

**MINUTES OF THE 152<sup>nd</sup> MEETING (ONLINE) OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD AT 09.45 AM ON FRIDAY, JANUARY 31, 2025.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	<b>Repair/renovation with respect to Shop no. (A-10 Ground, Mezzanine floor and A-37, First Floor), Inner Circle, Connaught Place.</b>	<p>1. The proposal was 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/re-flooring, false ceiling, wall panelling, waterproofing, sanitary fittings, electrical fittings, re-locating of M.S. staircase, removal of 4 ½ brick partitions, internal wooden/glass partitions, replacement of glass glazing/ doors, temporary furniture &amp; fixtures, shifting of rolling shutter to inside.</i></p> <p>a) 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 scrutinised 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 repairing the flooring to preserve the structure's heritage character, i.e., replacing the top layer with a suitable material, but not disturbing 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 (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, colour, etc.</p>	<b>Accepted, observations given.</b>

		<p>d) No changes are permitted on the external facade, which should be retained as per the original design while upholding the structure's originality in terms of its heritage character, construction, colour, form, materials, etc.</p> <p>e) A structural intervention in the form of a chajja/sunshade has been observed on the first floor in the open courtyard. The same shall be done respecting the originality of the existing structure.</p> <p>f) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</p> <p>g) NDMC shall ensure that the signage/signboards' placement, size, colour, text, etc., are as per the approved policy/guidelines prepared by the NDMC.</p> <p>h) The NDMC must ensure the structural safety of the heritage building.</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 the Master plan, building bye-laws, building by-laws for heritage buildings and rules/regulations as applicable.</p>	
<b>2</b>	<b>Repair/renovation with respect to L-61(A), Second Floor (Part), Connaught Place.</b>	<p>1. The proposal was 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, flooring/re-flooring, painting/ whitewashing, panelling work (gypsum), glass glazing, 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</i></p>	<b>Accepted (Part-lift area, lobby, and staircase only) observations given.</b>

		<p><i>temporary door, repairing of existing lift, repair/replacement of fasteners, fixtures etc. for existing lift.</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 scrutinised 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 Committee observed that the architect's project report clearly states that the repair/renovation work is limited to the second floor, specifically the existing lift area, lobby, and staircase. Accordingly, the Committee's review was confined to these areas only.</p> <p>b) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests repairing the flooring to preserve the structure's heritage character, i.e., replacing the top layer with a suitable material, but not disturbing the underlayer, as this 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 structure's originality in terms of its heritage character, construction, colour, form, materials, etc.</p> <p>d) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</p> <p>e) NDMC shall ensure that the signage/signboards' placement, size, colour, text, etc., are as per the approved policy/guidelines prepared by the NDMC.</p> <p>f) The NDMC must ensure the structural safety of the heritage building.</p>	
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		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 the Master plan, building bye-laws, building by-laws for heritage buildings and rules/regulations as applicable.	
3	<b>Repair/renovation in respect of L-41, First Floor (Part), Outer Circle, Connaught Place.</b>	<p>1. The proposal was 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, flooring/re-flooring, painting and whitewashing, panelling work (gypsum), glass glazing, damaged part of the 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, repairing of existing lift, repair/replacement of fastener, fixtures etc. for existing lift.</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 scrutinised 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 Committee observed that the architect's project report clearly states that the repair/renovation work is limited to the first floor, specifically the existing lift area, lobby, and staircase. Accordingly, the Committee's review was confined to these areas only.</p> <p>b) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests repairing the flooring to preserve the structure's heritage character, i.e., replacing the top layer with a suitable material, but not disturbing the underlayer, as this would also impact the structural stability of the existing structure.</p>	<b>Accepted (Part-lift area, lobby, and staircase only) observations given.</b>

		<p>c) No changes are permitted on the external facade, which should be retained as per the original design while upholding the structure's originality in terms of its heritage character, construction, colour, form, materials, etc.</p> <p>d) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</p> <p>e) NDMC shall ensure that the signage/signboards' placement, size, colour, text, etc., are as per the approved policy/guidelines prepared by the NDMC.</p> <p>f) The NDMC must ensure the structural safety of the heritage building.</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 the Master plan, building bye-laws, building by-laws for heritage buildings and rules/regulations as applicable.</p>	
<b>4.</b>	<b>Repair/renovation in respect of N-63, 64 &amp; 64B, First Floor, Munshi Place, New Delhi.</b>	<p>1. The proposal was 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>removing existing platforms on site to level the floor. POP works, 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, demolishing a part of the slab to create open to sky area as per original sanction plan, replacing existing sanitary fixtures, repairing &amp; replacing existing doors and windows, re-paint on walls, re-strengthening of existing columns and structure,</i></p>	<b>Accepted, observations given.</b>

		<p><i>repair of all electrical, AC, water system works, repairing of existing staircase, all tiling (floor and wall) works, opening new doors in existing walls.</i></p> <p>4. 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 scrutinised 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"> <li>a) The repair/renovation to-do list includes 'flooring/re-flooring.' The Committee suggests repairing the flooring to preserve the structure's heritage character, i.e., replacing the top layer with a suitable material, but not disturbing the underlayer as it would also impact the structural stability of the existing structure.</li> <li>b) No changes are permitted on the external facade, which should be retained as per the original design while upholding the structure's originality in terms of its heritage character, construction, colour, form, materials, etc.</li> <li>c) All outdoor air-conditioning units shall be such installed so that they should not remain visible from outside.</li> <li>d) NDMC shall ensure that the signage/signboards' placement, size, colour, text, etc., are as per the approved policy/guidelines prepared by the NDMC.</li> <li>e) The NDMC must ensure the structural safety of the heritage building.</li> </ul> <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 the Master plan, building bye-laws, building by-laws for heritage buildings and rules/regulations as applicable.</p>	
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5.	<b>Implementation of Sound and Light/Multimedia Show at Rashtrapati Bhavan.</b>	<p>1. The proposal forwarded by the CPWD (online) was scrutinised in terms of the Gazette notification no. 4/2/2009/UD/1/6565 dated 1st October 2009 issued by the Department of Urban Development, Govt. of NCT of Delhi 'Buildings within the President Estate' listed in the notified list at serial no. 5 are in the Grade-I.</p> <p>2. The proposal of the Comprehensive Conservation Management Plan (CCMP) Phase-I &amp; II of President Estate forwarded by the NDMC was approved by the Heritage Conservation Committee (HCC) at its meetings held on September 16, 2014, and July 21, 2017; specific observations were given.</p> <p>3. The proposal for the Sound and Light/Multimedia Show at Rashtrapati Bhawan received (online) from the CPWD was scrutinised along with the letter from Chief Architect (Delhi), CPWD vide their letter no: 23(01)(127)/ मु. वा. (दिल्ली)/बी. पी.ए. सी./2025/9-E dated 27.01.2025, the following observations are to be complied with:</p> <p><b>A. Control Room:</b></p> <p>a) The proposed control room is planned within one of the garden forecourts near the Jaipur Column. The Committee recommends its location to be as far as possible to clear the forecourt.</p> <p>b) There is no need to cover the control room with artificial green; instead, it should blend with the surrounding structures.</p> <p><b>B. Projection Mount:</b></p> <p>a) It is recommended that the structure be designed to appear sleek, slender, and aesthetically pleasing, harmonising with the surrounding landscape. The use of artificial greenery should be minimised as much as possible.</p>	<b>Accepted, observations given.</b>
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**(D. Thara)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
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**Government of India.**

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