

**MINUTES OF THE 168<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**

**HELD AT 03.00 P.M. ON JULY 22, 2026.**

| Sl. No. | Proposal                                                                                                                                                                              | Observations/Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Decision                             |
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| 1.      | <b>Building plans proposal for Addl./alts. in respect of Property no. 3303 to 3309 (only 3308 is a listed heritage building) situated at Sita Ram Bazar, Main Road, Delhi-110006.</b> | <p>1. The proposal was forwarded by MCD (through email) for consideration by the Heritage Conservation Committee (HCC). The proposal pertains to additions and alterations in Property Nos. 3303 to 3309. However, it was observed that only Property No. 3308 is notified as a Grade-III Heritage Property (Serial No. 503) under Gazette Notification No. 13(43)/MB/UD/2014/1602 dated 29.07.2016.</p> <p>2. The proposal received from MCD on 13.07.2026 at the formal stage was reviewed along with Letter No. TP/G/MCD/2026/2763 dated 03.07.2026 from the Senior Town Planner, Town Planning Department, MCD which stated that:</p> <p style="padding-left: 40px;"><i>“..... as per the proposal submitted by the applicant property no: 3303 to 3309 is shown as single building and property no. 3308 situated at Sitaram bazar is listed as category-III heritage property...”</i></p> <p>3. Based on the letter from MCD and the provisions outlined in the clause 1.4 of the annexure-II of Unified Building Bye-Laws 2016 for Delhi (UBBL) that:</p> <p style="padding-left: 40px;"><i>“.....1.4 Penalties: Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/ Chairman NDMC.</i></p> <p style="padding-left: 40px;"><i>It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/ reconstruction of a Heritage Building that was unauthorized demolished</i></p> | <b>Accepted, observations given.</b> |

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|  |  | <p><i>or damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified.....”</i></p> <p>4. Based on the letter from MCD and the provisions outlined in Clause 1.4 of the Annexure-II of Unified Building Bye-Laws 2016 for Delhi (UBBL), the following observations are to be complied with:</p> <p>a) The total built-up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original Heritage Building in the same form and style.</p> <p>b) The MCD should ensure overall originality of each element of the existing heritage structure is maintained, including the existing heritage aspects (in terms of architectural form, style, façade details by retaining similar design elements, materials, art and architecture) for which the building has been declared as ‘heritage’.</p> <p>c) The MCD should ensure the building's structural safety. The modifications should retain all original Heritage Characters.</p> <p>d) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</p> <p>5. 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 the Master plan, building by-laws, building by-laws for heritage buildings and rules/regulations as applicable.</p> |  |
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| <p><b>2.</b></p> | <p><b>Repair/renovation in respect of Premises no. D-10, (Ground &amp; Mezzanine floor), Connaught Place.</b></p> | <ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically.</li> <li>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>Plaster &amp; POP punning, painting whitewashing, flooring /re-flooring, false ceiling, wall panelling, water proofing, electrical wiring &amp; fittings works, plumbing works &amp; sanitary fittings, temporary furniture &amp; fixtures, internal wooden /brick partition, replacement of glass glazing door, shifting of rolling shutter to inside.</i></li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 08.07.2026. The following observations are to be complied with: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> </li> </ol> | <p><b>Accepted, observations given.</b></p> |
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|           |                                                                                                                | <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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 the NDMC.</p> <p>f) 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>                                                                                                                                                                                                                                                            |                                      |
| <b>3.</b> | <b>Repair/renovation in respect of Premises no. M-66, (First floor), Plot no. 3, Block-M, Connaught Place.</b> | <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 punning, painting/whitewashing /polishing, flooring/re-flooring, false ceiling, temp. wall panelling, electrical wiring &amp; fittings, replacement of existing sanitary fittings and plumbing work, internal/external doors/ window to be repaired, temp. brick/wooden partition, existing staircase to be repaired, waterproofing in kitchen, toilet and terrace.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 08.07.2026. The following observations are to be complied with:</p> | <b>Accepted, observations given.</b> |

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|           |                                                                                                       | <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> |                                      |
| <b>4.</b> | <b>Repair/renovation in respect of Shop no. M-47 (Ground &amp; Mezzanine floor), Connaught Place.</b> | <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>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 where required, demolition of existing</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Accepted, observations given.</b> |

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|  |  | <p><i>partitions; construction of new partition, replacement of all existing doors &amp; glasses, including entry glass doors and facade (as per shop front guidelines), repair/ re flooring 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), providing railing, installation of signages as per NDMC norms, 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></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 08.07.2026. The following observations are to be complied with:</p> <p>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.</p> <p>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.</p> <p>c) The repair/renovation to-do list includes '<i>repair/ re flooring of existing flooring throughout the premises</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> |  |
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|           |                                                                                          | <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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 the NDMC.</p> <p>f) 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>                                                                                                                                                                                                                                                                                                                                                    |                                      |
| <b>5.</b> | <b>Repair/renovation in respect of Shop no. G-18-19 (Ground floor), Connaught Place.</b> | <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>plaster / POP punning, painting / white washing, flooring / re-flooring, false ceiling, temporary wall penalling, electric wire fittings, replacement of existing sanitary, fittings and plumbing works, removal of temporary brick wall partition, erection of temporary wooden/ brick wall partition, replacing old door and windows with new, fixation of M.S. platforms at backside, shifting of rolling shutter towards inside.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and the structural audit report shared by the NDMC during meeting. The following observations are to be complied with:</p> | <b>Accepted, observations given.</b> |

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|  |  | <p>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.</p> <p>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.</p> <p>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.</p> <p>d) It was observed that the proposal envisages extensive alterations and modifications, including the demolition of non-load-bearing walls and the relocation of existing toilets, involving the shifting of plumbing lines, fixtures, and associated services. The Committee emphasized that all such interventions shall be carried out with due care and in accordance with accepted conservation practices, ensuring that no damage is caused to the heritage structure or adjoining properties. Further, in view of the proposed modifications, the structural stability and safety of the heritage building shall be ensured by NDMC prior and during execution of the works.</p> <p>e) The Committee observed that all outdoor air-conditioning units shall be installed in a manner that they remain concealed from public view and do not adversely affect the visual character of the heritage building. The Committee further did not accept the proposed MS brackets at the rear façade. NDMC shall ensure that no such brackets are installed during execution.</p> |  |
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| 6. | <b>Repair/renovation in respect of Shop No.H-1, (Ground floor), Plaza Cinema, Connaught Place.</b> | <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>plaster &amp; POP punning, painting / whitewashing, flooring/re-flooring, false ceiling, wall panelling, electrical wiring &amp; fittings works, sanitary fittings &amp; plumbing works, temporary furniture &amp; fixtures, internal wooden / glass partition, replacement of glass glazing door.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and the vintage photographs of the initial period shared during meeting by the NDMC. The following observations are to be complied with:</p> <p>a) NDMC shall ensure that the proposed shopfront is reconstructed in accordance with the original detailed drawings and the vintage photographs of the building shared during the meeting. The reconstructed shopfront shall adhere to the original architectural form, proportions, dimensions, construction details, materials, colour scheme, and other character-defining features, so as to preserve the authenticity and heritage significance of the building.</p> | <b>Accepted, observations given.</b> |

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|    |                                                                                                                              | <p>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.</p> <p>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.</p> <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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 the NDMC.</p> <p>f) 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. | <b>Repair/renovation in respect of Flat No. 5, (Ground floor), ECE House (Main Building), 28 K.G. Marg, Connaught Place.</b> | <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 paneling, electrical</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Accepted, observations given.</b> |

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|  |  | <p>wiring and fittings, temporary internal partitions, replacing of existing glass glazing/ door, plumbing works.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 08.07.2026. The following observations are to be complied with:</p> <p>a) The Committee also took note of the NDMC letter No. A/BP/ 28 KG Marg/ECE House/D-215/Misc/2025 dated 19.11.2025 has indicated the following:</p> <p><i>“.....heritage buildings are mandatorily required to be maintained by the owner as per the provisions of UBBL 2016, which is applicable in this case. In view of the above, both the RWAs are directed to take necessary action and carry out the repair, renovation, and maintenance of the external facade...”</i></p> <p><i>The Committee opined that the concerned local body, i.e., NDMC, should ensure that NDMC approves the proposal for external work on the facade after taking advice from the HCC, and that it be executed on site in a time-bound manner....”</i></p> <p>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.</p> <p>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.</p> |  |
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|           |                                                                                                 | <p>d) The Committee observed that the proposed hanging signages between the semi-circular arches, as shown in the design scheme, are not acceptable as they affect the architectural character of the heritage façade. NDMC shall ensure that no signage, in any form, is installed on the external façade. 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) In some of the existing photographs submitted by the architect, the Committee noted the presence of exposed electrical wiring, MS brackets, and plumbing pipes etc., on the rear façade of the heritage structure. It was further observed that a similar concern had been raised by the HCC during one of its earlier meetings held on December 08, 2025. NDMC shall ensure that all such service installations are appropriately concealed or integrated in a manner that does not compromise the heritage character of the building. Further, the structural stability and safety of the heritage structure shall be duly ensured by NDMC while undertaking the proposed works.</p> <p>f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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> |                                      |
| <b>8.</b> | <b>Repair/renovation in respect of Flat No. 7 (Ground floor), ECE House (Main Building), 28</b> | <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 paneling, electrical</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Accepted, observations given.</b> |

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|  | <p><b>K.G. Marg, Connaught Place.</b></p> | <p><i>wiring and fittings, temporary internal partitions, temporary furniture and fixtures, replacing of glass glazing/ door, plumbing works.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 08.07.2026. The following observations are to be complied with:</p> <p>a) The Committee also took note of the NDMC letter No. A/BP/ 28 KG Marg/ECE House/D-215/Misc/2025 dated 19.11.2025 has indicated the following:</p> <p><i>“.....heritage buildings are mandatorily required to be maintained by the owner as per the provisions of UBBL 2016, which is applicable in this case. In view of the above, both the RWAs are directed to take necessary action and carry out the repair, renovation, and maintenance of the external facade...”</i></p> <p><i>The Committee opined that the concerned local body, i.e., NDMC, should ensure that NDMC approves the proposal for external work on the facade after taking advice from the HCC, and that it be executed on site in a time-bound manner....”</i></p> <p>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.</p> <p>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.</p> |  |
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|    |                                                                                                           | <p>d) The Committee observed that the proposed hanging signages between the semi-circular arches, as shown in the design scheme, are not acceptable as they affect the architectural character of the heritage façade. NDMC shall ensure that no signage, in any form, is installed on the external façade. 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) In some of the existing photographs submitted by the architect, the Committee noted the presence of exposed electrical wiring, MS brackets, and plumbing pipes etc., on the rear façade of the heritage structure. It was further observed that a similar concern had been raised by the HCC during one of its earlier meetings held on December 08, 2025. NDMC shall ensure that all such service installations are appropriately concealed or integrated in a manner that does not compromise the heritage character of the building. Further, the structural stability and safety of the heritage structure shall be duly ensured by NDMC while undertaking the proposed works.</p> <p>f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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> |                                      |
| 9. | <b>Repair/renovation in respect of 9-A (First and Mezzanine floor), Phelps building, Connaught Place.</b> | <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>dismantling and Demolitions of existing partitions, plastering, cladding and patch repairs, flooring and reflooring, white washing, painting etc including erection of false ceiling, erection of internal</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Accepted, observations given.</b> |

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|  |  | <p><i>partitions, anti-termite and pest control treatment, replacement of existing doors, windows and rolling shutter, providing glass railing for staircase, signage, screen and graphic installation with merchandise fixtures, MEP works such as: a. HVAC, electrical, firefighting, plumbing.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), site verification report, and email dated 15.07.2026. The following observations are to be complied with:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b) The repair/renovation to-do list includes '<i>flooring and reflooring</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.</li> <li>c) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</li> <li>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.</li> <li>e) The structural safety of the heritage building shall be ensured by NDMC.</li> </ul> |  |
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|     |                                                                                                 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |
| 10. | <b>Proposal in respect of “Restoration and rehabilitation in reference of the Gole Market”.</b> | <p>1. The NDMC (electronically) forwarded the proposal. The ‘Gole Market at SBS Marg, CP is listed at serial no. 50 in (Grade-II) vide gazette notification dated October 1, 2009 issued by the Govt. of NCT of Delhi.</p> <p>2. The HCC approved the proposal for Restoration of Gole Market at its meeting held on October 16, 2006. But, did not accept the proposal for ‘Restoration and rehabilitation in reference of the Gole Market’ at its meeting held on March 27, 2026, specific observations were given.</p> <p>3. The proposal received from NDMC (electronically) on 09.07.2026, at the formal stage, was scrutinised, along with the comments given by the NDMC in proforma-B it included the works: <i>“Restoration of façade in accordance with heritage guidelines, Internal repair and renovation works without affecting structural stability or heritage character.”</i></p> <p>4. The Committee observed that the NDMC has forwarded the proposal for Restoration and rehabilitation in reference of the Gole Market under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments given by the NDMC in proforma-B. The following observations are to be complied with:</p> <p>a) The Committee considered the proposal for the restoration, rehabilitation and adaptive reuse of the Grade-II listed Gole Market, constructed in 1921, into a museum. The Committee observed that Gole Market is a heritage structure of significant architectural and historical value, originally developed as a commercial marketplace and representing an important phase in the urban and architectural evolution of New Delhi. The Committee observed that the present</p> | <b>Accepted, observations given.</b> |

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|  |  | <p>proposal for adaptive reuse as a museum is distinct from the proposal for repair and rehabilitation considered by the HCC in 2006 and noted the intent to preserve the heritage character of the building.</p> <p>b) The Committee examined the proposal in accordance with the provisions as stipulated under relevant provisions of Annexure-II of the Unified Building Bye-Laws for Delhi, applicable to Grade-II Heritage Buildings, which are reproduced as under:</p> <p>“...“Grade-II:</p> <p>“..... Heritage Grade-II (A&amp;B) comprises of buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale in Heritage Grade-I. They are local landmarks, which contribute to the image and identify of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.<br/>Heritage Grade-II deserves intelligent conservation.<br/>(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.<br/>All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring l that it does not mar the grandeur of, or view from Heritage Grade-II...”</p> |  |
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|  |  | <p>c) The Committee observed that the adaptive reuse of the heritage building necessitates the integration of contemporary building services and utilities, including HVAC, MEP, electrical, plumbing, fire and life safety systems, communication infrastructure, sanitation, waste management, security systems and universal accessibility provisions, which were not envisaged in the original design. The NDMC shall ensure that these services are comprehensively planned and integrated without adversely affecting the heritage value, architectural character or visual integrity of the building.</p> <p>d) The Committee emphasised that all contemporary services and utilities shall be integrated with minimum intervention to the historic fabric and without causing damage to the original walls, foundations, roof, structural members or other character-defining architectural elements. Their routing and installation shall remain visually unobtrusive and shall not compromise the architectural character, spatial integrity, material authenticity or heritage significance of the building. Particular care shall be taken to ensure that ducts, exhausts, ventilation systems and other service installations are not exposed on the external façades. The NDMC shall ensure that all such interventions are undertaken in accordance with applicable heritage conservation principles.</p> <p>e) The Committee noted that the proposal envisages an underground pedestrian subway with passenger lifts to provide safe and universally accessible access to the museum. The NDMC shall ensure that the subway is executed in accordance with the applicable statutory provisions and safety standards, incorporating adequate width, headroom, barrier-free circulation, structural safeguards, fire and life safety measures, ventilation, drainage, lighting, emergency evacuation and security arrangements. The subway may also be suitably integrated with the proposed parking facilities, wherever feasible, without adversely affecting the structural stability or heritage setting of the precinct.</p> |  |
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|  |  | <p>f) The Committee observed that the proposed lift along the circular pathway surrounding the museum would adversely affect pedestrian circulation and the visual and spatial integrity of the heritage setting. Accordingly, the proposed lift at this location shall not be implemented. If vertical accessibility, including access to the first floor, is required, an alternative location within the building, including the internal courtyard, may be explored so that it remains visually unobtrusive and compatible with the heritage character of the structure. Universal accessibility, circulation, means of egress and fire safety provisions shall be comprehensively reviewed and provided in accordance with the applicable statutory provisions.</p> <p>g) The Committee emphasised that a comprehensive Building Services Strategy shall form part of the detailed design, clearly indicating the routing and integration of HVAC, MEP, electrical, plumbing, fire and life safety systems, plant rooms, service areas, sanitation infrastructure and ventilation arrangements. The strategy shall demonstrate that these interventions have been integrated without adversely affecting the heritage fabric or architectural character of the building.</p> <p>h) The NDMC shall ensure that the restoration and rehabilitation preserve the originality and heritage character of the building by retaining its architectural form, style, façade composition, architectural details, materials, craftsmanship and other character-defining features for which it has been notified as a Grade-II heritage building. Any repair or replacement shall employ compatible materials, finishes and techniques in accordance with accepted conservation practices.</p> <p>i) The Committee noted that the proposal involves extensive restoration and rehabilitation works. The NDMC shall ensure the structural stability and safety of the heritage building and the surrounding precinct throughout execution of</p> |  |
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|  |  | <p>the project and shall ensure that all interventions are carried out without affecting the heritage structure.</p> <p>j) The Committee observed that its consideration is confined to the heritage conservation aspects presented in the submitted proposal. Accordingly, the proposal is considered from the perspective of conserving the notified Grade-II heritage building while facilitating its adaptive reuse as a public museum, subject to the observations and conditions recorded herein.</p> <p>k) The NDMC shall place on record the revised proposal (detailed service drawings along with the architectural and implementation drawings) for adaptive reuse of Gole market. The requisite approval for the proposed change of use shall also be submitted to the Committee for information and record purposes before implementation.</p> <p>l) Accordingly, the Committee accepted the proposal for 'Restoration and rehabilitation' in principle, subject to the above observations. The NDMC shall incorporate the above observations in the detailed design and execution. Any modification affecting the external appearance, architectural character, heritage fabric or other significant features of the notified heritage building, or any intervention beyond the scope of the proposal considered by the Committee, shall be referred back to the HCC for its advice prior to implementation.</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> |  |
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**(D. Thara)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

**(Ashu Chaudhary)**  
**Member-Secretary, HCC**