

MINUTES OF THE 167th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)

HELD AT 12.00 Noon WEDNESDAY, JUNE 17, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation in respect of SF-1 and SF-2 (second floor), Hotel Continental, Annexe Block, Regal Building, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The Committee had accepted the proposal for repair and renovation in respect of SF-1 (First Floor) at its meeting held on 22.07.2022, specific observations were given. Subsequently, the proposal for repair and renovation SF-1 (First Floor) & SF-2 (Second Floor) was considered by the Committee at its meeting held on 30.09.2025; however, the same was not accepted and specific observations were issued. Thereafter, the proposal pertaining to SF-1 and SF-2 (Second Floor) was again considered by the Committee at its meeting held on 08.01.2026, but was not accepted, and detailed observations were communicated. 3. The proposal for repair renovation forwarded by the NDMC was scrutinised along with the site verification report submitted by the NDMC, it included the works: <i>“Plastering and POP running, Painting/whitewashing, Flooring/re-flooring, False ceiling, Wall panelling, Waterproofing treatment, Electrical wiring and fitting, Wooden partition, Plumbing and replacement of existing sanitary installations.”</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 site verification report submitted by the NDMC. The following observations are to be complied with: a) The Committee has taken note of the fact that the extensive work of the repair/renovation would be carried out on the second floor of the premises with lower	Accepted, observations given.

		floors appears to be occupied by the other users. Considering extensive repair/renovations works and the safety of the other users the structural safety of the building should be ensured by the NDMC. 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 ‘Flooring/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. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. 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.	
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2.	Repair/renovation in respect of M-17 (Ground, Mezzanine, first and Second floor), Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised along with the site verification report submitted by the NDMC, it included the works: “<i>Plastering and POP punning, Painting/whitewashing, Flooring -Re-flooring, False ceiling, Wall panelling, Waterproofing treatment, Electrical wiring and fitting, Plumbing and replacement of existing sanitary installations, Wooden Partition, Dismantling and removal of sanitary fixture form the located on the mezzanine floor, Front façade treatment as per prescribed HCC guidelines</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 verification report submitted 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>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.	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.	
3.	Repair/renovation in respect of K-26, Ground floor, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised along with the site verification report given in the performa-B, and performa-B submitted by the NDMC, it included the works: <i>“Plastering and POP punning, Painting/whitewashing, Flooring/re-flooring, False ceiling, Wall panelling, Waterproofing, Temporary furniture & fixtures, Front facade as per shopfront guidelines, Demolition of existing staircase and mezzanine, Raise in the sunken floor level to the same level on ground floor.”</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 site verification report given in the performa-B and the performa-B, submitted by the NDMC. 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 etc.	Accepted, observations given.

		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. 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.	
4.	Repair/renovation in respect of 16 & 16B, (Ground Floor and Mezzanine) Regal Building, Connaught Circus, Connaught Place, New Delhi-110001.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair and renovation was considered by the Committee at its meetings held on 08.01.2026, and 17.2.2026 but was not accepted, and detailed observations were given. 3. The proposal for repair renovation forwarded by the NDMC was scrutinised along with the site verification report given in the performa-B, and performa-B submitted by the NDMC, it included the works: "<i>Plastering, pop punning, Painting / whitewashing/polishing, Flooring / re-flooring, False ceiling, Wall panelling & furniture work, Electrical wiring & fittings, Existing sanitary fitting and fixture to be replaced,</i>	Accepted, observations given.

		<i>Internal / external doors/ window and temporary partition, Existing staircase to be repaired, Waterproofing in existing 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 site verification report given in the performa-B, the performa-B submitted by the NDMC, and letter from NDMC dated 30.01.2026. The following observations are to be complied with: a) The Committee also taken into consideration the following: <i>i. Orders of the Hon’ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i> <i>ii. Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i> b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (Regal shopfront guidelines), adhering to the original form, dimensions, construction details, materials, colour, etc. c) 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. d) The repair/renovation to-do list includes ‘Flooring/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.	
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		e) 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. f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. g) 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. 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.	
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(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ashu Chaudhary)
Member-Secretary, HCC