

MINUTES OF THE 150th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 3.30 P.M. ON FRIDAY, DECEMBER 13, 2024.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1.	Repair/renovation in respect of M-1, 2 & 3 (Ground Floor & Mezzanine), M-62 & 63 (First Floor) & M-103 & M-104 (Second Floor), Connaught Place, New Delhi.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. Earlier, the committee did not accept the proposal at its meeting held on September 18, 2024, specific observations were given. 3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>repair of plaster, removal of cement, plaster and redoing it, painting/whitewashing, re-flooring after replacing the top layer with suitable material, without disturbing the under layer, repairing of ceiling and false ceiling as per design, wall panelling as per design, water proofing 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 sanitary fitting, internal temp partitions & furniture/fixtures, proper drainage for rainwater, re-location of staircase as per sanction plan, shifting of rolling shutter to inside the premises, removal of front portion of the mezzanine, strengthening of beams, slabs and columns as per conservation report.</i> 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 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"> a) The submitted proforma 'B' mentions, "<i>strengthening of beams, slabs and columns as per conservation report</i>", but the conservation report is missing, therefore making it an incomplete submission. NDMC should give their comments on conservation report ensuring the structural safety of existing as well as the surrounding heritage buildings. b) Inconsistencies were seen in the drawings ie. the second-floor plan shows closing of windows on the rear side, whereas the elevation shows a row of windows. 	Not accepted. Observations given.

		<p>Similarly, the superimposed plans of first and second floor show demolition of existing balcony whereas the proposed plans show provision of balcony, therefore inconsistency is seen in the submission. Also, if it is proposed to demolish the rear side balcony, details of façade treatment including the materiality are to be provided.</p> <p>c) The proposal includes repair work on the terrace surface, including the dismantling of the upper concrete layer. The submission, however, shows proposed 3d view of the terrace, but lacks sufficient details, such as the selection of materials (both existing and proposed), comparative large-scale sections of the original and current terrace, proposed specifications (including waterproofing), and the methodology for material application. A section providing above-mentioned details to be submitted to provide clarity on treatment of floor at terrace level.</p> <p>d) 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>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>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to the lack of clarity, and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point wise manner before resubmission.</p>	
2.	<p>Repair/renovation in respect of 53, (Second and Mezzanine Floor), Regal Building, Connaught Place.</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, POP punning, painting/whitewashing flooring /re-flooring, false ceiling, temp wall panelling, electrical wiring and fittings, waterproofing, proposed internal doors and windows, temporary wall partitions, plumbing works, fixing of electrical and sanitary fixtures.</i></p>	<p>Accepted, observations given.</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 was scrutinized along with the comments received from NDMC (in its proforma part-B), and the comments provided by the Chief Architect, NDMC, vide letter dated 16.07.2024 along with the proposal. 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 (submitted along with the proposal) as:</p> <p><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></p> <p><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> <p>b) 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) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings, adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>d) 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>	
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3	<p>Repair/renovation in respect of F-20, Ground and Mezzanine Floor, Inner Circle, Connaught Place</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, 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 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 front guidelines of HCC, proposed temporary doors.</i></p> <p>a) 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 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>b) 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, observations given.</p>

		<p>c) 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>d) 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>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 structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p> <p>3. 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>	
4	<p>Repair/renovation in respect of M-48, Ground Floor & Mezzanine, Connaught Place, New Delhi-110001.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the committee did not accept the proposal at its meeting held on September 18, 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>plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panellings, temp 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>Accepted, observations given.</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 was scrutinized along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with:</p> <ul style="list-style-type: none"> 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. 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. 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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. f) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. <p>5. 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-4,(Ground and Mezzanine Floor),	<ul style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: plastering and POP punning, painting/whitewashing, 	Accepted, observations given.

	<p>Connaught Place, Place,</p>	<p>flooring/re-flooring, false ceiling, wall panelling, electrical wiring, temp furniture & fixtures, internal wooden/glass partitions, replacement of glass glazing/doors, removal of front portion of mezzanine, shifting of rolling shutter towards inside.</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 was scrutinized along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with:</p> <ul style="list-style-type: none"> 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. 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. 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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. f) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. <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>	
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6	Repair/renovation in respect of M-125 & 127, (Second Floor), outer circle, Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 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, waterproofing, false ceiling, internal door and window to be repaired, electrical wiring & fittings, wall panelling, partitions & furniture/fixtures, small wall area to removed, sanitary fittings and toilet, pantry renovated.</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 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"> a) From the submitted site photographs and drawings, it has been observed that many load bearing walls are proposed to be demolished which could impact the structural stability. Considering the age of the structure, the Committee is of the opinion that NDMC should review the proposal while keeping in mind the safety of existing as well as surrounding heritage buildings. b) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. c) 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. 4. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to structural modifications in the submission and without comments from NDMC, the proposal is being returned to them to ensure compliance in a point wise manner before resubmission. 	Not accepted. Observations given.
Additional items :			

1	Repair/renovation in respect of K-18 & 22 (Ground & Mezzanine floor), Connaught Place.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 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, air-conditioning, electrical fitting, internal wooden/glass partitions, replacement of glass glazing/ doors, proposed rolling shutter inside the premises, repairing of stairs / steps and railing.</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 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"> 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. 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. 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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. f) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. 	Accepted, observations given.
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		<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>	
2.	<p>Repair/ Renovation in respect of A-1, Hamilton House, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the committee was accepted the proposal at its meeting held on August 25, 2023, 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>existing waterproofing layer shall be scrapped off completely and concrete surface will be cleaned up by brushing & washing. If required, the upper layer of concrete (2-4 inches) will be dismantled. Cracks in terrace concrete shall be repaired by grouting/lime plaster/lime slurry. Then a fresh layer of lime concrete (2-4 inches with proper slope) will be laid followed by a breathable waterproofing layer (membrane, wherever possible or mixed compound where membrane is not possible) to be applied and be finished with a screed/ matching reflective paint, all skylights shall be restored as per original design, dismantling of old plaster, cleaning of wall surface, re-plastering of surface by using lime plaster, providing finishing layer of lime based paint.</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 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>Accepted, observations given.</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) 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 structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC.</p> <p>5. 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.	<p>Repair/renovation in respect of shop no. 09, Ground Floor, Regal Building, Connaught Place</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the committee did not accept the proposal at its meeting held on October 16, 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>remove existing paneling and providing new paneling, remove existing false ceiling and providing new POP/gypsum false ceiling, remove existing flooring and providing new flooring, new POP, Plaster & paint on walls, new low height partitions to be erected, replacing existing shutter, replacing entry glass door, fixed glass and providing new low ht. internal flap door and cabinetry, new electrical wiring & work.</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 was scrutinized along with the comments received from NDMC (in its proforma part-B), and the comments provided by the Chief Architect, NDMC, vide letter dated 16.07.2024 along with the proposal. Following observations were made:</p>	<p>Accepted, observations given.</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 (submitted along with the proposal) as:</p> <p><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></p> <p><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> <p>b) 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) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings, adhering to the original form, dimensions, construction details, materials, and colour etc.</p> <p>d) 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>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>	
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4.	Repair/renovation in respect of 10-B, Ground Floor & Mezzanine, Scindia House, Connaught Place	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the committee did not accept the proposal at its meeting held on January 12, 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>plastering, POP, furniture & fixtures, flooring/ re-flooring, 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 doors, changing of sanitary fittings, existing stairs to be repaired, proposed roofing/re-roofing with RSJ at given section.</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 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 submitted site drawings show proposal to reconstruct very large chajja at the rear side of the building measuring 13.72m in length and 2.92m in width, which is proposed to be cantilevered from the existing rear wall. NDMC is requested to give detailed comments on the same and ensure structural stability of heritage building and surrounding heritage structures.</p> <p>b) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p>	Not accepted. Observations given.

		<p>c) 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>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to lack of clarity, and comprehensiveness in the submission, the proposal is being returned to NDMC to ensure compliance in a point wise manner before resubmission.</p>	
5.	<p>Repair/renovation proposal at plot no.134, flat no.3 on Ground floor Third floor & Terrace floor at Atma Ram Mansion (earlier known at Scindia House) Janpath Road, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee did not accept the proposal for repair/renovation at plot no.134, flat no.3 on Third & Terrace floor at Atma Ram Mansion (<i>earlier known at Scindia House</i>) Janpath Road at its meeting held on September 18, 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>repair of existing canopy at ground floor with Dholpur stone cladding to match window Dholpur cladding, repair of passage flooring on the third floor, wall, false ceiling, flooring and painting works in all rooms at rear portion at third floor, waterproofing on terrace level, wall, false ceiling, flooring and painting works in all rooms at rear portion at terrace floor, air conditioners and all wires to be moved to the terrace from the rear side to the terrace, repair of staircase flooring.</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 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 submitted photographs show temporary covering at the terrace, suggesting that the structure may not be a part of the approved heritage layout. NDMC is requested to provide comments regarding extent of the original heritage structure.</p>	<p>Not accepted. Observations given.</p>

		<p>b) The Committee earlier gave observations in its meeting no. 147 vide letter no. OL-2401246010 dated September 23, 2024 wherein it was mentioned that:</p> <p><i>“4(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”....</i></p> <p>The above observation has not been complied with, as no such documentation has been received from NDMC in the current submission.</p> <p>c) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</p> <p>d) 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>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to lack of clarity, comprehensiveness and unsatisfactory compliances to HCC letter no. OL-2401246010 dated September 23, 2024, clause no. 4(d) the proposal is being returned to NDMC to ensure compliance in a point wise manner before resubmission.</p>	
6.	<p>Repair/renovation in respect of C-18 & 19, Ground Floor & Mezzanine, Connaught Place.</p>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. Earlier, the Committee accepted the proposal at its meeting held on January 1, 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>proposed temporary rolling shutter (inside the shop and behind the glass) and front door (as per shopfront guidelines of HCC), removal of existing staircase, proposed staircase, existing glazing to be removed, proposed rolling shutter behind the door, proposed door & glass with wooden frame, existing wall to be removed, proposed paneling/paint</i></p>	<p>Accepted, observations given.</p>

		<p><i>on walls, proposed movable furniture, existing railing to be removed, removal of existing partition & partial mezzanine area.</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 was scrutinized along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with:</p> <ul style="list-style-type: none"> 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. 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. 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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. f) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. <p>5. 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>7.</p>	<p>Repair/Renovation in respect of Flat No.3C (I), 3rd Floor, ECE House, Annex-II, 28-A, Kasturba Gandhi Marg.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>demolition of existing partitions, POP works, plaster/repair on existing walls, repair renovation of flooring, temporary internal partitions (glass/board/wooden), removal of existing false ceiling and installing new false ceiling, installing new wall panelling, replacing existing sanitary fixtures, repairing & / or replacing existing doors and windows, proposed outdoor units of AC shall be placed on the roof/terrace of the building (as already existing), replacing existing shutters, re-paint on walls, repairs on all electrical, AC, water system works, repairing of existing staircase.</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 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"> (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. (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. (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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. (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. (f) The structural safety of both the heritage building and the surrounding heritage structures must be ensured by the NDMC. 	<p>Accepted, observations given.</p>
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8.	<p>Repair/renovation in respect of plot no.4, M-13 (First Floor), Punj House, Outer Circle, Connaught Place.</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, POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, temp. wall panelling, electrical wiring & fittings, internal wooden & brick partitions, repairing of stair steps & railing, proposed sanitary fitting/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 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) 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>Accepted, observations given.</p>

		<p>(f) 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>	
9.	Repair/renovation in respect of A-3, Ground and Mezzanine Floor, Inner Circle, Connaught Place.	<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 & fixtures, flooring/re-flooring, 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 rolling shutter inside the shop and behind the glass and front door (as per shop front guidelines of HCC, proposed door, Existing staircase to be removed, proposed staircase.</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 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>	Accepted, observations given.

		<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) 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 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>	
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(D.Thara)
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(Ruby Kaushal)
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