

MINUTES OF THE 134th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD ON 02.30 PM ON FRIDAY, JANUARY 12, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Site Visit Report- Repair and Renovation Work at 12 and 64, 64-A, Regal Building, Connaught Place.	<p>1. In terms of the decision made by the Heritage Conservation Committee (HCC) at its 133rd meeting held on January 1st, 2024; a sub-committee was formed to conduct a site visit. The sub-committee, comprising the following members, visited the site at 01:00 PM on Wednesday, the 3rd of January 2024:</p> <p style="margin-left: 40px;">a) <i>Sh. Ashok Kumar Dhiman</i> : <i>Chief Architect, NDMC, Member, HCC</i> b) <i>Dr. Archana Verma</i> : <i>Member, HCC</i> c) <i>Dr. Aishwarya Tipnis</i> : <i>Member, HCC</i> d) <i>Smt. Ruby Kaushal</i> : <i>Member Secretary, HCC</i> e) <i>Sh. Ajay Saroj</i> : <i>Director (Building), DDA</i> <i>(Representative of Commissioner (Plg.), DDA)</i> f) <i>Ms. Shikha Verma</i> : <i>ATP, MCD</i> <i>(Representative of Chief Town Planner, MCD)</i></p> <p>Also present:</p> <p style="margin-left: 40px;">a) <i>Sh. Akash Sihag</i> : <i>Arch. Asstt., HCC</i> b) <i>Sh. Mohd. Murtaza</i> : <i>Owner Representative</i></p> <p>c)2. To evaluate the proposal in comparison to the existing condition of the Heritage building, the sub-committee conducted a tour of the premises. The following observations were made during the inspection:</p>	Recommendations of the sub-committee were accepted.

The building, constructed in the 1930s, holds historical significance and is listed under the Gazette-notified Heritage list as Grade II. Recognizing its heritage value, the Sub-Committee acknowledges the potential for internal changes and adaptive reuse. However, such alterations are subject to strict scrutiny to ensure that they align with the preservation of the building's historical character. The Sub-Committee emphasizes the need for careful consideration and adherence to heritage conservation principles in any proposed internal modifications or adaptive reuse activities.

d)A. 12, Mezzanine Floor, Regal Building, Connaught Place:

e)a) During the site inspection, the presence of damp patches and water seepage on the walls and ceiling was observed. The sub-committee advised the owner to address this issue by implementing measures to mitigate water seepage originating from the above floors. Addressing this concern is crucial for the preservation of the structural integrity and aesthetics of the heritage building.

f)B. 64 & 64-A, 2nd Floor, Regal Building, Connaught Place:

a) Visual observations during the site visit raised significant concerns about the structural integrity of the building, including the roof. The sub-committee noted precarious conditions, particularly with visible cracks in the brick walls at multiple locations, which can be seen in the attached photographs, highlights the urgency of strengthening measures. Immediate attention is recommended to address these issues and ensure the safety and stability of the building.

		<p>b) The assessment of the roof condition revealed a dangerous stage, necessitating reconstruction.</p> <p>c) Information received from the owner/representative indicates that shops are operating on the lower two floors just below the structure, specifically on the Ground floor and First floor. Given that the entire building shares the same ageing condition, it is anticipated that the walls and roof of the lower floors would have also experienced a loss of strength over time. The sub-committee acknowledges the potential challenges during the partial demolition of the roof of the second floor. There is a concern that the process might disturb the floor, i.e., the roof of the first floor, due to the falling debris. This impact on the lower floors as well as adjoining areas needs to be carefully assessed and mitigated to ensure the safety of the ongoing commercial activities.</p> <p>d)3. Conclusion:</p> <p>a) The Regal Building encompasses a variety of establishments, including shops, offices, and other commercial spaces.</p> <p>a)</p> <p>b) The New Delhi Municipal Council (NDMC) has been advised to develop a comprehensive proposal for restoration and repair of the entire Regal Building. The proposal should encompass amenities, MEP services (also shared by other occupants), adherence to current codes, and best practices. The recommendation is to pursue solutions that are least invasive to ensure</p>	
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		<p>that any structural interventions do not compromise the overall integrity of the entire building.</p> <p>b)</p> <p>a)c)The structural safety of the building shall be ensured by the NDMC.</p>	
2	Repair/renovation in respect of 64, 64-A, Regal Building, Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering, re-plastering/ cladding and patch repairs, re-roofing of renewal of roof, flooring and reflooring, opening and closing windows, ventilator and doors, rehabilitation/repair/conservation of fallen bricks, stones, pillars, beams etc., construction or reconstruction of sunshade, construction or reconstruction of parapet, white washing, painting etc. including erection of false ceiling, reconstruction of portions of building damaged by natural calamity to the same extent as existed, erection or re-erection of temporary partitions, change/installation/rearranging/relocating of fixture of equipments of HVAC- MEP services, amenities including but not limited to lift, firefighting, staircase and emergency light to be repaired/restored/renewed.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC, the following is brought to the notice of the Committee:</p> <p>a) <i>Orders of the Hon’ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p>b) <i>Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p>	Not accepted, observations given.

c) *Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.*

d) *Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.*

3. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon'ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:

“.....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.

- The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.*

- A survey of the complete structure must be carried out and the drawings of all the structural elements must be prepared in order to understand the current structural arrangement. This survey shall include all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are part of the structural system. Architectural features such as false ceilings, panelling, glazing, tiling, stones, etc. may have to be removed for the observations and measurements required in this survey. So as to preserve the heritage nature of the building, the facade shall not be disturbed.*

		<ul style="list-style-type: none"> •A survey of the condition of all structural elements, including all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are a part of the structural system, must be carried out in order to assess their condition and to estimate their residual capacity. •A structural analysis, as detailed as possible must be carried out so as to identify locations of potential weakness in the structure and to identify any measures required to repair/restore the structure. •Any ad-hoc modifications of the structure, without carrying out the above-mentioned analysis, should not be encouraged so as to not disturb the present load distribution of the structure.....” <p>4. Considering the facts enumerated above, the Committee holds the opinion that, given the monolithic nature of the Regal Building, which encompasses a variety of establishments including shops, offices, and other commercial spaces interconnected through shared corridors and rooftops, undertaking piecemeal repair or restoration work is not advisable. The interconnectedness of the structure implies that restoration efforts in one part of the heritage structure could potentially disturb other already dilapidated sections, leading to serious consequences for the overall structural integrity of the building.</p> <p>5. It was, accordingly, advised to the concerned local body i.e., NDMC to develop a comprehensive proposal for the restoration and repair of entire Regal Building as suggested in the structural report dated 07.03.2022 submitted by the IIT Delhi and Sub-committee site visit report dated January 03, 2024.</p>	
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<p>3</p>	<p>Repair/renovation in respect of Shop No.12, (Mezzanine Floor) Regal Building, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring and fittings, waterproofing, proposed internal doors and windows, existing staircase to be repair.</p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC, the following is brought to the notice of the Committee:</p> <p>a) <i>Orders of the Hon’ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p>b) <i>Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p> <p>c) <i>Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>d) <i>Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.</i></p> <p>a)3. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon’ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:</p> <p><i>“.....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.</i></p>	<p>Not accepted, observations given.</p>
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		<ul style="list-style-type: none"> •<i>The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.</i> •<i>A survey of the complete structure must be carried out and the drawings of all the structural elements must be prepared in order to understand the current structural arrangement. This survey shall include all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are part of the structural system. Architectural features such as false ceilings, panelling, glazing, tiling, stones, etc. may have to be removed for the observations and measurements required in this survey. So as to preserve the heritage nature of the building, the facade shall not be disturbed.</i> •<i>A survey of the condition of all structural elements, including all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are a part of the structural system, must be carried out in order to assess their condition and to estimate their residual capacity.</i> •<i>A structural analysis, as detailed as possible must be carried out so as to identify locations of potential weakness in the structure and to identify any measures required to repair/restore the structure.</i> •<i>Any ad-hoc modifications of the structure, without carrying out the above-mentioned analysis, should not be encouraged so as to not disturb the present load distribution of the structure.....”</i> <p>b)4. Considering the facts enumerated above, the Committee holds the opinion that, given the monolithic nature of the Regal Building, which encompasses a</p>	
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		<p>variety of establishments including shops, offices, and other commercial spaces interconnected through shared corridors and rooftops, undertaking piecemeal repair or restoration work is not advisable. The interconnectedness of the structure implies that restoration efforts in one part of the heritage structure could potentially disturb other already dilapidated sections, leading to serious consequences for the overall structural integrity of the building.</p> <p>c)5. It was, accordingly, advised to the concerned local body i.e., NDMC to develop a comprehensive proposal for the restoration and repair of entire Regal Building as suggested in the structural report dated 07.03.2022 submitted by the IIT Delhi and Sub-committee site visit report dated January 03, 2024.</p>	
<p>4</p>	<p>Repair/renovation in respect of D-23, Ground Floor & Mezzanine, Middle Circle, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of addition of a lift and re-orientation of staircase at the front right side.</i></p> <p>1.2. <u>2.</u> Earlier, the proposal was approved by the Heritage Conservation Committee at its meeting held on August 25, 2023.</p> <p>2.3. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC, the following observations are to be complied with:</p> <p>d)a) The Committee duly noted the proposal for the addition of a lift and re-orientation of the staircase at the front right side. However, during the review, it was observed that the proposal lacks a sufficient number of photographs showcasing the existing situation, particularly focusing on the ground floor's</p>	<p>Not accepted, observations given.</p>

		<p>existing staircase area and the front portion. The Committee recommends supplementing the proposal with an appropriate number of photographs from various angles, and providing enlarged and detailed drawings. This additional visual documentation is necessary for a more comprehensive evaluation of the proposed changes in relation to the existing structure.</p> <p>e)b) Furthermore, recognizing that the addition of a lift necessitates specific modifications to the existing structure, such as creating a lift pit, a machine room on top, and establishing supporting structural arrangements, the Committee emphasizes the need for a more detailed methodology, and elucidation of the proposal. The Committee advise that the proposal be supplemented with appropriate details, including the overall working mechanism of the proposed lift and its associated services.</p> <p>f)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.</p> <p>a)d) <u> </u> The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p><u>2.4.</u> Overall, the Committee found the proposal lacking a self-explanatory design scheme. The Committee recommends that the submission be supplemented with detailed and self-explanatory information, including visual representations and explanatory notes, to facilitate an informed review process.</p>	
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		<p><u>3-5.</u> The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
5	<p>Repair/renovation in respect of 43 (First Floor), & 65 (Second & Mezzanine Floor) Regal Building, Connaught Place.</p>	<p>a)1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering/POP punning, painting/whitewashing, flooring/reflooring, false ceiling, temporary wall panelling, electrical wiring & air condition work, water proofing, demolished temporary wall panelling, wooden partitions & wooden loft, internal wooden/glass partitions, replaced internal doors & windows, repairing of stair steps & railing.</i></p> <p>b)2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC, the following is brought to the notice of the Committee:</p> <p>a) <i>Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p>b) <i>Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p> <p>c) <i>Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>d) <i>Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.</i></p>	<p>Not accepted, observations given.</p>

a)3. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon'ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:

“.....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.

•The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.

•A survey of the complete structure must be carried out and the drawings of all the structural elements must be prepared in order to understand the current structural arrangement. This survey shall include all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are part of the structural system. Architectural features such as false ceilings, panelling, glazing, tiling, stones, etc. may have to be removed for the observations and measurements required in this survey. So as to preserve the heritage nature of the building, the facade shall not be disturbed.

•A survey of the condition of all structural elements, including all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are a part of the structural system, must be carried out in order to assess their condition and to estimate their residual capacity.

		<p>•A structural analysis, as detailed as possible must be carried out so as to identify locations of potential weakness in the structure and to identify any measures required to repair/restore the structure.</p> <p>•Any ad-hoc modifications of the structure, without carrying out the above-mentioned analysis, should not be encouraged so as to not disturb the present load distribution of the structure.....”</p> <p>4. Considering the facts enumerated above, the Committee holds the opinion that, given the monolithic nature of the Regal Building, which encompasses a variety of establishments including shops, offices, and other commercial spaces interconnected through shared corridors and rooftops, undertaking piecemeal repair or restoration work is not advisable. The interconnectedness of the structure implies that restoration efforts in one part of the heritage structure could potentially disturb other already dilapidated sections, leading to serious consequences for the overall structural integrity of the building.</p> <p>5. It was, accordingly, advised to the concerned local body i.e., NDMC to develop a comprehensive proposal for the restoration and repair of entire Regal Building as suggested in the structural report dated 07.03.2022 submitted by the IIT Delhi and Sub-committee site visit report dated January 03, 2024.</p>	
6	<p>Repair/renovation in respect of 10-B, Ground Floor & Mezzanine,</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary internal partitions (gypsum/glass/wooden), patch work, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing, proposed temporary door, proposed outdoor units of AC shall be placed on the</p>	<p>Not accepted, observations given.</p>

<p>Scindia House, Connaught Place.</p>	<p><i>roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired, proposed design to maintain heritage aesthetics of external façade, proposed temporary rolling shutter inside the shop, existing temporary stairs to be repaired, proposed re-roofing with RSJ at given section.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and Annexure-II of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The Committee noted that it had previously accepted the proposal for the repair, renovation, and reconstruction of the chajja projection in respect of 10-B, Ground Floor, Scindia House at its meeting held on November 25, 2022, with certain observations.</p>	
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		<p>b) The current proposal involves extensive repair and renovation work on the ground floor and the Mezzanine floor. Upon reviewing the photographs of internal areas, the existing façade, 3D views, front elevations, and proposed sections, the Committee observed a lack of harmony in the envisioned elements. Notably, the front public passage and the chajja extension are seemingly absent in the sections, leading to a lack of clarity in depicting the actual situation at the site. The Committee recommends that the proposal be elucidated with necessary enlarged details of the relevant portion to facilitate a better understanding of the proposed changes in relation to the existing structure.</p> <p>c) The Committee observed from the proposal, including 3D views, that the front portion, specifically the structural wall above the existing rolling shutter, has been altered to accommodate full-height glazing, including changes to the chajja projection. Accordingly, it was suggested that the submission be supplemented with detailed and self-explanatory information, including visual representations and explanatory notes to facilitate a more informed and comprehensive review by the Committee.</p> <p>d) 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>e) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured.</p>	
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		<p>f) The structural safety of the building should be ensured. All original Heritage Characters should be retained in the modifications.</p> <p>a)5. Overall, the Committee found the proposal lacking a self-explanatory design scheme. The Committee recommends that the submission be supplemented with detailed and self-explanatory information, including visual representations and explanatory notes, to facilitate an informed review process.</p> <p>b)6. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
7	Repair/renovation in respect of F-30 B, Ground Floor, Malhotra Building, Radial Road, Connaught Place.	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of Plastering, POP, furniture & fixtures, flooring/re-flooring, internal temporary partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, temporary false ceiling, panelling work (gypsum), glass glazing, proposed temporary doors, proposed outdoor units of AC shall be places on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired, proposed design to maintain heritage aesthetics of external façade, proposed temporary rolling shutter (behind the glass inside the shop), changing of sanitary fittings.</i></p> <p>2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and Annexure-II of the UBBL 2016</p>	Accepted, observations given.

whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:

“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”

4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:

c)a) The Committee specifies that no changes are permitted on the external façade as well as verandah. It should be retained in accordance with the original design, emphasizing the importance of upholding the originality of the structure. This includes preserving its heritage character, construction, colour, form, materials, and all other aspects that contribute to the historical significance of the building.

d)b) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.

e)c)The structural safety of the building should be ensured. All original Heritage Characters including shopfront should be retained in the modifications.

		<p>f)d) All outdoor air-conditioning units shall be such installed that they should not remain visible from the outside.</p> <p>g)e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught Place area.</p>	
8	Repair/renovation in respect of M-6, Ground & Mezzanine Floor, Radial Road, Connaught Place.	<p>a)1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of Plastering, POP, Furniture & fixtures, flooring/re-flooring, internal temporary partitions (gypsum/glass/wooden), patch work, painting/whitewashing, temporary false ceiling, panelling work (gypsum), glass glazing and glass door, proposed temporary doors, proposed outdoor units of AC shall be places on the roof/terrace of the building, damaged part of structure and all damaged heritage characters to be repaired, proposed design to maintain heritage aesthetics of external façade, proposed temporary rolling shutter inside the shop and behind the glass.</i></p> <p>b)2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC.</p> <p>3. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and annexure-II of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p>	Accepted, observations given.

		<p><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p> <p>a) The Committee specifies that no changes are permitted on the external facade. It should be retained in accordance with the original design, emphasizing the importance of upholding the originality of the structure. This includes preserving its heritage character, construction, colour, form, materials, and all other aspects that contribute to the historical significance of the building.</p> <p>b) The Committee emphasizes the paramount importance of ensuring the structural safety of the building. Additionally, in all modifications to the front façade, it is imperative to retain all original heritage characters and diligently work towards restoring the structure to its original heritage form.</p> <p>c) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from the outside.</p>	
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		<p>e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by NDMC for the Connaught Place area.</p>	
<p>9</p>	<p>Repair/renovation in respect of M-41/2, Half portion of Second floor, Middle Circle, Connaught Place.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of Plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring and air-conditioning work, waterproofing and plumbing work, demolished temporary wall, internal wooden/glass partitions, repairing of doors, wall tiles.</i> 2. The proposal was scrutinized along with the comments given by the concerned local body i.e., NDMC. 3. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and Annexure-II of the UBBL 2016 whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that: <p style="text-align: center;"><i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> 4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with: 	<p>Accepted, observations given.</p>

		<p>a) No changes are permitted on the external façade as well as verandah, 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) Standardisation of the materials, colour scheme, colour grade, grooves, and overall originality of each element of the existing heritage structure be ensured by the NDMC.</p> <p>c) The structural safety of the building should be ensured. All original Heritage Characters including shopfronts should be retained in the modifications.</p> <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from the 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 NDMC for the Connaught Place area.</p>	
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sd/-
(SurendraKumarBagde)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

sd/-
(Ruby Kaushal)
Member-Secretary, HCC