

MINUTES OF THE 158th MEETING OF THE HERITAGE CONSERVATION COMMITTEE (HCC)
HELD AT 11.00 A.M. ON TUESDAY, SEPTEMBER 2, 2025.

Sl. No.	Proposal	Observations/Recommendations	Decision
1.	Building plans proposal for addition/alterations in respect of property no. 173 to 176 situated at Katra Bariyan, Fatehpuri.	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 <i>29 July 2016</i> issued by the Govt. of NCT of Delhi. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on March 26, 2025; specific observations were given. 3. The proposal received online from MCD on 24.08.2025 at the formal stage was reviewed along with Letter No. TP/G/MCD/2025/838 dated 22.08.2025 from the Senior Town Planner, Town Planning Department, MCD. The MCD letter along with the note sheet stated that : <i>“ It is submitted that since the owner of the property started construction in Property No. 173-176, Katra Bariyan, Fatehpuri, Dehli-110006 without prior permission from MCD, the property in question has been sealed by MCD in a sealing action taken on 08.06.2023 as envisaged under the provisions of the Delhi Municipal Corporation Act, 1957. “</i> 4. Based on the letter from MCD and the provisions outlined in Clause 1.3 and 1.4 of the Annexure-II of Unified Building Bye-Laws 2016 for Delhi (UBBL), the following observations are to be complied with: a) The local body MCD to adhere to provisions of UBBL 2016, Annexure-II clause 1.3 (i) and 1.3 (ii) b) 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,	Not accepted, observations given

		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. c) The Committee opined that the proposed design elements, as compared with the actual photographs of the heritage property provided in the submission, do not accurately reflect certain original heritage features. These should have been matched precisely in terms of architectural form, style, façade details, design elements, materials, art, and craftsmanship, which define the building’s heritage value. 5. The architect is advised to adhere to the above observations of the Committee and furnish a pointwise compliance & reply.	
2.	Repair/renovation in respect of M-125 & 127, (Second Floor), outer circle, Connaught Place.	1. The proposal forwarded by the NDMC electronically. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on December 13, 2024; 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 and POP punning, painting/whitewashing, flooring/re-flooring, waterproofing, false ceiling, internal door and window to be repaired, electrical wiring & fittings, wall panelling, partitions & furniture/fixtures, small wall area to removed, sanitary fittings and toilet, pantry renovated.</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), the following observations are to be complied with:	Accepted, observations given.

		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 '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 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. 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.	
3.	Repair/renovation in respect of 63 (second floor), Regal building, Parliament Street, Connaught Place.	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, punning, painting /whitewashing/polished, flooring /re-flooring, false ceiling, temp. wall panelling & furniture work, electrical wiring & fittings, internal doors and window / ventilators, (RBC)</i>	Accepted, observations given.

		<i>re-roofing, proposed sanitary fitting /fixture/ plumbing work, waterproofing in toilet and terrace.</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 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: 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: <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> <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> b) 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.	
--	--	---	--

		c) The Committee further noted from page 12 of the <i>Building Audit Report</i> submitted with the proposal that the existing roof is shown as removed and a new roof is proposed to be cast at a higher level, creating a 9'-0" space between the mezzanine floor and the terrace floor. This is not acceptable. The existing roof must be repaired or recast at the same height , using the same material, without altering its original height or heritage character. 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. 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. f) All outdoor air-conditioning units shall be such installed that they should not remain visible from outside. 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. h) The structural safety of the heritage building shall be ensured by NDMC. 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.	
4.	Repair/renovation in respect of F-29 and F-30A (Ground and Mezzanine floor), Connaught Place.	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 punning, painting /whitewashing, flooring repair, false ceiling, temporary wall panellings, electrical wiring, plumbing works, AC works, internal wooden/glass partitions, repairing of glass glazing / doors, repair of old MS staircases, shifting of rolling shutter from outside to inside of premises, repair of railings, repair of existing wall damage, replacing existing toilet fixtures, removing existing facade panelling and retaining Connaught place's original façade.</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 scrutinised along with the comments received from NDMC (in its proforma part-B), and updated revised submission received dated 28.08.2025, the following observations are to be complied with: a) The Committee observed that two (02) options of the proposed shopfront has been submitted, the option no: 01 was found to be more appropriate. 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.	Accepted, observations given.

		d) The repair/renovation to-do list includes 'flooring repair' also. 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. g) The structural safety of the heritage building shall be ensured by NDMC. 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.	
5.	Repair/renovation in respect of premises no. First floor, ECE House (Main Building), 28 K.G. Marg, Connaught Place.	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>proposed internal walls plaster/pop repair, proposed water proofing in toilet, proposed repair work wherever required, proposed wooden panelling work, proposed temporary wooden workstation, proposed electrical work, proposed paint work on walls and ceiling, proposed tile work in toilet and flooring, proposed temporary loose furniture as per plan, proposed glass and glass partition work,</i>	Not accepted, observations given.

		<i>proposed gypsum/ wooden/POP false ceiling work, proposed new toilet sanitary fittings and plumbing work.</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 scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: a) The Committee noted (as brought to its attention by NDMC) that the heritage structure is a two-storied building with a ground and first floor, and the current proposal for internal repair and renovation pertains to the first floor. The HCC accepted the repair and renovation proposal during its meeting held on June 17, 2022. b) The heritage structure is designated as Grade II on the heritage list and is situated in Connaught Place. Incomplete photos of the structure have been provided. Full, uncut photographs showing all sides, including the terrace, shall be submitted to enable a more comprehensive assessment of its present condition. c) Since extensive electrical, air-conditioning and plumbing works are to be undertaken, the proposed design scheme to conceal the outdoor AC units and pipes shall also be submitted with an appropriate mechanism to avoid spoiling the external façade and marring the visual and urban aesthetics of the heritage-listed property. 4. Due to inadequate photographs showing all sides of the heritage structure, the Committee was unable to review the repair and renovation proposal comprehensively. As a result, the proposal was found to be unacceptable and returned to the local body, NDMC. The architect is advised to adhere to all the above observations provided by the Commission and furnish a point-wise incorporation & reply.	
--	--	--	--

6.	Repair/renovation in respect of D-7, Ground Floor & Mezzanine, Inner Circle, Connaught Place, New Delhi.	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 and POP punning, painting / whitewashing, flooring / re-flooring, false ceiling, wall paneling, waterproofing. electrical wiring and fittings, temporary furniture and fixtures, internal wooden/ glass partitions, replacement of glass glazing / doors, shifting of rolling shutter to inside.</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 scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: 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 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.
----	---	---	--------------------------------------

		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. 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.	
7.	Repair/renovation in respect of M-16 (Ground and Mezzanine Floor), Connaught Place, New Delhi-110001.	1. The proposal forwarded by the NDMC electronically. 2. The Committee did not accept the proposal for repair/renovation at its meeting held on March 26, 2025, June 11, 2025, and July 23, 2025 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>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, re-roofing of existing shed & water proofing treatment of terrace which is compatible to the original building materials, repair of 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>	Accepted, observations given.

		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 of the Chief Architect, NDMC vide their letter dated 02.07.2025. The following observations are to be complied with: 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 Committee noted that as per letter of NDMC there is a temporary shed on the rear side. Committee holds the view that no new materials should be introduced for repair of temporary shed. The shed's status should remain temporary, and should not be designed to support any additional load in future. c) 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 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.	
--	--	--	--

		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.	
8.	Repair/renovation in respect of, H-42 (Ground and Mezzanine Floor), outer circle, Connaught Circus, Connaught Place, New Delhi-110001.	1. The proposal forwarded by the NDMC electronically. 2. The Committee accepted the proposal for repair/renovation at its meeting held on February 20, 2019; 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, flooring / reflooring, false ceiling, temp. Wall panelling, electrical wiring, water proofing, plumbing works, internal wooden/glass partitions, repairing of glass glazing / doors, existing staircase to be repaired, shifting of rolling shutter from outside to inside of premises.</i> 4. Further, the Committee observed that the NDMC has forwarded the proposal for repair/renovation under clause 2.0.1(d) and 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: <i>“.....provisions, as stipulated under clause 7.26 & Annexure-II of UBBL, are applicable to the heritage areas/properties.....”</i> 5. 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:	Accepted, observations given.

		a) The Committee observed that the shop is positioned in a manner that provides four shopfront areas. It was suggested that the original recessed shopfront be replicated at the main entrance, in line with the original design, while the remaining three portions may have glazed shopfronts (without recessed), also consistent with the original design. 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 '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. g) The structural safety of the heritage building shall be ensured by NDMC.	
--	--	---	--

		6. 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.	
9.	Repair/renovation in respect of A-15, A1/15, A1/16 and A1/18, (Ground and Mezzanine Floor), Wenger House, Inner Circle, Connaught Place, New Delhi-110001.	1. The proposal forwarded by the NDMC electronically. 2. The Committee accepted the proposal for repair/renovation at its meeting held on February 2, 2017; 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>dismantling and demolitions of existing partitions, plastering, cladding and patch repairs, flooring, re-flooring, white washing, painting etc. including erection of false ceiling, erection of internal partitions, anti termite and pest control treatment, replacement of existing doors and rolling shutter, providing glass railing, signage, screen and graphic installation with merchandise fixtures, MEP works such a HVAC, electrical, fire fighting and plumbing to be carried out in total, change of front facade towards inner circle as per latest HCC guide lines.</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). The following observations are to be complied with: a) The Committee observed that the proposed shopfront has not been accurately depicted in the 3D views. However, the Chief Architect, NDMC, assured the Committee that NDMC would ensure the outer façade is executed in accordance with the original design intent. While the Committee agreed to the repair and renovation	Accepted (except outer shopfront), observations given.

		of the internal areas, it found the treatment of the outer façade inconsistent with the original shopfront guidelines. 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 '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 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. g) The structural safety of the heritage building shall be ensured by NDMC.	
--	--	--	--

		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.	
10.	Repair / renovation in respect of L-51-54, Second Floor, Outer Circle, Connaught Place, New Delhi.	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 and POP punning, painting / whitewashing, flooring/re-flooring, false ceiling, wall panelling, plumbing works, electrical wiring and fittings, ducting work, temporary internal partitions, temporary furniture and fixtures, replacing of glass glazing/ doors, waterproofing, lift repair, rehabilitation/repair of structure, metal and glass work in OTS area.</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 scrutinised along with the comments received from NDMC (in its proforma part-B). The following observations are to be complied with: 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 '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.

		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. 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.	
--	--	---	--

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

(Ruby Kaushal)
Member-Secretary, HCC