in toilets, false ceiling in gypsum board /POP/laminate, cladding of vitrified tile in toilet & kitchen, wood /gypsum /panelling work, furniture & fixtures, flooring, painting /whitewashing, dismantling of existing internal non-load bearing partition walls, fire-fighting equipment installation, retrofitting of internal walls and roof slab.</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 site report by the NDMC, the following observations are to be complied with: 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, colour, etc. 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.	Accepted, observations given.

		c) The repair/renovation to-do list includes '<i>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. d) All outdoor air-conditioning units shall be installed in such a manner that they are not visible from exterior of the building or from public streets and open spaces. 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. f) The structural safety of the heritage building shall be ensured by NDMC. 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.	
3.	Repair/renovation in respect of Plot no. 3, Shop no. 8, (Ground and Mezzanine floor), D-block, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised, it included the works: <i>repair/refurbishment of existing wall panelling and installation of new panelling, repair/refurbishment of existing false ceiling and provision of a new false ceiling, plastering and painting of walls, including new paint/plaster and panelling wherever required, demolition of existing partitions; construction of new</i>	Accepted, observations given.

		<i>partition, replacement of all existing doors & glasses, including entry glass doors and facade glass (as per shopfront guidelines), repair/reflooring of existing flooring throughout the premises, replacement of all existing fittings and fixtures, repair/refurbishment of steps leading to the mezzanine level, repair of the existing shutter (already inside the front shop wall), repair of existing railing, installation of signages as per NDMC norms, structural safety of the building is ensured in compliance with UBBL 2016, no external changes or projections to be made, outdoor air-conditioning units shall be installed in a concealed manner, not visible from the outside, no change to the existing facade; shopfront guidelines to be followed.</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 site report by the NDMC, the following observations are to be complied with: 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, colour, etc. 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. c) The repair/renovation to-do list includes <i>'Re-flooring as per design'</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.	
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		d) All outdoor air-conditioning units shall be installed in such a manner that they are not visible from exterior of the building or from public streets and open spaces. 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. f) The structural safety of the heritage building shall be ensured by NDMC. g) 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.	
4.	Repair/renovation in respect of H-32, (Ground and Mezzanine floor) Connaught Circus, Connaught Place, New Delhi.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised, it included the works: <i>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, waterproofing treatment, electrical wiring and fittings, plumbing and replacement of existing sanitary installations, wooden partition, front façade treatment as per prescribed HCC guidelines, removal/dismantling of false ceiling extended at mezzanine floor level.</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 site report by the NDMC, the following observations are to be complied with:	Accepted, observations given.

		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, colour, etc. 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. 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. d) All outdoor air-conditioning units shall be installed in such a manner that they are not visible from exterior of the building or from public streets and open spaces. 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. f) The structural safety of the heritage building shall be ensured by NDMC. 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.	
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5.	Repair/renovation in respect of Shop No. B-19, (Ground & Mezzanine floor), Plot no. 5, B-Block, Inner Circle, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised, it included the works: <i>dismantling of existing panelling works, plaster / patch repairing/POP punning, electrical works, air condition works, replacement of front façade glazing as per original design of Connaught Place, replacing sanitary fittings in toilets, cladding of vitrified tile in toilet, installation of front rolling shutter, false ceiling in gypsum board / POP/laminate, wood/gypsum panelling work, re-flooring, painting/ whitewashing, firefighting equipment installation, furniture & fixtures, removal of existing M.S.cat ladder.</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 site report by the NDMC, the following observations are to be complied with: 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, colour, etc. 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. c) The repair/renovation to-do list includes 'Re-flooring'. 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.	Accepted, observations given.
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		d) All outdoor air-conditioning units shall be installed in such a manner that they are not visible from exterior of the building or from public streets and open spaces. 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. f) The structural safety of the heritage building shall be ensured by NDMC. 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.	
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(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ashu Chaudhary)
Member-Secretary, HCC