

MINUTES OF THE 155th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.00 AM ON WEDNESDAY, JUNE 11, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Repair/renovation work in respect of M-39, 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>plastering and POP punning, painting/whitewashing, flooring/reflooring, false ceiling, wall panelling, waterproofing, sanitary fittings, electrical fittings, internal wooden /glass partitions, replacement of glass glazing/doors.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) & Annexure-II of the UBBL 2016, whereas a decision was taken in a meeting held between the Chief Architect, NDMC and the Member-Secretary under the Chairmanship of Chairman HCC on March 16, 2022, that:</p> <p style="padding-left: 40px;"><i>“.....provisions, as stipulated under clause 7.26 & 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 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), 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 repairing the flooring in a manner that preserves the heritage character of the structure, i.e., replacing the top layer with a suitable material, but without disturbing the underlayer, as this would also impact the structural stability of the existing structure.</p> <p>c) The water tanks located on the terrace should be repositioned to ensure they are not visible from external view. Likewise, all outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
--	--	---	--

2.	Repair/renovation in respect of “Punj House Annexe” building, First and Second floor, plot No 4 & 5, M-Block, Middle 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 was scrutinised. As per NDMC proforma part-B, it included the works: <i>dismantle of old plaster and re-plastering work, flooring & re-flooring work, POP punning and ceiling work, wall and ceiling painting work, wood polish work, wood and glass work, removal of existing gypsum and wooden partition work, replacement of sanitary fitting and CP fixture work, false ceiling work, removal and replacement of existing electrical and plumbing work, replacement of ruined existing doors and window with new doors and window system.</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) No changes are permitted on the external facade, including the shape and size of windows, which must be preserved as per the original design. The heritage character of the structure 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. 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. c) All outdoor air-conditioning units must be installed in a manner that conceals them from external view. 	Accepted, observations given.
----	--	--	--------------------------------------

		<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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
3.	Repair/renovation in respect of H-50, (Ground Floor), Tropical Building, 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 /white washing, flooring / re-flooring, false ceiling, wall panelling, water proofing, plumbing & sanitary fitting, electrical wiring & fitting, temporary furniture & fitting, internal temp. wall partition, internal wooden /glass partitions, replacement/repair of windows /doors.</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</p>	Accepted, observations given.

		<p>to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>c) All outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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>f) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
4.	Repair/renovation in respect of P-11/90 (Ground and Mezzanine Floor), Connaught Circus.	<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, temporary wall panelling, electrical wiring and fittings and air-condition work, waterproofing and plumbing works with new fixtures, replaced internal doors, ventilators and windows, proposed rolling shutter inside the premises.</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 must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
--	--	--	--

5.	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.	<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 meetings on September 18, 2024 and December 13, 2024 respectively; 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, furniture & fixtures, flooring/re-flooring, internal partitions (gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work (gypsum), glass glazing and glass door, 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), demolition of mezzanine floor, demolition of existing staircase, proposed staircase.</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 Committee noted that the proponent/architect has included the demolition of existing rear side balconies on the first and second floors in the proposal. However, this scope of work was not mentioned in the list of proposed activities forwarded by NDMC. NDMC may evaluate this aspect as per their applicable norms, rules, and regulations and ensure that external façade be retained as per original. b) It was also noted that side elevation top floor openings have Jaali's as per existing photographs where as proposed elevation show glass instead of Jaali, which is not permitted, Original façade must be maintained. 	Accepted, observations given.
----	---	---	--------------------------------------

		<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) 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>f) All outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
--	--	--	--

6.	Repair/renovation in respect of C-12, (Ground and 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 was scrutinised. As per NDMC proforma part-B, it included the works: <i>plastering, POP, furniture & fixture, flooring/re-flooring, internal partitions, gypsum/glass/wooden), patchwork, painting/whitewashing, false ceiling, panelling work(gypsum), glass glazing and glass door, 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).</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) 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. 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. 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 	Accepted, observations given.
----	---	---	--------------------------------------

		<p>to disturb the underlayer as it would also impact the structural stability of the existing structure.</p> <p>d) All outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
7.	Repair/renovation in respect of 17/98, Scindia House, 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 and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, wall panelling, water proofing, sanitary fittings, electrical fittings, internal wooden /glass partitions, replacement of glass glazing / doors, installation of AC unit.</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 must be installed in a manner that conceals them from external view.</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) NDMC shall ensure the structural safety of the heritage building.</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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
8.	Repair/renovation in respect of Free Church, plot no. 10, Sansad Marg	<p>1. The proposal forwarded by the NDMC electronically and pertains to a property listed in the gazette-notified heritage list of the NDMC area as Grade-I, at serial no. 43, as per Gazette Notification No. F. No-4/2/2009/UD/16565 dated October 01, 2009, issued by the Urban Development Department, Government of NCT of Delhi.</p>	Not accepted, observations given.

	(Parliament Street).	<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>damages due to dampness in the bottom face of roof shall be repaired, cracks in external floor slabs shall be repaired, damages like exposed reinforcement in slab is observed at one locations and need to be repaired, damaged Kashmiri tiles over main truss covering main dome and surrounding roof trusses to be replaced with new tiles for avoiding any water leakages, tile ridge cap arrangement over existing tiles level shall be provided for making proper water flow, existing damaged parts shall be repaired as similar to the previous existing arrangement through brick work, brick cornice, plastering and fixing of Kashmiri tiles, re-construction of existing 2 numbers of damaged crosses, broken stone cornice on parapet wall and cracks in stone parapet wall shall be repaired, damages in the existing plaster shall be repaired through patch work, damaged brick work below small dome at the rear shall be repaired, additionally internal and external paint work is required as part of regular maintenance, due to the age of building, periodic check of building structure is required and regular maintenance of building to be done to avoid any future damage to building structure.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) & Annexure-II of the UBBL 2016, whereas a decision was taken in a meeting held 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 & 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 & Annexure-II of Unified Building Bye Laws for Delhi 2016 (UBBL), the following observations are to be complied with:</p>	
--	-----------------------------	--	--

		<p>a) The Committee noted that while forwarding the proposal to HCC, the NDMC has incorrectly referred to it as 'Grade-II heritage'; however, the proposal pertains to a property listed in the gazette-notified heritage list of the NDMC area as Grade-I, at serial no. 43, as per Gazette Notification No. F. No. 4/2/2009/UD/16565 dated October 1, 2009, issued by the Urban Development Department, Government of the NCT of Delhi, needs to be corrected and resubmitted.</p> <p>b) It was further noted that the heritage property was built in 1927 and is located in the close vicinity of the Jantar-Manter. Over time, additional issues have arisen, such as exposed rainwater pipes, plumbing lines, electrical conduits, heavy electrical wires, outside lighting poles on the external façade, outdoor air-conditioning units, and water tanks on the terrace, etc., which are visible in the existing photographs provided, and which also needs attention. However, these were not included in the submitted list of repair/renovation works. The proposal should be revised to incorporate these aspects, along with suitable processes and mechanisms, before being presented to the HCC for consideration.</p> <p>c) Considering the property is a Grade-I listed heritage site, the Committee observed that the proposal lacks proper presentation. The design scheme does not clearly explain the techniques and methodologies intended for the repair and conservation of the building. Furthermore, the drawings are not adequately annotated to correspond with the photographic angles, to interpret the areas being addressed. It was therefore recommended that the proposal be reorganized in a point-wise "before and after" format, clearly illustrating each intervention with current photographs and proposed restoration visuals to enhance clarity and understanding.</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</p>	
--	--	--	--

		proposal is being returned to NDMC to ensure compliance in a point-wise manner before resubmission.	
9.	Repair/renovation in r/o Plot No. B- 5, Ground Floor (Part portion), (Block-II), B-Block, Middle Circle, Connaught Place, New Delhi – 110001.	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The Committee accepted the proposal for repair and renovation at its meeting held on June 25, 2024, and provided specific observations. 3. The proposal for repair renovation forwarded by the NDMC (online) was scrutinised. As per NDMC proforma part-B, it included the works: <i>dismantling of existing internal partition walls, plaster/ patch repairing/POP punning, electrical works, plumbing line works, air conditioning works, false ceiling in gypsum board/POP, cladding of vitrified tile in kitchen, wood panelling work, furniture & fixtures, wooden flooring (internal only), painting/whitewashing (internal only), removal and relaying of setts pavers in open courtyard.</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) 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. 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. 	Accepted, observations given.

		<p>c) All outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
10.	Repair/renovation in respect of K-10, Ground and Mezzanine Floor, Connaught Place.	<p>1. The proposal forwarded by the NDMC electronically.</p> <p>2. The Committee accepted (<i>except design of the main entrance</i>) of the proposal for repair/renovation at its meeting held on August 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>relaying of RBC roof at rear side over kitchen area, plastering and POP punning, painting/whitewashing, flooring/re-flooring, false ceiling, water proofing, electrical fittings, temp. fixtures/furniture and sanitary fittings, removal old staircase and proposed new staircase, prof. temp. partitions wall/wall panelling, proposed MS structure for fire tanks.</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</p>	Not accepted, observations given.

		<p>along with the comments received from NDMC (in its proforma part-B), and the following observation is to be complied with:</p> <p>a) While reviewing the proposed design scheme (3D views) of the rear portion, the Committee observed a large gap between the proposed RBC slab over the kitchen area and the slab intended to support the water tanks. This unused space raises concerns about potential enclosures in the future, which is unacceptable. Moreover, due to the absence of proper sectional drawings, the scheme of this particular case could not be appropriately evaluated. The submission must also include detailed cross and longitudinal sections, specifying materials and dimensions, to facilitate comprehensive review by the Committee.</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>	
Additional items:			
1.	Building plans for demolition & reconstruction in respect of the building at 4744 - 51, situated at 23 Ansari Road, Daryaganj.	<p>1. The MCD forwarded the proposal (Online) for consideration by the HCC. The proposal is included in the Gazette-notified heritage list of the MCD area, listed at Grade III, serial no. 36 vide gazette notification <i>dated February 25, 2010</i>, issued by the Govt of NCT of Delhi.</p> <p>2. The Committee did not accept the proposal at its meeting held on February 21, 2024, and provided specific observations.</p> <p>3. The proposal regarding the heritage-listed property (originally used as a residence) received at the formal stage was scrutinised along with the detailed comments received</p>	Not accepted, observations given.

		<p>from MCD, as per their letter nos. TP/G/MCD/2025/323 dated 04.06.2025, the following observations are to be complied with:</p> <p>a) The proposal relates to a property listed as Grade-III in the gazette-notified heritage list of the MCD area, at serial no. 36, as per the Gazette Notification dated February 25, 2010, issued by the Government of NCT of Delhi. The submission proposes the demolition of an existing residential structure and the construction of a fully commercial structure.</p> <p>b) The Committee took note of the site visit report furnished by the MCD vide their letter no: D/446/AE(B)-III/CNZ/2023 dated 28.11.2023 mentioned the existing built-up area to be 736.04 sq. m. with a height of 11.0m, whereas the proposed built-up area is mentioned to be 854.20 sq. m i.e. it exceeds the existing area by approximately 100sq.m.</p> <p>c) Further, the Committee also took note of the provisions as stipulated under clause 1.4 of annexure-II of the UBBL for Delhi 2016 and already communicated and conveyed to the architect/proponent vide HCC observation letter no: 5(1)/2024-HCC (online), OL-0902245001 dated 21.02.2024 that:</p> <p><i>“....1.4 Penalties: : Violation of the regulations shall be punishable under the provisions regarding unauthorized development. In case of proved deliberate neglect of and/ or damage to Heritage Buildings and Heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the concerned Act, no permission to construct any new building shall be granted on the site if a Heritage Building or Building in a Heritage Precinct is damaged or pulled down without appropriate permission from Commissioner, MCD/Vice Chairman DDA/Chairman NDMC.</i></p> <p><i>It shall be open to the Heritage Conservation Committee to consider a request for rebuilding/reconstruction of a Heritage Building that was unauthorized demolished or</i></p>	
--	--	--	--

		<p><i>damaged, provided that the total built-up area in all floors put together in such new construction is not in excess of the total built-up area in all floors put together in the original Heritage Building in the same form and style in addition to other controls that may be specified...”</i></p> <p>d) The Committee reviewed the photographs of the existing heritage building submitted by the architect and observed that the proposal involves demolishing the current residential use structure to construct a commercial building. Despite the presence of significant heritage elements, no attempt has been made to repair, conserve, or preserve them while accommodating the proposed functional requirements. The Committee recommended that a comprehensive proposal be prepared to restore, conserve, and preserve the heritage building and its architectural features, while integrating the intended functions within the existing structure. The built-up area should remain unchanged and must conform to Clause 1.4 of Annexure-II of the Unified Building Bye-Laws for Delhi, 2016.</p> <p>e) It was also recommended to prepare detailed measured drawings of the existing heritage elements on the façade, including the balconies, to accurately assess their form, proportions, and other features in relation to the proposed restoration. These drawings must be duly authenticated by the MCD for practical evaluation by the HCC.</p> <p>4. The concerned local body, MCD, 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 MCD to ensure compliance in a point-wise manner before resubmission.</p>	
2.	Repair/renovation in respect of H-12, 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>proposed structure repairs for strengthening of the</i></p>	Accepted, observations given.

		<p><i>structure for further use, proposed electrical and plumbing works, proposed repair work in existing lift, waterproofing to be done in whole building where ever required to protect the structure and increase its life, proposed flooring on every floors, proposed false ceiling on all floors, proposed tile changing in all toilets, proposed plaster and paint works internally and externally, proposed partitions for cabins, proposed new doors and windows as per existing design.</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> <ul style="list-style-type: none"> 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. 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. c) All outdoor air-conditioning units must be installed in a manner that conceals them from external view. 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. e) NDMC shall ensure the structural safety of the heritage building. 	
--	--	--	--

		<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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
3.	<p>Repair/renovation in respect of Flat no. 207 & 208 (Second Floor), F-14, Competent House, Middle 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 and POP Punning, Painting/whitewashing, flooring/re-flooring, water proofing, false ceiling, internal door and window to be repaired, electrical wiring & fittings, wall panelling, partitions & furniture/fixtures, sanitary fittings and toilet, pantry renovated.</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>Accepted, observations given.</p>

		<p>c) All outdoor air-conditioning units must be installed in a manner that conceals them from external view.</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) NDMC shall 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 to be given by the NDMC in terms of provisions as stipulated under the provisions of the Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
4.	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 Committee did not accept the proposal for repair/renovation at its meeting held on March 26, 2025; 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 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, 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. partitons & furniture/fixtures, proper drainage for rainwater.</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</p>	Not accepted, observations given.

		<p>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 same proposal had also been considered by it at its meeting on March 26, 2025, and the NDMC had again forwarded it to HCC without ensuring compliance with its previous observations, as communicated in HCC Observation Letter No. OL-1803256012 dated April 3, 2025. It is again reiterated that:</p> <p><i>“.....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...”</i></p> <p>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to non-compliance with its previous observations, as communicated vide HCC observation letter no. OL-1803256012 dated April 3, 2025, the proposal is being returned to NDMC to ensure compliance before resubmission.</p>	
--	--	---	--

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

(Ruby Kaushal)
Member-Secretary, HCC