

**MINUTES OF THE 146<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD AT 11.30 AM ON AUGUST 21, 2024.**

Sl. No.	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	<b>Repair/Renovation in respect of 9-A, Phelps building, Middle Circle, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of formation of footings on the terrace slab as per design, installation of solar panels on the footings.</i></p> <p>2. The proposal for repair/renovation received online from NDMC, under clause 1.3 (i) &amp; (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 observed that the overall dimensions of the proposed connected solar panels, approximately 20.0 m in length and 4.60 m in width occupying a considerable portion of the existing terrace. Additionally, the panels are proposed to be mounted on structural arrangement over a concrete footing. Given the construction period of the main structure, the NDMC should ensure and confirm that the structural stability of the building will not be compromised due to the additional load from the proposed solar panels installation.</p> <p>b) Furthermore, the highest point of the proposed solar panels is more than 2.75 m above the terrace surface, making it visible from the outside. It should be ensured that the total height of the solar panels, including its mounting base, does not exceed the height of the parapet, to prevent the panels from being visible from outside, thereby preserving the heritage character of the area.</p>	<b>Not accepted, observations given.</b>
2	<b>Repair/renovation in respect of Shop No. G-52, (Ground Floor) Radial Road, Connaught Place, New Delhi.</b>	<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, proposed doors and windows, electrical wiring &amp; fittings, wall panelling, partitions &amp; furniture/fixtures, proposed rolling shutter inside the premises, wooden loft to be removed.</i></p>	<b>Accepted, observations given.</b>

		<p>2. The proposal received online from NDMC, under clause 1.3 (i) &amp; (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 observed the placement of four outdoor air-conditioners just outside the main entrance of the premises, which detracts from the overall aesthetics and heritage character. These AC units should be suitably relocated so as not to be visible from the outer façade.</p> <p>b) No changes are permitted on the external facade, which should be retained as per the original design (including main entrance), 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) 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>	
3	<b>Repair/renovation in respect of H-9,</b>	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</i>	<b>Accepted, observations</b>

	<p><b>(First Floor) Inner Circle, Connaught Place, New Delhi-110001.</b></p>	<p><i>proofing, false ceiling, internal door and window to be repaired, electrical wiring &amp; fittings, wall panelling, partitions &amp; furniture/fixtures, existing mezzanine to be removed, sanitary fittings and toilet, pantry Renovated.</i></p> <p>2. The proposal received online from NDMC, under clause 1.3 (i) &amp; (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>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>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>	<p><b>given.</b></p>
<p><b>4</b></p>	<p><b>Repair/renovation in respect of M-48,</b></p>	<p>1. The proposal forwarded by the NDMC (online) was scrutinised. It included the <i>work in terms of</i> plastering and POP punning, painting/whitewashing, flooring/re-flooring, false</p>	<p><b>Not accepted, observations</b></p>

<p><b>Ground Floor &amp; Mezzanine, Connaught Place, New Delhi-110001.</b></p>	<p>ceiling, wall panelling, temp furniture &amp; fixtures, electrical wiring &amp; fittings, plumbing works &amp; sanitary fittings, internal wooden/glass partitions, replacement of glass glazing/doors., temp. brick wall partition with door for kitchen, widening of fire exit to 1.50 meters as per fire safety rules.</p> <p>2. The proposal received online from NDMC, under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, was reviewed along with the comments received from NDMC, and the following observation is to be complied with:</p> <p>a) 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 replicated to align with the original design, including plans/elevations with detailed dimensions, and resubmitted for HCC's review.</p>	<p><b>given.</b></p>
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**(SurendraKumar Bagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
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**(Ruby Kaushal)**  
**Member-Secretary, HCC**