

MINUTES OF THE 154th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 3.00 P.M. ON WEDNESDAY, MARCH 26, 2025.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION
1	Repair/renovation in respect of Request for Current Status /Notices in Atma Ram Mansion (earlier known as Scindia house), plot no. 134, flat no. 3, on canopy and 3rd floor, Janpath Road, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee did not accept the proposal for repair/renovation at its meeting held on December 13, 2024 and September 18., 2024; specific observations were given.</p> <p>3. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>repair of existing canopy, 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 on the third floor, waterproofing on terrace level/3rd floor ceiling, 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) 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) The repair/renovation to-do list includes 'flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character</p>	Accepted, observations given.

		<p>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) 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>e) The structural safety of the heritage building shall be ensured by 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>	
2	Repair/renovation in respect of Office Flat No. 101, First Floor, Yogeshwar Building, M-2, Middle Circle, Connaught Place.	<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, flooring /re-flooring, false ceiling, temp wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing/doors, repairing of stairs steps & railing, re-plastering, painting/whitewash of external walls.</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>	Accepted, observations given.

		<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) 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) 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>e) 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>	
3	Repair/renovation in respect of A-14, Ground, Mezzanine and First Floor, Connaught Place.	<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, furniture & fixtures, flooring/re-flooring, internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work(gypsum), glass</i></p>	Accepted, observations given.

		<p><i>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.</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) 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) 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) 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>e) The structural safety of the heritage building shall be ensured by NDMC.</p>	
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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>	
4	<p>Repair/renovation in respect of B-28, Ground 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 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.</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 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 noted and understood that while the owner possesses only the ground floor, the mezzanine floor is owned by someone else, resulting in the front entrance door being designed only up to the lintel level. The Committee observed that reviewing only a portion of the external façade would lead to its distortion, affecting the overall external appearance of shopfront. Given these constraints, it was decided to review the repair/renovation proposal, excluding the external façade.</p>	<p>Accepted (without front façade), observations given.</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> <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>	
5.	Repair/renovation in respect of Shop no. F-60, Second Floor, Middle Circle, Connaught Place.	<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>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</i></p>	Accepted (except toilet and signages), Observations given.

		<p><i>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, electrical wiring and sanitary fitting, internal partitions & furniture/fixtures, all the air conditioners shall be placed on the terrace.</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 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 noted the presence of a toilet on the outer side of the second floor, facing the inner circle of Connaught Place, which is included in the repair/renovation proposal. It appears to be a later addition, not part of the original heritage structure. Additionally, neither the NDMC nor the architect has commented on this matter. In the absence of clarity from the NDMC, it was decided to review the repair/renovation proposal, excluding the toilet.</p> <p>b) The existing signages on the façade do not appear to comply with the approved signage policy for heritage structures in Connaught Place. Therefore, the HCC does not accept the proposed location, form, font, and size of the signages as submitted. 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>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 repair/renovation to-do list includes 're-flooring.' The Committee suggests to repair the flooring in such a manner so as to preserve the heritage character</p>	
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		<p>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) 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>	
6	Repair/renovation in respect of K-14, Ground & Mezzanine Floor, Outer Circle, Connaught Place.	<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, 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 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 rolling shutter inside the shop & behind the glass and front door (as per shop front guidelines of HCC).</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>	Accepted, observations given.

		<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> <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>	
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7	Repair/ Renovation in respect of 11, Ground floor, Regal Building, Parliament Street.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on February 24, 2025; specific observations were given. 3. 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/re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, air-condition work, internal wooden/ brick partitions & replaced doors, repairing steps, proposed sanitary fitting/fixture/plumbing work, water proofing in toilet, kitchen and terrace.</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 scrutinised along with the comments received from NDMC (in its proforma part-B), and letter from Chief Architect dated 13.03.2025, the following observations are to be complied with: <ol style="list-style-type: none"> a) The Committee noted the compliances made by the NDMC on the recommendations of the IIT Delhi, vide NDMC letter dated 13.03.2025 (submitted along with the proposal) as: <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><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</i></p> 	Accepted (except toilet in rear portion), observations given.
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		<p><i>to the major structural elements of the building is accepted by NDMC and hence no such proposals are forwarded to HCC....”</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 Committee observed the presence of a toilet on the outer side (rear portion of the ground floor), which is included in the repair/renovation proposal. It appears to be a later addition, not part of the original heritage structure. Moreover, neither the NDMC nor the architect has commented on this aspect. In the absence of clarity from the NDMC, it was decided to review the repair/renovation proposal, excluding the toilet (rear portion). The NDMC may address these areas in accordance with its applicable regulations.</p> <p>c) NDMC should ensure that the proposed front is replicated 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) 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>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 structural safety of the heritage building shall be ensured by 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>	
8	Repair/renovation in respect of M-16 (Ground and Mezzanine Floor), Connaught Place.	<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>repair of plaster, removal of cement, plaster and redoing it, painting/whitewashing, re-flooring as per design, 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.</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 scrutinised along with the comments received from NDMC (in its proforma part-B), and the following observations are to be complied with:</p>	Not accepted, observations given.

		<p>a) The Committee observed that the repair/renovation proposal includes a large existing shed measuring 5.64 m × 20.274 m, partially open to the sky and partially covered with a temporary structure. It appears to be a later addition, not part of the original heritage structure. Furthermore, neither the NDMC nor the architect has commented on this aspect. Without clarity from the NDMC, the Committee decided not to review the proposal at this stage. The NDMC has been requested to verify whether the structure is original or a later addition and provide detailed comments before forwarding the proposal for the Committee's review.</p> <p>4. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to the submission's lack of clarity and comprehensiveness, the proposal is being returned to NDMC to ensure compliance before resubmission.</p>	
9.	Repair/renovation in respect of 64,64A (Second Floor), Regal Building, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee did not accept the proposal for repair/renovation at its meetings on January 12, 2024, March 26, 2024; specific observations were made.</p> <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, POP punning, painting/white washing/polished, flooring/re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring, HVAC-MEP serveses & fittings, internal doors and window/ventilators and temp. partition, (RBC) re-roofing, proposed sanitary fitting/fixture/plumbing work, waterproofing in toilet and terrace, repaired of parapet and sunshade, rehabilitation/repair/conservation of fallen bricks, stones, pillors, beams etc., repaired lift and staircase.</i></p>	Accepted, observations given.

		<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 previous observations of the committee communicated vide HCC observation letter no: 6(44)/2023-HCC-Online, OL-3010236044 dated 27.03.2024, site visit report of the sub-committee dated 03.01.2024, comments received from NDMC (in its proforma part-B), and the comments provided by the Chief Architect, NDMC, vide letter dated 13.03.2025 along with the proposal. Following observations were made:</p> <p>b) The Committee noted the compliances made by the NDMC on the recommendations of the IIT Delhi, vide NDMC letter dated 13.03.2025 (submitted along with the proposal) as:</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><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>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>	
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		<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 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>g) The structural safety of the heritage building shall be ensured by 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>	
10	Repair/renovation in respect of 12, Regal Building, Ground Floor, Parliament Street.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee did not accept the proposal for repair/renovation at its meeting held on January 24, 2024; specific observations were given.</p>	Accepted, observations given.

		<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, POP punning, painting / whitewashing/polished, flooring/re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, internal / external doors/window and temp. partition, proposed sanitary fitting/fixture/plumbing work, water proofing in toilet.</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 previous observations of the committee communicated vide HCC observation letter no: OL-1101246008 dated 02.02.2024, comments received from NDMC (in its proforma part-B), and the comments provided by the Chief Architect, NDMC, vide letter dated 13.03.2025 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 13.03.2025 (submitted along with the proposal) as:</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><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>	
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		<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) 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> <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>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</p>	
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		provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
Additional items :			
1.	Building plans proposal for addition/alterations in respect of property no. 173 to 176 situated at Katra Bariyan, Fatehpuri.	<p>1. The MCD (Online) forwarded the proposal for consideration by the HCC. It is in the gazette-notified heritage list of the MCD area, Grade III, listed at serial no. 331 vide gazette notification dated 29 July 2016 issued by the Govt. of NCT of Delhi.</p> <p>2. The proposal received online from MCD on 24.03.2025 at the formal stage was reviewed along with Letter No. TP/G/MCD/2025/1543 dated 19.03.2025 from the Senior Town Planner, Town Planning Department, MCD. Based on this letter and the provisions outlined in Clause 1.4 of the Unified Building Bye-Laws 2016 for Delhi (UBBL), the following observations must be addressed:</p> <p>a) The Committee noted that, according to the gazette-notified heritage list of the MCD area (Grade III), the property listed at serial no. 331 is “175, Katra Bariyan, Fatehpuri,” as per the gazette notification dated July 29, 2016, issued by the Government of NCT of Delhi. However, the proposal submitted pertains to properties numbered 173 to 176.</p> <p>b) It was observed that property no. “175, Katra Bariyan, Fatehpuri” has not been specifically demarcated in the proposal of 173 to 176 by the architect. This demarcation would enable the Committee to evaluate the property listed in the gazette-notified heritage list judiciously.</p> <p>c) Additionally, the heritage-listed property boundary is not adequately represented in the existing internal and external photographs, particularly in</p>	Not accepted, observations given.

		<p>the courtyard area. The absence of visual documentation limits to evaluate the existing heritage elements in comparison to the proposed restoration design.</p> <p>3. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.</p>	
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(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

(Ruby Kaushal)
Member-Secretary, HCC