

**MINUTES OF THE 153<sup>rd</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)**  
**HELD AT 10.00 AM ON MONDAY FEBRUARY 24, 2025.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	<b>Building plans proposal in respect of 1204 to 1207, Bazar Maliwara, Near Moti Bazar, Chandni Chowk.</b>	<ol style="list-style-type: none"> <li>1. The MCD (Online) forwarded the proposal for consideration by the HCC. It is in the gazette-notified heritage list of the MCD area; listed at serial no. 458, Grade- III vide gazette notification dated 29 July 2016 issued by the Govt. of NCT of Delhi.</li> <li>2. Earlier, the Committee accepted the proposal at its January 6, 2025 meeting, and specific observations were given.</li> <li>3. The revised proposal received from MCD (online) at the formal stage was scrutinised along with the drawings, documentation, and reports. It was observed that the HCC had already accepted the proposal at its meeting on 06.01.2025, and the decision was conveyed vide HCC Observation letter no. OL-1306245005, F. No. 5(5)/2024-HCC-Online dated 07.01.2025. In view of the above, it is returned to the concerned local body, i.e., MCD, without consideration.</li> </ol>	<b>Returned without consideration.</b>
2.	<b>Building plans proposal in respect of Residential Group Housing at plot no.7, Court Road, Civil Lines.</b>	<ol style="list-style-type: none"> <li>1. The MCD forwarded the proposal (online) for consideration by the HCC. It is in the gazette-notified heritage list of the MCD area for Grade-III heritage-listed buildings at serial no. 8 titled (Residence) vide gazette notification no: F. 7(367)/227/2002/UD/841 dated 25th February 2010 issued by the Department of Urban Development, Govt. of NCT of Delhi.</li> <li>2. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal forwarded by the MCD (online) at its meetings held on June 23, 2020, October 08, 2020, April 06, 2022, May 24, 2022, December 1, 2022, April 03, 2023, and May 23, 2023, and specific observations were given.</li> <li>3. The revised proposal received from MCD at the formal stage was scrutinised along with the previous observations communicated vide HCC observation letter no: OL-1505235006, 5(6)/2023-HCC-online dated May 25, 2023. The Committee deliberated the matter in detail, along with the letter received from Sr. Town Planner-I, MCD, vide their letter no: TP/G/1280 dated 24.01.2025, provisions as stipulated under Annexure-II,</li> </ol>	<b>Accepted, observations given.</b>

		<p>Unified Building Bye-laws 2016 for Delhi (UBBL). Based on the previous observations given revised submission made, including drawings, documentation, project report etc., the following observations are to be complied with:</p> <ol style="list-style-type: none"> <li>MCD should ensure that the total built-up area of the reconstruction of heritage building shall not exceed that of the original heritage building. The recreated facade must preserve the original form, scale, proportions, and style while ensuring an unobstructed external view.</li> <li>The 6.0 m wide vehicular driveway leading to the proposed recreated heritage building shall be converted into a landscaped garden. Vehicular access may be explored from the side, utilising the area designated for surface parking spaces 03, 04, 17, and 20 to preserve a green frontage for the recreated structure.</li> <li>The proposed basement shall be designed to remain entirely below the plinth level of the original heritage building.</li> <li>The proposed guard room along the main entry should not hinder the view of proposed recreated heritage building.</li> </ol> <p>4. The concerned local body, i.e., MCD, has forwarded the proposal for the advice of the HCC. However, the permission for the work is given by the MCD in terms of provisions as stipulated under provisions of the Master plan, building bye-laws, for heritage buildings and rules/regulations as applicable.</p>	
<b>Additional items:</b>			
<b>1.</b>	<b>Repair/renovation in respect of 11, Ground Floor, Regal Building, Parliament Street, New Delhi-110001.</b>	<ol style="list-style-type: none"> <li>The proposal forwarded by the NDMC electronically.</li> <li>The Committee accepted the proposal for repair/renovation at its meeting held on August 25, 2023; specific observations were given.</li> <li>The revised proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP</i></li> </ol>	<b>Not accepted, observations given.</b>

		<p><i>punning, painting / whitewashing/polished, flooring / re-flooring, false ceiling, temporary wall panelling &amp; furniture work, electrical wiring &amp; fittings, air-conditioning work, internal wooden/ brick partitions &amp; replaced doors, repairing steps, proposed sanitary fitting /fixture/ plumbing work, water proofing in toilet, kitchen and terrace.</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 scrutinized along with the comments received from NDMC (in its proforma part-B), and the following is brought to the notice of the Committee:</p> <p style="padding-left: 40px;">a) <i>Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 &amp; CM APPL. 27937/2021.</i></p> <p style="padding-left: 40px;">b) <i>Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p>5. The Committee noted that no specific comments on the aforementioned aspects have been provided by NDMC. Since NDMC has forwarded the proposal for the HCC's advice, it is essential that NDMC addresses the issues raised in the IIT report as noted by the order of Hon'ble Delhi High court. The structure safety of the structure shall be ensured by the NDMC.</p>	
<b>2</b>	<b>Repair/renovation in respect of M-11, Ground Floor middle circle, Connaught Place, New Delhi-110001.</b>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting / whitewashing/polished flooring / reflooring, false ceiling, temporary wall panelling &amp; furniture work, electrical wiring &amp; fittings, air-conditioning work, internal wooden &amp; brick partitions, proposed new steps &amp; railing, proposed sanitary fitting/ fixture, waterproofing in toilet, kitchen and terrace, proposed rolling shutter inside the premises., temporary 3.5' to 4' high brick wall partition for bar counter.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) of the UBBL 2016 whereas a decision was taken in a meeting held</p>	<b>Accepted, observations given.</b>

		<p>between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p><i>“.....provisions, as stipulated under clause 7.26 &amp; Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i></p> <p>4. Taking into consideration the decision as indicated above, and in the interest of work, the Committee decided to consider the proposal under clause 7.26 &amp; Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), 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"> <li>a) 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.</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) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside.</li> <li>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.</li> <li>f) The structural safety of the heritage building shall be ensured by NDMC.</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 Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
<b>3</b>	<b>Repair/renovation in respect of M-14, Ground Floor &amp; Mezzanine, Connaught Place, New Delhi.</b>	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. 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, waterproofing, 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 grazing/doors, shifting of rolling shutters to inside, repairing of existing staircase.</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) 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>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) 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>	<b>Accepted, observations given.</b>

		<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 the heritage building shall be ensured by 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>	
<b>4</b>	<b>Repair/renovation in respect of F-9 &amp; 10 (Ground and Mezzanine Floor) 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 was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP punning, painting / whitewashing, flooring / re-flooring, false ceiling, temporary wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing / doors, replacing of old MS staircases with new ones, shifting of rolling shutter from outside 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 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) 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> <p>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.</p>	<b>Accepted, observations given.</b>

		<p>c) 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>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 the heritage building shall be ensured by 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 the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
--	--	--	--

**(D.Thara)**  
**Chairman, HCC**  
**Additional Secretary (D),**  
**Ministry of Housing & Urban Affairs,**  
**Government of India.**

**Member-Secretary, HCC**