

**MINUTES OF THE 143<sup>rd</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD AT 11.00 A.M. ON TUESDAY, JUNE 25, 2024.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	<b>Building plans proposal in respect of 1204 to 1207, Bazar Maliwara, Near Moti Bazar, Chandni Chowk.</b>	<p>1. The proposal was forwarded by the MCD (Online) for consideration of the HCC. The proposal is in the gazette notified heritage list of the MCD area, Grade-III listed at serial no. 458 vide gazette notification <i>dated 29th July 2016</i> issued by the Govt. of NCT of Delhi.</p> <p>2. Earlier, the committee did not accept the proposal at its meeting held on January 1, 2024, specific observations were given.</p> <p>3. The revised proposal received from MCD (online) on 12.06.2024 at the formal stage was scrutinized along with the previous observations of the Committee communicated vide HCC Observation Letter no. OL-2912235012, F. No. 5(12)/2023-HCC-Online dated 03.01.2024, extracts of which are as under:</p> <p style="padding-left: 40px;"><i>“..... (b) The Committee expressed its concern over the unauthorized demolition of a portion of the heritage structure, without prior approval from the MCD.</i></p> <p style="padding-left: 40px;"><i>(c) In light of the unauthorized demolition of a portion of the heritage structure, the Committee accentuated the need for additional documentation to substantiate that no other heritage elements were demolished. It was, accordingly, decided that the MCD/proponent must submit the original built coverage details/built-up area, layout plan of the original built construction, heritage elements, photographs, drawings, documentation etc. of the original heritage structure to understand the heritage proposal judiciously.</i></p>	<b>Not Accepted, observations given.</b>

*(d) Further, the attention of the MCD and the proponent was drawn to the provisions as stipulated under clause 1.4 of the annexure-II of the UBBL for Delhi 2016:*

*“...1.4 Penalties: ..... It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished 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...”*

*4. After a comprehensive review, the Committee noted that the proposal is not in harmony with the provisions outlined in clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL). Due to the inadequacy of information provided, the Heritage Conservation Committee (HCC) could not appreciate heritage proposal judiciously. Consequently, the proposal is being returned to the concerned local body, i.e., MCD, with the request to examine, authenticate, and verify the submitted heritage proposal in term of the provisions outlined in clause 1.4 of annexure-II of the Unified Building Bye-Laws (UBBL).*

*5. The Committee emphasized the need to ensure compliance with all applicable requirements, particularly those outlined in clause 1.4 of annexure-II of UBBL, before forwarding the proposal for the consideration of the HCC. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply....”*

*a) Also, the Committee took note of the letter from MCD vide their letter no: TP/G/MCD/2024/3753 dated 03.06.2024, indicating the following:*

*“.....in which applicant proposed repair of ground floor and addition of first floor as per the original built up as shown in the report of INTACH, however, the applicant gave a submission in Town Planning Department vide letter dated*

		<p><i>08.04.2024 stating that property under reference consists of G+2 floor (copy attached).....”</i></p> <p>However, no such enclosures (original built-up as shown in the INTACH report) have been forwarded by MCD to substantiate facts regarding original built up area and original photographs of the heritage building.</p> <p>b) The Committee observed that the proposal has been resubmitted without satisfactorily addressing the observations of the Committee communicated vide HCC Observation Letter no. OL-2912235012, F. No. 5(12)/2023-HCC-Online dated 03.01.2024 which is not appreciated.</p> <p>c) It was also observed that the proposal concerns property numbers 1204-1207, but the heritage property is located on plot numbers 1205-1207, Maliwara, the same should be clearly marked on the respective drawings of the heritage building.</p> <p>d) The submitted site photographs lack clarity regarding the heritage elements, such as doors, windows, beams, and arches. Unaltered site photographs should be submitted for heritage building and the site context.</p> <p>e) Existing and proposed drawings should be superimposed to clearly illustrate the proposed changes in the submission.</p> <p>f) In view of the above, it is again reiterated that:</p> <p><i>i) In light of the unauthorized demolition of a portion of the heritage structure, the Committee accentuated the need for additional documentation to substantiate that no other heritage elements were demolished. It was, accordingly, decided that the MCD/proponent must submit the original built</i></p>	
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2.	<p><b>Repair/renovation in respect of 43 (First Floor), &amp; 65 (Second &amp; Mezzanine Floor) Regal Building, Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring &amp; air condition work, water proofing, demolished temp. wall panelling, wooden partitions &amp; wooden loft, internal wooden/glass partitions, replaced internal doors &amp; windows, repairing of stairs steps &amp; railing.</i></p> <p>2. The committee did not accept the proposal at its meeting held on January 12, 2024, specific observations were given.</p> <p>3. The revised proposal received from NDMC (online) at the Formal stage was scrutinized along with the previous observations of the Committee communicated</p>	<p><b>Not accepted, observations given.</b></p>

vide HCC Observation Letter No. OL-2112236050, F. No. 6(50)/2023-HCC-Online dated 18.01.2024, and the comments given by the NDMC, the following observations are to be complied with:

a) The Committee observed that its earlier detailed observations of its meeting on January 12, 2024, have not been complied. This includes the detailed comments by the NDMC regarding the current structural condition of the heritage building and its potential impact on the structural safety of the surrounding heritage structures during repair and renovation specifically w.r.t. IIT report dated 07.03.2022 and orders of Hon'ble High Court in W.P.(C) 8977/2021.

b) The Conservation Architect in its report has indicated that;

*“.....the report solely focuses on the heritage value of the structure and does not address aspects such as ownership, structural stability, area sanctioned, or any other related concern.....”*

Additionally, in Chapter-7 of the same report, it is recommended that for the 'Ceiling,' along with other elements that:

*“..... Proper structural test is suggested to be conducted for the existing wall masonry and roof for analysing the strength. Repairing is required.....”*

The NDMC was not able to answer the source and facts of the above report, which was not appreciated by the Committee.

4. In view of the observations & recommendations of the conservation architect, and inability of the NDMC to highlight the source of the report. The Committee asserted that the structural safety of the entire heritage structure must be

		considered when planning the restoration and repair work for any part of the heritage structure. NDMC should provide detailed comments to address these concerns (structural safety) adequately. In the absence of which the proposal is returned to NDMC to ensure full compliance of its observations.	
<b>3.</b>	<b>Repair/renovation in respect of D-23, Ground Floor &amp; Mezzanine, Middle Circle, Connaught Place.</b>	<ol style="list-style-type: none"> <li>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></li> <li>2. The committee did not accept the proposal at its meeting held on January 12, 2024, specific observations were given.</li> <li>3. The revised proposal received (online) at the formal stage was scrutinised along with its previous observations communicated vide HCC Observation Letter No. OL-2911236047, F.No. 6(47)/2023-HCC-Online dated 18.01.2024, detailed comments received from the NDMC, the following observations are to be complied with: <ol 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) 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.</li> <li>c) The NDMC should ensure the structural safety of the building. All original Heritage Characters should be retained in the modifications.</li> <li>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</li> </ol> </li> </ol>	<b>Accepted, observations given.</b>

		<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 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>	
<p><b>4.</b></p>	<p><b>Repair/renovation in r/o M-97,(First Floor &amp; Mezzanine) &amp; M-138 (Second Floor), Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering and POP punning, painting/ whitewashing, flooring/ re-flooring, water proofing, false ceiling, sanitary fittings &amp; fixtures, electrical wiring &amp; fittings, repairing of staircase &amp; railings, polishing/painting of internal doors/windows, internal temp partitions &amp; furniture/fixtures, removal/ demolition of mezzanine at first floor.</i></p> <p>2. The proposal received (online) at the formal stage was scrutinized along with the detailed comments received from NDMC, the following observations are to be complied with:</p> <p>a) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>b) Standardization 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><b>Accepted, observations given.</b></p>

		<p>c) The NDMC should ensure the structural safety of the building. All original Heritage Characters 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 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 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>	
<p><b>5.</b></p>	<p><b>Repair/renovation in respect of K-8, Ground &amp; Mezzanine Floor, Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, water proofing, sanitary fittings, electrical fittings, internal wooden/glass partitions, replacement of glass glazing/ doors, re-locating of M.S. staircase as per sanction plan, shifting of rolling shutters to inside of premises, removal of front portion of mezzanine.</i></p> <p>2. The proposal received (online) at the formal stage was scrutinized along with the detailed comments received from NDMC, the following observations are to be complied with:</p> <p>a) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p>	<p><b>Accepted, observations given.</b></p>



		<p>b) Standardization 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 NDMC should ensure the structural safety of the building. All original Heritage Characters 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 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 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>	
<p><b>6.</b></p>	<p><b>Repair/renovation in respect of C-1/1, (Ground &amp; Mezzanine Floor), Middle Circle, Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the work in terms of plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temporary wall panelling, electrical wiring &amp; fittings, internal wooden &amp; glass partitions, repairing of stair steps &amp; railing, shifting of rolling shutter from outside to inside of premises.</p> <p>2. The proposal received (online) at the formal stage was scrutinized along with the detailed comments received from NDMC, the following observations are to be complied with:</p>	<p><b>Accepted, observations given.</b></p>

		<p>a) No changes are permitted on the external facade, which should be retained as per the original design. It should be ensured that the repair work be carried out on-site while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</p> <p>b) Standardization 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 NDMC should ensure the structural safety of the building. All original Heritage Characters 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 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 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>Additional items:</b>			
1.	<b>Repair/renovation in respect of Plot No. B- 5, Ground Floor, (Block-II), B-</b>	1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of POP punning &amp; patch repairing, painting/whitewashing (internal only), flooring re-flooring (internal only), repair/replacement of sanitary fitting &amp; fixtures, installation of gypsum/glass partitions walls, wood work, furniture &amp;</i>	<b>Accepted, observations given.</b>

	<p><b>Block, Middle Circle, Connaught Place</b></p>	<p><i>fixtures, electrical works, ceramic tile cladding in toilet, air conditioning works, false ceiling, repairing of external façade plaster and painting works.</i></p> <p>2. The proposal received (online) at the formal stage was scrutinised along with the detailed comments received from NDMC, 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. It should be ensured that the repair work be carried out onsite while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc.</li> <li>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.</li> <li>c) The structural safety of the building should be ensured by the NDMC. All original Heritage Characters should be retained in the modifications.</li> <li>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</li> <li>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.</li> <li>f) 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.</li> </ul>	
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<p><b>2. Repair/renovation in respect of Premises no. 30-31 (First floor), Regal Building, Connaught Place.</b></p>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of <i>Repair of plaster, removal of cement plaster redoing it, Painting/whitewashing, re-flooring as per design, removing and reinstalling later added false ceiling, Waterproofing treatment of terrace which is compatible to the original building materials, repaired doors and windows, anti-rust treatment in metal sections and strengthening of reinforcement as per its condition in rooms, sticking of cracks and consolidation of masonry as required, electrical wiring and fittings, plumbing works and sanitary fitting, internal temp partitions &amp; furniture/fixtures, proper drainage for rainwater.</i></li> <li>2. The Committee returned back the proposal vide their letter no. 6(52)/2023-HCC Online, OL-2812236052 dated 29.12.2023, specific observations were given.</li> <li>3. The revised proposal received from NDMC (online) at the Formal stage was scrutinized along with the previous observations of the Committee communicated vide HCC Observation Letter No. 6(52)/2023-HCC Online, OL-2812236052 dated 29.12.2023, and the detailed comments given by the NDMC, the following observations are to be complied with: <ol style="list-style-type: none"> <li>a) The Committee noted that NDMC has not provided detailed comments on the current structural condition of the heritage building and its potential impact on the structural safety of the surrounding heritage structures during repair and renovation specifically w.r.t. IIT report dated 07.03.2022 and orders of Hon'ble High Court in W.P.(C) 8977/2021.</li> <li>b) The Conservation Architect in its report has indicated that; <p style="margin-left: 40px;"><i>“.....the report solely focuses on the heritage value of the structure and does not address aspects such as ownership, structural stability, area sanctioned, or any other related concern.....”</i></p> </li> </ol> </li> </ol>	<p><b>Not accepted, observations given.</b></p>
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3.	<p><b>Repair/renovation in respect of B-3, Ground &amp; Mezzanine Floor, Radial Road, Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinized. It included the <i>work in terms of plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, plumbing works, electrical wiring &amp; fittings, temporary internal partitions, temporary furniture &amp; fixtures, repairing of glass glazing/doors, removal of small portion of mezzanine.</i></p> <p>2. The Committee did not accept the proposal at its meeting held on May 24, 2024, specific observations were given.</p> <p>3. The revised proposal received from NDMC (online) at the Formal stage was scrutinized along with the previous observations of the Committee communicated vide HCC Observation Letter No. 6(8)/2024-HCC Online, OL-0705246018 dated 30.05.2024, and the detailed comments given by the NDMC, the following observations are to be complied with:</p> <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>Accepted, observations given.</b></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 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 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 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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**(SurendraKumar Bagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India**

**(Ruby Kaushal)**  
**Member-Secretary, HCC**