

MINUTES OF THE 147th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.30 A.M. ON WEDNESDAY, SEPTEMBER, 18, 2024.

| Sl. No | PROPOSAL | OBSERVATIONS / RECOMMENDATIONS | DECISION |
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| 1. | Repair/renovation proposal at plot no.134, flat no.3 on Third & Terrace floor at Atma Ram Mansion (earlier known at Scindia House) Janpath Road, Connaught Place. | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee accepted the proposal for repair/renovation of the M.D. Room and Director's room on second floor only at its meeting held on March 20, 2024, specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>1. left side of staircase at 2nd, MD room & director's room will be renovated as follows: plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, air-conditioning works, electrical fittings, temporary fixtures & furniture, plumbing & sanitary works, erection/re-erection of internal partitions, replacing old glass glazing/doors with new, 2. Painting work & minor plaster repair works will be done on balance area of IInd floor.</i></p> <p>4. 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 received was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> | Not accepted, observations given. |

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| | | <p>a) The Committee observed that the title and subject in Proforma Part-B (to be filled by the NDMC) are missing in the proposal for repair/renovation. NDMC is requested to ensure that all relevant fields are properly filled before submitting the case for the Committee's advice.</p> <p>b) The Committee further observed that, besides the repair/renovation works listed in Proforma Part-B, additional miscellaneous repair/renovation activities, as noted in the accompanying report, are also envisaged to be carried out. NDMC must ensure that there should not be mismatch between proforma 'B' and submitted proposal when submitting the proposal for the Committee's consideration.</p> <p>c) Additionally, 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.</p> <p>d) The drawings submitted by the architect indicate proposal for repair/renovation works on full third floor and terrace floor, along with some existing structures (such as office space, toilets, etc.) on the terrace. However, the extent of these existing structures, including photographs etc., on the terrace was not submitted for the HCC's review. NDMC was advised to provide the original drawings of Atma Ram Mansion (formerly known as Scindia House) to assess the extent of heritage area and report actual situation at site.</p> | |
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| | | <p>e) The submitted photographs of the terrace areas are cropped and do not show the existing structures and service on the terrace. Uncut, complete photographs of the entire terrace must be submitted for the HCC’s review. Additionally, the Committee noted that while extensive repair and renovation work is being proposed on the third floor and terrace, the backside of the second floor has been overlooked, with exposed air conditioners and hanging wires clearly visible. These issues should also be addressed by relocating the services so as not to be visible on facade. The proposal should be revised accordingly and resubmitted for the HCC’s review.</p> <p>f) Considering the extensive repair and renovation work being proposed on the heritage structure, with significant dead and live loads being added. NDMC must ensure and provide assurance regarding the structural safety of the heritage structure.</p> <p>5. Overall, the current repair/renovation proposal requires modifications based on the observations provided by the HCC above. It is returned to the NDMC and it is advised to address the Committee's observations and provide a point-by-point compliance report and response.</p> | |
| 2. | Repair/renovation in respect of M-48, Ground Floor & Mezzanine, Connaught Place, New Delhi-110001. | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee did not accept the proposal for repair/renovation at its meeting held on August 21, 2024 specific observations were given.</p> | Not accepted, observations given. |

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| | | <p>3. 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/re-flooring, false ceiling, wall panelling, temporary furniture & fixtures, electrical wiring & fittings, plumbing works & 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.</i></p> <p>4. 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 received electronically was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) The Committee observed that unsatisfactory replies to its previous observations communicated vide HCC observation letter no: 6(31)/2024-HCC-Online, OL-0708246031 dated 23.08.2024 has been given.</p> <p>b) While reviewing the proposal at its meeting held on August 21, 2024, a very specific observation was given:</p> <p><i>“..... 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.....”</i></p> | |
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| | | <p>The response submitted by the architect, along with the revised drawings including plans, elevations, and 3D views, is not aligned with the original design scheme and lacks detailed dimensions for each element. Furthermore, the NDMC was requested to provide the architect with the detailed original drawings (<i>shopfront guidelines</i>) and ensure that the architect resubmits the revised scheme with accurate dimensions consistent with the original design (<i>shopfront guidelines</i>).</p> <p>c) Additionally, 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.</p> <p>5. Overall, due to inadequate compliances to its previous observations, 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.</p> | |
| <p>3.</p> | <p>Repair/renovation in respect of M-1,2 & 3 (Ground Floor & Mezzanine), M-62 & 63 (First Floor) & M-103 & M-104 (Second</p> | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>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 staircase (connecting ground, first & second floor, internally without any mumty), no projection on terrace to</i></p> | <p>Not accepted, observations given.</p> |

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| <p>Floor), Connaught Place, New Delhi.</p> | <p><i>maintain the elevation, shifting of rolling shutters to inside of premises & maintaining the shopfront guidelines, removal of mezzanine, installation of machine room less lift (connecting ground, first & second floor).</i></p> <p>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 received electronically was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) The Committee observed that the proposal involves extensive repair and renovation work, including the demolition of balconies, one of the existing staircases, and mezzanine floors, among other elements.</p> <p>b) The current photographs of the property where major repairs are proposed are missing. These should be supplemented with proper annotations to better understand the site and its surrounding context. The external photographs of the front & rear side of the building should also be provided.</p> <p>c) Additionally, 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.</p> | |
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| | | <p>d) Discrepancies were observed in the submission, as the elevational shop front does not match the proposed 3D view. The design scheme, including plans, elevations, and 3D views of the shop front, is inconsistent with the original design and lacks detailed dimensions. NDMC has been requested to provide the architect with the detailed original drawings (shopfront guidelines) and ensure the architect resubmits a revised scheme with accurate dimensions that align with the original design. A coordinated and self-explanatory design scheme, including plans, elevations, sections, and 3D views, must be submitted for the Committee's review.</p> <p>e) Given the extensive structural modifications proposed for the heritage structure, including the demolition of balconies, one of the existing staircases, and mezzanine floors, among other elements, the NDMC should ensure the structural safety of the building and surrounding heritage structures.</p> <p>f) Only one section has been provided, which does not adequately capture the details and areas necessary for a better understanding of the modifications. Additional longitudinal and cross sections should be included to highlight these areas for the Committee's review.</p> <p>g) The proposed premises will be fully air-conditioned. The revised design scheme should also indicate the locations of air conditioners and heavy cables to ensure they are not visible on façade and do not compromise the structural safety of the heritage structure.</p> | |
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| | | <p>4. Overall, due to the lack of clarity, inconsistencies, and incompleteness in the submission, it is returned to the NDMC. The architect is advised to address the Committee's observations and provide a point-by-point compliance report and response.</p> | |
| <p>4.</p> | <p>Repair/renovation in respect of H-37, H-37/1 & H-67, Block -H, Ground, Mezzanine & First Floor, Connaught Place, New Delhi.</p> | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>dismantling of old plaster and re-plastering work, flooring and re-flooring work, POP & punning work, white washing, painting and polish work, wood and glass work, removal and erection of brick/ wooden partition wall, removal of mezzanine floor area, existing false ceiling to be replaced with new false ceiling work, tile work, repair of rolling shutter, replacement of sanitary & electrical fittings and fixture.</i></p> <p>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 received was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> <p>a) 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.</p> | <p>Accepted (except outer façade), observations given.</p> |

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| | | <p>b) The Committee noted that the proposed shop front of the heritage structure does not align with the original design (shopfront guidelines) as depicted in the 3D views. However, the Chief Architect of NDMC assured the Committee that NDMC would ensure the outer façade is consistent with the detailed original drawings (shopfront guidelines). While the Committee accepted the repair and renovation of the internal areas, it does not accept the shop front as presented. A revised scheme that aligns with the original drawings (shopfront guidelines), including plans, elevations, 3D views, and detailed dimensions, must be submitted for the HCC's review.</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> | |
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| | | <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>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.</p> | |
| 5. | Repair/renovation in respect of F-16 & F-16/2, Ground Floor and Mezzanine Floor, Connaught Place. | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP, furniture & fixtures, flooring/re-flooring, temporary internal 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 door, proposed temporary rolling shutter (behind the glass inside the shop).</i></p> <p>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 received electronically was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with:</p> | Accepted (except outer façade), observations given. |

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| | | <p>a) 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 disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>b) The Committee noted that the proposed shop front of the heritage structure does not align with the original design (shopfront guidelines) as depicted in the 3D views. However, the Chief Architect of NDMC assured the Committee that NDMC would ensure the outer façade is consistent with the detailed original drawings (shopfront guidelines). While the Committee accepted the repair and renovation of the internal areas, it does not accept the shop front as presented. A revised scheme that aligns with the original drawings (shopfront guidelines), including plans, elevations, 3D views, and detailed dimensions, must be submitted for the HCC's review.</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> | |
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| | | <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-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p> | |
| <p>6.</p> | <p>Repair/renovation in respect of D-74, Behind Regal Building, Connaught Place.</p> | <ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp wall panelling, electrical wiring and air-condition work, waterproofing and plumbing works, demolished temporary partition, internal wooden doors/glass partition, repairing of doors, fixing of wall tiles.</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 received electronically was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with: | <p>Accepted, observations given.</p> |

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| | | <p>a) The Committee observed that the address provided by the NDMC in its proforma part-B is listed as 'D-74, Regal Building'; however, the property is actually located near the Regal Building, specifically behind it. Consequently, the acceptance for the repair and renovation work has been assigned to 'D-74, Behind Regal Building, Connaught Place.</p> <p>b) Additionally, 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.</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> | |
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| | | <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-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p> | |
| 7. | Repair/renovation in respect of B-33, First floor, Connaught Place. | <ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, water proofing of pantry, toilet and front portion of terrace, sanitary fittings, electrical fittings, internal wooden/glass partitions, replacement of glass glazing/door, existing loft to be removed.</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 received electronically was scrutinized along with the detailed comments received from NDMC (<i>in its proforma part-B</i>), and the following observations are to be complied with: | Accepted, observations given. |

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| | | <p>a) 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.</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>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</p> | |
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| | | 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. | |
| 8. | Addition/ Alteration in respect of Delhi Golf Club at Dr. Zakir Hussain Marg, New Delhi. | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>addition of a lift to the existing annexe block repair/renovation.</i></p> <p>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 received electronically was scrutinized along with the detailed comments received from NDMC (in its proforma part-B), 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> | Accepted, observations given. |

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| | | <p>d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>e) 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> | |
| Additional items: | | | |
| 1. | Repair/renovation in R/o E-40 & 41, (First Floor), Block- E, Inner Circle, Connaught Place, New Delhi | <p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee accepted the proposal for repair/renovation at its meeting held on August 25, 2023 specific observations were given.</p> <p>3. The proposal forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>Plastering, Pop Punning, Painting / Whitewashing, False Ceiling, Electrical Wiring, Waterproofing, RBC Re-Roofing & Strengthening, Repairing of Staircase.</i></p> <p>4. 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 received was scrutinized along with the detailed comments received from NDMC (in its proforma part-B), letter no: D-137/CA/HA/Misc/2024 dated 18.07.2024, from Chief Architect (CA), NDMC, the order of the hon'ble Delhi High</p> | Accepted, observations given. |

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| | | <p>Court dated 10.05.2024 in the matter W.P.(C) 6896/2024, and the conservation report. Based on the comments from the NDMC, letter from CA, NDMC, Court order dated 10.05.2024, and the conservation report, the following observations are to be complied with:</p> <ul style="list-style-type: none">a) The Committee took note that it has accepted earlier the proposal for repair/renovation at its meeting held on August 25, 2023 specific observations were given.b) The Committee also took note of the conservation report prepared by the conservation architect and understood the dilapidated condition of the heritage structure. Taking into consideration all the aspects including drawings, documentations, photographs of the structure, its dilapidated condition, comments from NDMC, letter from CA, NDMC dated 18.07.2024, and the Order of the hon'ble Delhi High Court dated 10.05.2024, the Committee accepted the proposal for repair/renovation.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. | |
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| | <p>f) The NDMC should ensure the structural safety of the building and surrounding buildings. All original Heritage Characters should be retained in the modifications.</p> <p>g) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</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-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p> | |
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(SurendraKumarBagde)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

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(Ruby Kaushal)
Member-Secretary, HCC