

MINUTES OF THE 145th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.00 AM ON AUGUST 16, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Repair/renovation in respect of 43 (First Floor), & 65 (Second & Mezzanine Floor) Regal Building, Connaught Place.	<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, temp wall panelling, electrical wiring & air condition work, water proofing, demolished temp., wall panelling, wooden partitions & wooden loft, internal wooden/glass partitions, replaced internal doors & windows, repairing of stairs steps & railing.</p> <p>2. The Committee did not accept the proposal at its meeting held on January 18, 2024, and June 25, 2024 respectively, specific observations were given.</p> <p>3. The revised proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed alongside the previous observations of the HCC, communicated vide observation letter nos: 6(50)/2023-HCC-Online, OL-2112236050 dated January 18, 2024, June 05, 2024, and the comments provided by the Chief Architect, NDMC, in a letter dated 16.07.2024 respectively. Based on these prior detailed observations and the comments from the NDMC, the following observations were made:</p> <p>a) The Committee noted the compliances made by the NDMC on the recommendations of the IIT Delhi, vide NDMC letter dated 16.07.2024 that: <i>“.....vi) since there are multiple occupants, comprehensive modifications is not possible and, therefore, as an alternate measures, block-wise proposal being</i></p>	Accepted, observations given.

sought from the applicants and after due assessment by NDMC and the same is being forwarded for seeking NOC from HCC. It is also submitted that no damage to the major structural elements of the building is accepted by NDMC and hence no such proposals are forwarded to HCC....”

“..... iv) since comprehensive structural assessment was difficult as recommended by IIT, Delhi, the NDMC has worked out the methodology to get the assessment done block-wise from staircase to staircase.....”

The Committee noted the above compliances made by the NDMC to the recommendations of the IIT Delhi. NDMC should develop guidelines and a list of do's and don'ts for the repair and restoration of the heritage structure. This will help ensure that restoration work in one part of the building does not cause damage to adjoining areas that may be in a dilapidated condition.

- b) The NDMC should ensure the structural safety of the building and adjoining structures. All original Heritage Characters should be retained in the modifications.
- 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) 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>e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>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.</p> <p>g) 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>	
2	<p>Repair/renovation in respect of Premises no. 30-31 (First floor), Regal Building, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of 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, stitching of cracks and consolidation of masonry as required, electrical wiring and fittings, plumbing works and sanitary fitting, internal temp partitions & furniture/fixtures, Proper drainage for rainwater.</i></p> <p>2. The Committee did not accept the proposal at its meeting held on June 25, 2024, specific observations were given.</p>	<p>Accepted, observations given.</p>

		<p>3. The revised proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed alongside the previous observations of the HCC, communicated vide observation letter nos: 6(52)/2023-HCC-Online, OL-2812246052 dated June 05, 2024, and the comments provided by the Chief Architect, NDMC, in a letter dated 16.07.2024 respectively. Based on these prior detailed observations and the comments from the NDMC, the following observations were made:</p> <p>a) The Committee noted the compliances made by the NDMC on the recommendations of the IIT Delhi, vide NDMC letter dated 16.07.2024 that: <i>“.....vi) since there are multiple occupants, comprehensive modifications is not possible and, therefore, as an alternate measures, block-wise proposal being sought from the applicants and after due assessment by NDMC and the same is being forwarded for seeking NOC from HCC. It is also submitted that no damage to the major structural elements of the building is accepted by NDMC and hence no such proposals are forwarded to HCC....”</i> <i>“..... iv) since comprehensive structural assessment was difficult as recommended by IIT, Delhi, the NDMC has worked out the methodology to get the assessment done block-wise from staircase to staircase.....”</i></p> <p>The Committee noted the above compliances made by the NDMC to the recommendations of the IIT Delhi. NDMC should develop guidelines and a list of do’s and don’ts for the repair and restoration of the heritage structure. This will help ensure that restoration work in one part of the building does not cause damage to adjoining areas that may be in a dilapidated condition.</p>	
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		<p>b) The NDMC should ensure the structural safety of the building and adjoining structures. All original Heritage Characters should be retained in the modifications.</p> <p>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>d) 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>e) The NDMC should ensure the structural safety of the building. All original Heritage Characters should be retained in the modifications.</p> <p>f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>g) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC.</p> <p>h) 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-</p>	
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		laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
3	Repair/renovation in respect of K-9/11, Block-K, Outer Circle, Connaught Circus.	<p>1.The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of repair of plaster, removal of cement plaster and redoing it, painting/whitewashing, floor as per design, removing old and laying new false ceiling, repair of doors, windows and ventilators, removing aluminium doors/windows and replacing with wooden doors/windows, waterproofing treatment of terrace which is compatible to the original building materials, treatment of wooden beams, anti-rust treatment in metal sections and strengthening of reinforcement as per its condition in rooms, sticking of cracks an consolidation of masonry as required, electrical wiring and fitting, painting, temp wall panelling, proposed internal doors and windows, temporary wall partitions.</i></p> <p>2. The proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed along with the comments received from NDMC, and the following observations are to be complied with:</p> <p>a) The Committee noted that the proposed repair/restoration work on the heritage structure is not accurately represented in the 3D views. However, the Chief Architect, NDMC assured the Committee that NDMC would take responsibility for ensuring that the outer façade, including the parapet, windows, and main entrance, will reflect the original design as initially envisioned. While the Committee agrees to accept the repair and renovation of the internal areas, the treatment of the outer façade is found to be inconsistent with the submitted plans. This should be revised to align with the original drawings, including plans/elevations with detailed dimensions, for HCC's review.</p>	Accepted (except outer façade), observations given.

		<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) 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) The NDMC should ensure the structural safety of the building. All original Heritage Characters should be retained in the modifications.</p> <p>e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>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.</p> <p>g) 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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<p>4. Repair/renovation in respect of K-10, Ground and Mezzanine Floor, Connaught Place.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of relaying of roof at rear side over kitchen area, shop front as per the HCC guidelines.</i> 2. The Committee accepted the proposal for repair/renovation at its meeting held on January 1, 2024, specific observations were given. 3. The proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed along with the comments received from NDMC, and the following observations are to be complied with: <ol style="list-style-type: none"> a) The Committee noted that the proposed main entrance of the heritage structure is not accurately represented in the plans/elevations/3D views etc. However, the Chief Architect, NDMC assured the Committee that NDMC would take responsibility for ensuring that the main entrance will reflect the original design in terms of form/dimensions/colour scheme/design etc., as initially envisioned. b) The design of the main entrance is found to be inconsistent with the original design in terms of form/dimensions/colour scheme/design etc., as originally envisioned. This should be revised to align with the original drawings, including plans/elevations with detailed dimensions, for HCC's review. c) While the Committee agrees to accept the relaying of roof at rear side subject to its original design and NDMC shall ensure that no new material shall be introduced. 	<p>Accepted (except design of the main entrance), observations given.</p>
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<p>5. Repair/renovation in respect of F-21, Ground Floor & Mezzanine, Connaught Place, New Delhi.</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, electrical/light fittings, plumbing & sanitary works, temporary fixtures & furniture, repairing of stairs steps/new railing, replacing old glass glazing with new, erection/re-erection of internal partitions, shifting of rolling shutter to inside of premises.</i></p> <p>2. The proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed along with the comments received from NDMC, and 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) 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 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>Accepted, observations given.</p>
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6.	Repair/renovation in respect of B-15 First and B-34, Second Floor, B-Block, Inner Circle, Connaught Place, New Delhi.	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of plastering, POP, furniture & fixtures, flooring/re-flooring, temporary partitions (gypsum/ glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling, work (gypsum) glass glazing, proposed outdoor units of AC shall be placed on the roof/terrace of the building damaged part of structure and all damaged heritage characters to be repaired as per defined materials/guidelines of HCC, proposed design to maintain heritage aesthetics of external façade, proposed temporary doors, changing of sanitary fittings, removal of temporary raised floor 1' high.</i></p> <p>2. The proposal received online from NDMC, under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, was reviewed along with the comments received from NDMC, and 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>	Accepted, observations given.

		<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 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>	
7.	Repair/renovation in respect of N-57, N-58, N-59, N-60 & half of N-61 at First Floor and N-90, N-91, N-92, N-93 & Half of N-	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of demolition of existing partitions, POP work, plaster/repair on existing walls, removal of existing flooring and installing new flooring, temporary internal partitions (glass/board/wooden), removal of existing false ceiling and installing new false ceiling, removal of existing wall panelling and installing new wall panelling, replacing existing sanitary fixtures, repairing & replacing existing doors and windows, proposed outdoor units of AC shall be placed on the roof/terrace of the</i></p>	Accepted (except outer façade), observations given.

<p>94 at second floor at Munshi Lal Building, N-Block, Connaught Place.</p>	<p><i>building, replacing existing shutters, re-paint on walls, re-strengthening of existing columns and structure, repair of all electrical, AC, water system works, repairing of existing staircase.</i></p> <p>2. The Committee observed that the NDMC has forwarded (online) the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016. The proposal received (online) was scrutinized along with the detailed comments received from NDMC, and the following observations are to be complied with:</p> <p>a) The Committee noted that the proposed repair/restoration work on the heritage structure is not accurately represented in the 3D views. However, the Chief Architect, NDMC assured the Committee that NDMC would take responsibility for ensuring that the outer façade, including the parapet, windows, will reflect the original design as initially envisioned. While the Committee agrees to accept the repair and renovation of the internal areas, the treatment of the outer façade is found to be inconsistent with the submitted plans. This should be revised to align with the original drawings, including plans/elevations with detailed dimensions, for HCC's review.</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>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>	
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		<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>8.</p>	<p>Repair/renovation in respect of K-11, Ground floor, Connaught Place.</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, electrical & light fittings, plumbing & sanitary works, temporary fixtures & furniture, repairing of stairs steps /new railing, replacing old glass glazing with new, erection/re-erection of internal partitions, shifting of rolling shutter to inside of premises, re-roofing at the rear portion on ground floor roof, re strengthening of part portion at front side at ground floor roof.</i></p> <p>2. The Committee accepted the proposal at its meeting held on April 16, 2024, specific observations were given.</p>	<p>Not accepted, observations given.</p>

	<p>3. The Committee observed that the NDMC has forwarded (online) the revised proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016. The proposal received (online) was scrutinized along with the detailed comments received from NDMC, and the following observations are to be complied with:</p> <p>a) The Committee noted that a portion at the rear, where a modular kitchen is proposed, is planned to be re-roofed with ‘Cast lime concrete with waterproofing and brick tile,’ which is not acceptable. There was a lack of clarity regarding the original design and materials used previously. The Committee holds the view that no new materials should be introduced; the proposed re-roofing must replicate the original design and materials. The roof’s status should remain temporary, with an appropriate gradient/slope, and should not be designed to support any additional load in future.</p> <p>b) The Committee desired to know the time period of the construction at the rear portion and whether any approvals were provided by the NDMC, to gain a better understanding of the proposal and its review.</p> <p>c) Upon reviewing the proposed 3D views, plans/elevations provided by the architect, and the original façade, it was evident that the dimensions and proportions of the original façade do not match. The treatment of the outer façade is inconsistent with the submitted plans. This should be revised to align with the original drawings, including plans and elevations with detailed dimensions, for the HCC’s review.</p>	
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		4. Overall, the current repair/renovation proposal requires modifications based on the observations provided by the HCC. It is returned to the NDMC and the architect is advised to address the Committee's observations and provide a point-by-point compliance report and response.	
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(SurendraKumarBagde)
Chairman, HCC
Additional Secretary (D),
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(Ruby Kaushal)
Member-Secretary, HCC