

**MINUTES OF THE 149<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD AT 4.00 P.M. ON THURSDAY, OCTOBER 24, 2024.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	<b>Proposal in respect of Restoration and Comprehensive repairs of North Block, New Delhi.</b>	<p>1. The proposal forwarded by the CPWD electronically.</p> <p>2. The proposal forwarded by the CPWD (online) was scrutinized. In terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1<sup>st</sup> October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi 'North Block and South Block' listed in the notified list at serial no. 7 are in the Grade-I.</p> <p>3. The proposal for Restoration and Comprehensive repairs of North Block was scrutinised along with the comments of the concerned local body, O/o Chief Architect (Delhi), C.P.W.D. vide their letter no: 23(01)(119)/मुख्यवास्तुक(दिल्ली)/ 2024/144-E dated 22.10.2024, and a detailed discussion was held with the proponent and architect who provided clarifications to the queries of the Committee. Based on the submission made and the discussion held, the following observations are to be complied with:</p> <p>a) The Committee noted that the following has been stated in the submitted project report :</p> <p align="center"><i>“..... Restoration of North Block shall contribute all necessary action and interventions taken to prolong its lifespan; prevent it damage and deterioration; minimize the impact of external agents of decay and intervention on the building and its material and prepare for natural and human induced disasters. All efforts shall be made to restore the North Block, retaining its values and significance, authenticity and interventions, and visual connection to and from the structure....”</i></p> <p>b) The concerned local body, i.e., CPWD should ensure the repair/restorations shall be done in such a way to maintain originality of existing heritage building in terms of character, construction, colour, form, materials etc. and no external intervention is allowed including heat resistant paint on the terrace.</p> <p>c) CPWD should ensure the structural safety of the building. All original Heritage Characters should be retained in the restoration/repairs.</p>	<b>Accepted, observations given.</b>

		4. The concerned local body i.e., CPWD, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the CPWD 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.	
<b>2</b>	<b>Repair/renovation in respect of K-27, Ground floor, Connaught Place.</b>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP, furniture &amp; 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 at the 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 rolling shutter inside the shop and behind the glass and front door (As per shop front guidelines of HCC), proposed temporary door.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with:</p> <p>5. 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>6. NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>7. 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>8. The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p>	<b>Accepted, observations given.</b>

		<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>	
<p><b>3</b></p>	<p><b>Repair/renovation in respect of N-9, Ground floor, Connaught Place.</b></p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering and POP punning, painting/whitewashing, flooring and re-flooring, false ceiling, wall panelling, water proofing, electrical wiring &amp; fittings, sanitary fittings &amp; plumbing works, internal wooden/glass partitions, laying of temporary furniture &amp; fixtures, shifting of rolling shutter to inside of premises.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), 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>b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc.</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) The structural safety of both the heritage building and the surrounding heritage structures must be ensured 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>	<p><b>Accepted, observations given.</b></p>

4	<b>Repair/renovation in respect of 8 &amp; 9A, Ground Floor &amp; Mezzanine, Scindia House, Connaught Place.</b>	<ol style="list-style-type: none"> <li>1. The proposal forwarded by the NDMC electronically.</li> <li>2. The proposal for repair renovation forwarded by the NDMC (online) 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, plumbing works &amp; sanitary fittings, electrical wiring &amp; fittings, temporary furniture &amp; fixtures, internal wooden/glass partitions, internal temporary brick wall partitions, replacement of glass glazing/doors, shifting of rolling shutters to inside, 5 feet wide arch openings in the middle wall, removal of front staircase at left portion of premises.</i></li> <li>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) &amp; (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with: <ol style="list-style-type: none"> <li>a) While the Committee agrees to accept the repair and renovation of the internal areas, external façade should have maintained civil work as per original design. All aspects of the exterior, including plaster, grooves, paint, and finishes, should be preserved in accordance with the original design to maintain the building's heritage character and originality. This should be resubmitted for HCC's review and the design should be aligned as per the the original drawings in terms of plans/elevations with detailed dimensions.</li> <li>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.</li> <li>c) 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.</li> <li>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.</li> </ol> </li> </ol>	<b>Accepted (except outer façade), observations given.</b>

	<p>e) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p> <p>f) All outdoor air-conditioning units shall be such installed that they should not remain visible from external facade.</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>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>	
--	---	--

**sd/-**  
**(SurendraKumarBagde)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

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