

MINUTES OF THE 156th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 10.30 AM ON WEDNESDAY, July 23, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Building plans proposal for addition/alteration in respect of Plot no. 5767 situated at Jogiwara, Nai Sarak.	<p>1. The proposal was forwarded by the MCD (Online) for consideration by the HCC.</p> <p>2. Earlier, the Heritage Conservation Committee (HCC) did not approve the proposal forwarded by the MCD (online) at its meetings held on April 18, 2023 and May 23, 2023, specific observations were given.</p> <p>3. The revised proposal received from MCD at the formal stage was scrutinised along with the provisions as stipulated for grade-III heritage-listed properties under Unified Building Bye Laws for Delhi 2016 (UBBL), comments received from the concerned local body vide their letter no: TP/G/MCD/2025/546 dated 09.07.2025, previous observations of the Committee communicated vide HCC observations letter no: 5(5)/2023-HCC-Online, dated 25.05.2023. Based on the comments received from the local body, previous observations given, and revised submission made, the following observations are to be complied with:</p> <p>a) The Committee noted that, according to the gazetted heritage list, properties number 5766-5767 are listed as heritage in the MCD area (Grade III), indicated at serial number 491 vide gazette notification no: 13(43)/MB/UD/2014/1602, dated 29 July 2016, issued by the Department of Urban Development, Govt. of NCT of Delhi. However, the proposal submitted for additions or alterations concerns property number 5767 only.</p> <p>b) The Committee also noted the letter No: TP/G/MCD/2025/546 dated 09.07.2025 from the Town Planning Department, MCD, which states that:</p> <p><i>“.....as per the site report and photographs submitted the property bearing no. 5767 does not have any heritage features, only property bearing no. 5766 contains heritage features....”</i></p>	Not Accepted, observations given.

		<p>c) The Committee also took note of the provisions as stipulated under clause 1.2 of Annexure-II of UBBL for Delhi, as follows:</p> <p><i>“....1.2 Responsibility of the Owners of Heritage Buildings: It shall be the duty of the owners of heritage buildings and buildings in heritage precincts or in heritage streets to carry out regular repairs and maintenance of the buildings. The Government, the Municipal Corporation of Delhi or the Local Bodies and Authorities concerned shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Corporation of Delhi or the other local bodies.</i></p> <p>d) However, as both plot no. 5766 and plot no. 5767 are listed as notified heritage properties under the Gazette Notification dated 29.07.2016, and no clear demarcation between the two has been provided in the heritage list, both are to be treated as heritage structures. Given their adjoining nature, the Committee recommended that comprehensive measures be undertaken to conserve and restore both buildings to their original heritage character, including the preservation of heritage elements visible in the submitted photographs (from Intech Book).</p> <p>e) It is advised to prepare a design plan focused on conserving and restoring the heritage building in its original form and to resubmit the proposal along with recommendations from the concerned local authority, i.e., MCD. While replicating the façade of property No. 5766, the architect must ensure adherence to the following provisions specified under Clause 1.4 of Annexure II of the Unified Building Bye-Laws, 2016, pertaining to heritage buildings:</p> <p>“..1.4 Penalties:</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 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>	
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2.	Repair/renovation in R/o M-45, Ground & Mezzanine Floor, M-Block, Outer Circle, Connaught Place, New Delhi.	<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>plaster/patch repairing/POP punning, electrical works, air condition works, repairing of plumbing works, front façade glazing, replacing sanitary fittings in toilets, replacing of front rolling shutter, false ceiling in gypsum board/POP, cladding of vitrified tile in toilet & kitchen, wood panelling work, furniture & fixtures, flooring (internal only), painting/whitewashing (internal only), dismantling of existing internal non load bearing partition 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). The Committee noted that the proposed shopfront is not as per original shopfront guidelines. It was decided to form a sub-committee to look after this issue and get it rectified. The NDMC vide their email dated July 28, 2025 forwarded the rectified shopfront drawings, which was also shown to the sub-committee. The following observations are to be complied with:</p> <ul 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 (internal only).' 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) The proposal also includes plumbing works; it shall be ensured that no plumbing pipes shall remain visible on facade. 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>	
3.	Repair/renovation in r/o C-14, Ground Floor), Inner Circle, Connaught Place, New Delhi.	<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, electrical wiring and fittings, plumbing and sanitary fittings, temporary furniture and fixtures, internal wooden/glass partitions, replacement of glass glazing/ doors, shifting of rolling shutter to inside.</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). The Committee noted that the proposed shopfront is not as per original shopfront guidelines. It was decided to form a sub-committee to look after this issue and get it rectified. The NDMC vide their email dated July 28, 2025, and July 30, 2025</p>	Accepted, observations given.

		<p>respectively forwarded the rectified shopfront drawings, which was also shown to the sub-committee. The following observations are to be complied with:</p> <ul style="list-style-type: none"> a) The Committee noted that the proposal only concerns the ground floor, as the mezzanine is under separate ownership. It was observed that it was not feasible to replicate the original shop front due to available height of ground floor. Therefore, the Committee advised to follow the lintel height of the original shopfront (<i>excluding the semi-circular arch</i>) adhering to the original form, dimensions, construction details, materials, and colour etc. When a future renovation for the mezzanine is proposed, NDMC should ensure the façade is accurately restored to preserve visual harmony. b) NDMC should ensure that the proposed shopfront is replicated according to the detailed original drawings (shopfront guidelines), adhering to the original form, dimensions, construction details, materials, and colour etc. c) No changes are permitted on the external facade, which should be retained as per the original design, while upholding the originality of the structure in terms of its heritage character, construction, colour, form, materials etc. d) 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. e) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. 	
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4.	Repair/renovation in r/o Shop No.12, (Mezzanine Floor) Regal Building, Connaught Place, New Delhi.	<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 12, 2024; specific observations were given.</p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the proposal was scrutinized along with comments received from NDMC (<i>in its proforma part-B</i>), and the following is brought to the notice of the Committee:</p> <p><i>a) Orders of the Hon'ble Delhi Court in W.P. (C) 8977/2021 & CM APPL. 27937/2021.</i></p> <p><i>b) Draft Detailed Project Report (DPR) dated July 2022 prepared by the Indian National Trust for Art and Cultural Heritage (INTACH), Delhi Chapter in respect of Regal Building, Connaught Place.</i></p> <p><i>c) Report dated 07.03.2022 of Department of Civil Engineer, Indian Institute Technology (IIT) of Delhi.</i></p> <p><i>d) Also, the Site Visit Report of the Sub-Committee, HCC dated 03.01.2024.</i></p> <p>4. The Committee carefully examined the report prepared by the IIT, Delhi vide their letter dated March 07, 2022, in reference to the order of the Hon'ble High Court of Delhi in WP (C) no. 8977/2021 & CM APPL. 27937/2021. The key recommendations are as under:</p>	Not accepted, observations given.

		<p><i>“.....Due to the high risk of further collapses of the top slab of the building, the top floor must be vacated as soon as possible as a precautionary measures to avoid any loss of life.</i></p> <ul style="list-style-type: none"> •<i>The debris from the collapses should be immediately cleared so as to reduce the load on the lower slabs.</i> •<i>A survey of the complete structure must be carried out and the drawings of all the structural elements must be prepared in order to understand the current structural arrangement. This survey shall include all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are part of the structural system. Architectural features such as false ceilings, panelling, glazing, tiling, stones, etc. may have to be removed for the observations and measurements required in this survey. So as to preserve the heritage nature of the building, the facade shall not be disturbed.</i> •<i>A survey of the condition of all structural elements, including all masonry, reinforced concrete, reinforced brick concrete, steel and timber members that are a part of the structural system, must be carried out in order to assess their condition and to estimate their residual capacity.</i> •<i>A structural analysis, as detailed as possible must be carried out so as to identify locations of potential weakness in the structure and to identify any measures required to repair/restore the structure.</i> •<i>Any ad-hoc modifications of the structure, without carrying out the above-mentioned analysis, should not be encouraged so as to not disturb the present load distribution of the structure.....”</i> <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 submit detailed comments addressing each point raised in paragraphs 3 and 4 above. In view of the above, the proposal is returned to the NDMC.</p>	
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5.	Repair/renovation in r/o B-32, (First Floor), Radial Road, Connaught Place, New Delhi.	<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/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, waterproofing in toilet, kitchen and 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 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) 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 to disturb the underlayer as it would also impact the structural stability of the existing structure. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 	Accepted, observations given.
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6.	Repair/renovation in r/o M-16 (Ground and Mezzanine Floor), Connaught Place, New Delhi-110001.	<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, and June 11, 2025 respectively; 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 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. partitions and 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 along with the comments received from NDMC (in its proforma part-B), letter from Chief Architect, NDMC vide letter dated 02.07.2025 without any attachments, and the following observations are to be complied with:</p> <p>a) The Committee observed that the proposal has been resubmitted without satisfactorily compliances to its previous observations communicated vide HCC observations letter no: OL-1803256012 dated April 3, 2025, and OL-1803256012 dated June 18, 2025.</p>	Not accepted, observations given.

		<p>b) It was observed that it is proposed to have reflooring and reroofing for the shed. However, no drawings and details have been provided for the review of the Committee.</p> <p>5. The concerned local body, NDMC, has submitted the proposal for the HCC's advice. However, due to non-compliances to its previous observations communicated vide HCC observations letter no: OL-1803256012 dated April 3, 2025, and OL-1803256012 dated June 18, 2025, the proposal is being returned to NDMC to ensure compliance before resubmission.</p>	
7.	Repair / renovation in r/o B - 45/47 Ground Floor, Connaught Place, New Delhi.	<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, plumbing works, electrical wiring and fittings, temporary internal partitions, temporary furniture and fixtures, replacing of glass glazing/ doors, shifting of rolling shutter to inside.</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). The Committee noted that the proposed shopfront is not as per original shopfront guidelines. It was decided to form a sub-committee to look after this issue and get it rectified. The NDMC vide their email dated July 28, 2025 forwarded the rectified shopfront drawings, which was also shown to the sub-committee. 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>	Accepted, observations given.

		<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>	
8.	Repair / renovation in r/o B-39 second Floor, Connaught Place, New Delhi.	<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 and whitewashing, re-flooring as per design, repairing of ceiling and false ceiling wall panelling, 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, electric wiring and sanitary fitting, internal temp. partitions and fixtures, proper drainage for rainwater, repair of staircase.</i></p> <p>3. The Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 1.3 (i) & (ii) of Annexure-II of the UBBL 2016, the</p>	Not accepted, observations given.

		<p>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) Discrepancies have been noted in the submission forwarded by NDMC for consideration by the HCC. The actual photographs of the areas proposed for repair/renovation are missing; instead, 3D views have been incorrectly labelled as 'before' images. In heritage proposals, it is advisable to submit actual, unaltered photographs of the existing conditions.</p> <p>b) Additionally, while the proposal pertains to property B-39, Second Floor, the drawings have been erroneously labelled as B-38, Second Floor. The documentation must be corrected accordingly and resubmitted for HCC's review.</p> <p>4. In view of the discrepancies observed in the submission related to repair/renovation works, the proposal is being returned to NDMC with the request to submit a revised and corrected proposal for consideration by the HCC.</p>	
9.	Repair/renovation in r/o E-6,7 (Ground & Mezzanine Floor), Connaught Place, New Delhi.	<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 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></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). The Committee noted that the proposed shopfront is not as per original shopfront guidelines. It was decided to form a sub-committee to look after this issue and get it rectified. The NDMC vide their email dated July 28, 2025 forwarded the rectified</p>	Accepted, observations given.

		<p>shopfront drawings, which was also shown to the sub-committee. The following observations are to be complied with:</p> <ul 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 to disturb the underlayer as it would also impact the structural stability of the existing structure. d) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. e) NDMC shall ensure that the placement, size, colour, text etc. of the signage/signboards etc. be as per approved policy/guidelines prepared by the NDMC. f) The structural safety of the heritage building shall be ensured by NDMC. <p>4. The concerned local body i.e., NDMC, has forwarded the proposal for the advice of the HCC, however, the permission for the work is given by the NDMC in terms of provisions as stipulated under provisions of Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.</p>	
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<p>10.</p>	<p>Repair/renovation in R/o G-60-61, 83/84, First & Second Floor, Connaught Place, New Delhi.</p>	<ol style="list-style-type: none"> 1. The proposal forwarded by the NDMC electronically. 2. The proposal for repair renovation forwarded by the NDMC was scrutinised. As per NDMC proforma part-B, it included the works: <i>water proofing of all terrace areas, plaster/repair on existing walls, repair of existing flooring, repair of 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, plastering of existing walls, replacing existing sanitary fixtures, replacing & replacing existing doors and windows, re-paint on walls, repair of all electrical, AC water system works, repairing of existing staircase, all tiling (floor and wall) works.</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, 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 'repair of existing floors'. 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 shall be such installed that they should not remain visible from outside. 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) The structural safety of the heritage building shall be ensured by NDMC. 	<p>Accepted, observations given.</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 Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
11.	Repair/renovation in R/o C-2 and C-3, Ground Floor and Mezzanine, Connaught Place, New Delhi.	<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, repaired doors and windows, electrical wiring and sanitary fitting, internal temp. partitions & furniture/fixtures, placement of A/C outdoor units on terrace, existing wooden staircase to be rebuilt with new profile in the same existing cut out slab area.</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). The Committee noted that the proposed shopfront is not as per original shopfront guidelines. It was decided to form a sub-committee to look after this issue and get it rectified. The NDMC vide their email dated July 28, 2025 forwarded the rectified shopfront drawings, which was also shown to the sub-committee. The following observations are to be complied with:</p> <ul 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 'Re-flooring as per design'. 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 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>	
12.	Addition/Alteration in R/o to Regal Building at Plot number 24, 47, 48, 49 and 70 at Block 127, Connaught Place, New Delhi.	<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>Layout enhancement: optimizing store layout for improved functionality and customer flow, Interior renovation: upgrading interiors, furnishings, lighting, flooring, and installing three lifts for enhanced accessibility, Art display integration: showcasing Indian artisans' craftsmanship through curated artwork, Digital experience integration: enhancing customer journey and service delivery through modern digital technologies, upgradation of MEP systems.</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 comments received from NDMC (<i>in its proforma part-B</i>), letter no: D. No-133/CA/HA/Misc/2025 dated 21.07.2025 & its attachments from Chief Architect NDMC, 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'. 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>	
13.	Repair/renovation in respect of Scindia House Building and Office no.9 (First floor), 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:</p> <p>Location External façade (Part Portion): <i>Conservation of external façade (part portion) by lime plaster, re-construction/construction of chajja/projection at external façade & water proofing works, repair/re-storation of sandstone turret & sandstone framing around the window (Architectural feature), repair/restoration of windows, ventilation, doors, repair/restoration of cornice by lime plaster, closing of opening in the external façade of window AC, external painting by lime based paint.</i></p>	Accepted, observations given.

		<p>Location office no. 9 (First floor) : conservation of internal plaster by lime plaster, plumbing line works, electrical works, air conditioning works, replacement of sanitary fittings/fixtures in toilets & pantry kitchen, cladding of ceramic tile in toilet & pantry kitchen, wooden flooring (internal only) dismantling of existing internal partition walls, erection/installation of gypsum/glass partition walls, repair of fallen brick & beams, pillars etc, false ceiling in gypsum board/POP, painting/whitewash work, restoration of ceiling of mummy, installation of new elevator.</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 shall be such installed that they should not remain visible from outside. 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) The structural safety of the heritage building shall be ensured by NDMC. 	
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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 Master plan, building bye-laws, building bye-laws for heritage buildings and rules/regulations as applicable.	
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sd/-
(D. Thara)
Chairman, HCC
Additional Secretary (D),
Ministry of Housing & Urban Affairs,
Government of India.

sd/-
(Ruby Kaushal)
Member-Secretary, HCC