

MINUTES OF THE 169th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 02.30 P.M. ON MONDAY, AUGUST 31, 2026.

Sl. No.	Proposal	Observations/Recommendations	Decision
2.	Repair/renovation in respect of Premises no.-14-A, (Ground Floor and Mezzanine), Regal Building, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP running, painting/whitewashing/polishing, flooring/re-flooring, false ceiling, wall panelling, waterproofing treatment, electrical wiring and fitting, internal/External doors window and temporary partition, loft to be repaired.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation in terms of UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), letter from the Chief Architect, NDMC dated 17.08.2026, and email, including annexures, dated 18.08.2026. 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) The Committee noted that a 1'-3" brick masonry portion is being added to the front façade. The same shall be removed, and the glazed show window shall	Accepted, observations given.

		be divided into two parts to match and adhere to the approved shopfront guidelines for the Regal Building. 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) 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. e) 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. f) The rolling shutter shall be installed inside the premises. g) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. h) 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. i) 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	
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		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 premises no.- P-7/90 (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. As per NDMC proforma part-B, it included the works: <i>plastering/ cladding and patch repairs, flooring and re-flooring, whitewashes/ paint on internal/ external face of the building, temporary internal partitions or wall panelling, repaired existing door/window, false ceiling, electrical work, and furniture work, toilet renovation with new fixture/fittings and tile work, replacement of soil, waste & vent pipes, temporary scaffolding work, waterproofing in kitchen, toilet and terrace, proposed lift and MS. staircase, remove old partitions, furniture, and brick bat coba on terrace.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), email, including annexures, dated 18.08.2026, and site verification report received from NDMC vide email dated 31.08.2026. The following observations are to be complied with: a) The Committee observed that a scanned copy of 'P' Block, Connaught Place was submitted along with the proposal to ascertain and identify the original shopfront drawings prevailing at that time; however, the same could not be traced/identified. It was also observed that the architect had prepared the proposed shopfront based on the design language prevailing in other parts of the Inner Circle of Connaught Place. The Committee opined that the proposed shopfront (for P Block) does not follow the original design language of the	Accepted, observations given.

		concerned area and advised NDMC to ensure that the proposed shopfront (for P Block) is replicated as per the original detailed drawings of the Regal 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 and 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) The rolling shutter shall be installed inside the premises. e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. f) 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. g) 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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4.	Proposal for installation of lift and repair/renovation in respect of premises Plot no-2, block-M, (M-52 to M-55 (Ground Floor), M-97 (First Floor), M-99 (Mezzanine Floor), M-138 (Second Floor), Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>installation of lift, plastering and POP punning, painting/whitewashing, flooring/re-flooring, electrical wiring & fittings, polishing of staircase & railings.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments, and site verification report received from NDMC vide email, including annexures, dated 18.08.2026. The following observations are to be complied with: a) The Committee observed that a new lift is being introduced independently of the heritage load-bearing wall structure. The Committee emphasized that all such interventions shall be carried out with due care to ensure that no damage is caused to the heritage structure or adjoining properties. Further, in view of the proposed modifications, NDMC shall ensure the structural stability and safety of the heritage building prior to and during execution of the works. 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 '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. 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.	
5.	Repair/ renovation in respect of premises no-G-39, (Ground and Mezzanine Floor), Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>repair/refurbishment of existing false ceiling and provision of a new false ceiling, plastering and painting of walls, including new paint/plaster where required, POP & punning work throughout the premises, demolition of existing partitions; construction of new partitions, replacement of all existing doors & glasses, including entry glass doors and facade glass (as per HCC guidelines), repair/reforming of existing flooring throughout the premises, replacement of all existing electrical & plumbing fittings and fixtures, repair/refurbishment of steps leading from ground floor level to the mezzanine level and steps for entrance leading from public corridor to ground floor level, repair/refurbishment of stair case railing, the rolling shutter is being shifted from the outside front wall to inside the building premises, 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</i>	Not accepted, observations given.

		<i>the existing facade; HCC guidelines to be followed, no change in existing height and FAR.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments and site verification report received from NDMC (in its proforma part-B), and email, including annexures, dated 18.08.2026. The following observations are to be complied with: a) The Committee observed and noted that the architect had submitted a scanned copy of the original sanctioned plan bearing the NDMC seal dated 22.12.1984. Discrepancies were observed while comparing the sanctioned plan with the existing plan and the proposed modifications submitted by the architect. The architect shall accordingly submit a revised proposal in a detailed comparative manner, with reference to the originally approved, existing and proposed plans, for the understanding and consideration of the Committee. 4. The NDMC has submitted the proposal for the HCC's advice. However, due to discrepancies, and clarity in the submission, the proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.	
6.	Repair/renovation in respect of premises no. M34/1 (Ground Floor), M-84 & 86 (First Floor) and M-125 & 127 (Second Floor), Connaught Circus, Block-M, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting/whitewashing/ polishing, flooring /reflooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, sanitary fittings and plumbing work, internal/external doors/window to be repaired, temp. brick/wooden partition, staircase to be repaired, proposed hydraulic lift, proposed 0.75m wide chajja inside (2nd floor open to sky area).</i>	Accepted, observations given.

		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 email, including annexures, from NDMC dated 18.08.2026. The following observations are to be complied with: a) The Committee observed that a new lift is being introduced independently of the heritage load-bearing wall structure. The Committee emphasized that all such interventions shall be carried out with due care to ensure that no damage is caused to the heritage structure or adjoining properties. Further, in view of the proposed modifications, NDMC shall ensure the structural stability and safety of the heritage building prior to and during execution of the works. 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 /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. d) All outdoor air-conditioning units and the exposed plumbing pipes shall be such installed that they should not remain visible. 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.	
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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.	
7.	Repair/renovation in respect of Shop no. 15, L-Block (Ground and Mezzanine Floor), Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>wall repair/plastering, painting/whitewashing, flooring/reflooring, false ceiling, repair of existing staircase, temporary furniture & fixtures, internal wooden/glass partitions, renovation of existing windows/doors.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: a) The proposed shopfront design, with two 368 mm window slits on either side of the door, was found to be appropriate. NDMC shall ensure that the same is adhering to the submitted drawing. 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/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,	Accepted, observations given.

		but not to disturb the underlayer as it would also impact the structural stability of the existing structure. d) The rolling shutter shall be installed inside the premises. e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. f) 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. g) 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.	
Additional items:			
1.	Proposed upgradation of existing horse stable and proposal for additional Horse Stables at President Estate, New Delhi.	1. The proposal forwarded by the CPWD electronically. 2. The '<i>building within the President Estate</i>' is a listed Grade - I heritage at serial no. 05 in the Gazette Notification no. F.No.4/2/2009/UD/I 6565 dated October 1, 2009, issued by the Department of Urban Development, Govt. of NCT of Delhi. 3. The proposal for the existing horse stable and proposal for additional Horse Stables at President Estate was scrutinised along with the letter no: 23(01) (157)/CA(PRND)/BPAC/2026/01 dated 27.08.2026 from the O/o the Chief	Accepted (Proposed upgradation of existing horse stable only), observations given.

		Architect (PRND), Sankalp Bhawan, the following observations are to be complied with: a) The Committee observed that the proposal has been submitted for the proposed upgradation of existing horse stable and a proposal for additional Horse Stables at President Estate, New Delhi. A. <u>Proposed upgradation of existing horse stable:</u> a) From the project report submitted by the architect/proponent it was observed that: i. The site is organised as a series of linear buildings arranged in parallel rows, comprising three horse stables and one cow shed. The loggia will be extended by 1.5 metres, making it 3 metres wide, and two stalls will be combined to form a single larger unit. Terracotta roofing sheets will be applied to enhance and distinguish the architectural character of the structures. ii. The front portion reflects the openness of the stable, with visible stalls and their yoke openings, along with signage displaying the names of the horses. The interiors of the stalls feature metal-framed wooden yoke doors, with solid walls up to a height of 1200 mm and grills above to improve ventilation and maintain openness. iii. The height of the existing structural columns in the veranda is proposed to be increased to provide adequate headroom and to align with the pitch of the roof. iv. Coolers have been installed in the existing stables as a means of providing relief from the heat of Delhi.	
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		b) The height of the existing structural column proposed to be raised shall be using the existing material, and the angle of the roof sheeting shall be kept as close as possible to the existing roof profile. c) Considering the climatic conditions of Delhi, it was, accordingly, suggested by the Committee that to introduce a suitable roofing material, such as GI or FRP in khapral profile, while maintaining the existing colour and profile. Special attention shall be given to the drainage/rainwater discharge from the verandah roof, along with provision for better thermal insulation. d) Since the proposal is for restoration and upgradation, it was suggested that, as a long-term strategy, an appropriate heating and cooling system, including HVAC, may be devised within the feasible dimensions of the existing structure. This should include provision for ducts, grills and blowers, including within the corridors, with adequate air changes to maintain the required internal temperature. e) The original drainage plan shall be restored, wherever required. Any modifications related to waterproofing, khurra on the terrace, or MEP services shall be undertaken in a comprehensive manner, without altering the original design intent. B. <u>Proposal for an additional Horse Stables:</u> a) From the project report submitted by the architect/proponent it was observed that:	
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		i. A new location for the horse stable has been identified in the vicinity, comprising an existing shed, G-type quarters and other built structures. The proposed blocks have been marked in the site layout plan as Block-1 and Block-2. ii. Considering the existing development in close proximity to the proposed stable blocks, as well as the movement, open areas, assembly and other functional requirements of the horses, the Committee opined that the proposed design, including the overall form and internal layout of the stable blocks, requires further improvement. b) To understand the actual site conditions, it was accordingly decided to visit the site for visual inspection and to assess the existing ground situation, including the development on the site, at a convenient date and time in coordination with the local body. 4. The concerned local body i.e., CPWD, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the CPWD in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
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2. Repair/renovation in respect of A-18, Ram House (Ground floor), Middle 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. As per NDMC proforma part-B, it included the works: <i>repair/refurbishment of existing false ceiling and provision of a new false ceiling, plastering and painting of walls, including new paint/plaster where required, POP & punning work throughout the premises, demolition of existing partitions; construction of new partition, replacement of all existing doors & glasses, including entry glass doors and facade glass as per HCC guidelines, repair/reflooring of existing flooring throughout the premises, replacement of all existing electrical fittings and fixtures, repair/refurbishment of front and rear side rolling shutter, repair/refurbishment of lift elevator, installation of signages as per NDMC norms, structural safety of the building is ensured in compliance with UBBL 2016 (certificate annexed), 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; HCC guidelines to be followed, no change in existing height and FAR.</i> 3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), and email, including annexures, from NDMC dated 31.08.2026. The following observations are to be complied with: a) From the original approved drawing of the premises submitted by NDMC, it was observed that the drawing was approved by NDMC in 1983. 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.
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		c) The repair/renovation to-do list includes '<i>repair/reflooring 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. 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. 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 Shop No. D-3 & 3/1, (Ground and mezzanine floor), 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. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting/ whitewashing, flooring/reflooring, false ceiling, wall panelling, water proofing, electrical wiring & fittings, temporary furniture & fixtures, temporary wooden/brick partitions, replacement of glass glazing/doors.</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	Accepted, observations given.

		proposal was scrutinized along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: a) The concerned local body i.e., NDMC in its site inspection report (in its proforma part-B) has indicated that: <i>“.....the ground floor comprises of a hall with a stair leading to the mezzanine floor having a hall. Party has erected MS pergola like structure unauthorised in the side open courtyard adjacent to the property which is proposed to be demolished....”</i> b) NDMC should ensure that the proposed shopfront shall ensure that the same is adhering to the submitted drawing. 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/reflooring'. 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. e) NDMC shall ensure unhindered and clear landing space for the proposed staircase leading to the mezzanine floor. f) The rolling shutter should not be installed outside the premises.	
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		g) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. h) 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. i) The structural safety of the heritage building shall be ensured by 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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