

MINUTES OF THE 1056th MEETING OF THE DELHI URBAN ART COMMISSION
HELD ON SEPTEMBER 5, 2003.

PRESENT

- | | | | |
|----|----------------------|------|-----------------------------------------|
| 1. | Shri Anupam Dasgupta | | Chairman, DUAC and Addl. Secretary (UD) |
| 2. | Shri P.K. Pradhan | | Member, DUAC and Joint Secretary (DL) |
| 3. | Shri H.K. Yadav | | Special Invitee |
| 4. | Shri Dina Nath | ... | Secretary |
| 5. | Shri Vinod Kumar | ... | Assistant Secretary (Tech.) |
| 6. | Shri Amit Mukherji | ... | Administrative Officer |

ADVISORS

- | | |
|----|---------------------|
| 7. | Shri E.F.N. Ribeiro |
| 8. | Shri S.K. Das |
| 9. | Shri Sumit Ghosh |

Item No.1 : Confirmation of the minutes of 1055th meeting of the Delhi Urban Art Commission.

The minutes of the 1055th meeting of the Delhi Urban Art Commission were confirmed and approved.

Item No. 2 : Layout and Building Plans in respect of Middle School for Goswami Vidyapeeth Society, Between A&B Block, Sarita Vihar.

- (a) The proposal forwarded by the Delhi Development Authority (DDA) was examined and discussed with the architect and the promoters. The Commission observed that it was proposed to develop a primary school, while the site allotted was that for a middle school. The norms adopted were that for a primary school and the sizes of the classrooms were also that of a primary school. The Commission also observed that since it was a site for a primary school, there need be no need for any laboratories. The promoter mentioned some High Court order in the matter. He was asked to make a copy of the stated order available to the Commission.
- (b) The building design of the scheme was examined and the following observations were made:-
- (1) The building block be opened up at the ground floor level towards the playfield, so as to achieve visual continuity of spaces.

- (2) There should be no road between the building block and the playfield.
- (3) The location of the entry gate should be revised so as to achieve better circulation and workability of parking.
- (c) The proposal was approved and the architect was accordingly advised to submit revised drawings to enable the Secretariat of the Commission to release the approval, after checking the Court order, etc.

Item No. 3. Layout and Building Plans in respect of Middle School for Mair Rajput Educational Society at PS-2, Sector-24, Rohini.

The proposal received from the DDA was examined and discussed with the architect. The proposal was considered acceptable and approved by the Commission with the suggestion that free movement of fire tender may be ensured all around the building block and the spaces at the terrace level worked out for better utility by proposing some pergola, etc.

Item No. 4. Layout and Building Plans in respect of Socio-religious Building for Arsha Dharshan Parishad at Pocket-3, Mayur Vihar-I.

- (a) The proposal forwarded by the DDA was examined and discussed with the architect.
- (b) The Commission observed that the entry to the basement had been taken through a ramp and also through a staircase proposed in the front setback. The architect informed that the basement area had been taken into FAR calculations. With regard to the size of staircase, the Commission was informed that the same had been proposed as per the requirement of the CFO.
- (c) The Commission also observed that the provision of a basement in a Building on such a small plot had resulted in several problems. A lot of area was occupied by the staircase and toilets and the useable area available was quite low. Further, the ramp proposed between the open space and the building block had blocked the chances of the hall being opened up towards the open spaces, so as to accommodate the over- flow of the people in the hall.
- (d) The architectural expression of the building block was considered unsatisfactory. The design of the building was also not functional.
- (e) The architect was advised to redesign the scheme as per the observations and submit it for reconsideration of the Commission.

Item No. 5. Layout and Building Plans in respect of Intellectual Property Office Building at Sector-14, Dwarka.

- (a) The proposal forwarded by the DDA was examined and discussed with the architect.
- (b) The Commission observed that the electric sub-station had been proposed at a very prominent location and the parking lots were occupying prime open area. The ESS was advised to be shifted to the corner by providing an approach road. The parking areas were advised to be provided along this road so that more open, green landscaped area was available next to the building. A suggestion was also given to the architect with regard to the relocation of A.C. Plant Room.
- (c) The scheme was considered acceptable, which the Commission approved.
- (d) The architect was accordingly advised to submit revised drawings to enable the Secretariat of the Commission to release the approval.

Item No. 6. Layout and Building Plans in respect of Transit Hostel Complex of CRPF (Institutional building) at Plot no.8, Vasant Kunj.

The proposal forwarded by the DDA was considered acceptable and approved by the Commission with the observation that the doors of the multi-purpose hall should open up outside rather than inside.

Item No. 7. Layout and Building Plans in respect of Nursery School for Vaish Aggarwal Educational Society at Gujranawala Town .

- (a) The proposal forwarded by DDA was examined and discussed with the architect.
- (b) The Commission observed that the parking proposed in the courtyard needed to be shifted to the front side. The architect was also advised to confirm in writing the proposed green areas and the external finishing material proposed. The pedestrian entry gate was advised to be re-located.
- (c) The proposal was approved by the Commission and the architect was accordingly advised to submit revised drawings to enable the Secretariat of the Commission to release the approval.

Item No. 8. Building Plans in respect of Multiplex-cum-Shopping Complex at Plot no.4, Community Centre, Road no.44, Pitampura.

The proposal forwarded by the DDA was considered acceptable and approved by the Commission with the suggestion that toilets for the physically handicapped may be provided on the upper floors also.

Item No. 9. Layout and Building Plans in respect of Recreational Club for I.U.A. Trust at Sector-13, Rohini.

(a) The proposal had been considered by the Sub-Committee at its meeting held on July 18, 2003 with the following observations :-

“The proposal forwarded by DDA had been considered by the Commission in its meeting held on February 27, 2003 and Commission had made following observations :

“The proposal forwarded by the DDA was examined by the Commission. It was noted that the building is for the recreational club and the norms of public, semi public land use that of 25% ground coverage and 100 FAR have been permitted by DDA. It came to the notice of the Commission that as per the provisions of the development code of master plan no residential component/rooms are permitted in the recreational club. The architect claimed that the use of residential component has been restricted to permissible 15%. Joint Director, DDA who was present in the meeting was requested to furnish the necessary clarifications in respect of the permissible norms. The Commission further observed that considering the architectural expressions the building block does not look like a club. The staircase on both ends were very massive, these should have been made lighter. The architect was advised to submit accordingly revised proposal.”

Now DDA had furnished the necessary clarification in respect of the permissible norms and forwarded revised set of drawings.

The revised scheme was examined and discussed with the architect. The Sub-Committee observed that the building block had been placed in such a manner that the same is not getting the proper view of the District Park next to the site and the same is not responding to the surroundings. The overall planning in terms of better utilization of spaces need to be made. A suggestion was also given that the club may have swimming pool which will help in achieving the desired environment. The architect was advised to improve the proposal and resubmit the same.”

- (b) The revised proposal was considered duly improved and was approved by the Commission.

Item No. 10. Building Plans for Commercial Complex, Plot no. 9 D, Central Business Distt., Shahdara.

- (a) The proposal forwarded by the DDA had been considered in Sub-committee's meeting held on July 18, 2003 and the following observations were made:-

"The proposal for readjustment in respect of certain plots including plot no.9D in the complex had been considered in commission's meeting held on April 16, 2003 and the following observations were made:-

"This proposal had earlier been approved by the Commission in December '92 at conceptual stage and the second stage Architectural control for ph.1, were also approved in August, 1996. Subsequently, the proposal had been received in January 2002 for four plots with re-adjustments. DDA has made repeated efforts to auction the commercial plots of phase-I portion, but have not received any positive response from developers/builders/public. It has been noticed that on a comparison of the earlier approved layout plan that the overall scheme in terms of the design of the complex including blackings, circulation has altogether been revised.

The proposal had been considered by the Sub-Committee in its meeting held on February 26, 2002 and discussed with DDA who indicated that their prospective clients have advised to change the usage in respect of two of the blocks. They were advised to send a note based on the discussions in the meeting confirming that there would be no change in the FSI and only change would be in the usage etc.

The matter was discussed in view of the letter dated 21.03.03 received from DDA as reproduced below:-

"In reference to your letter mentioned above on the subject, it is to state that letter written to Secretary, DUAC by the Chief Architect, DDA on dated 17.01.2002 is self-explanatory which shows the details of the plots to be auctioned by DDA with uses and FSI, a copy of which is enclosed herewith.

There is only 'change of landuse' for plots nos. 9B-C and 9D from residential/retail-residential (as per already approved plan from DUAC) into shopping mall and multiplex cinema (for plot no. 9B & 9C) and commercial for plot no.9D. Total floor area has not been changed and has been kept as same i.e. as already permitted 29000 sqm."

The matter was discussed with Shri S.C. Karanwal, Chief Architect, DDA who informed the Commission that the two number of plots which have been sold, no strict architectural controls have been given by DDA to the buyers. The Commission observed that while it has no objection for the landuse of the plots being changed but the proposed changes should not spoil the potential of developing the scheme as an integrated complex as CBD based upon the approved architectural controls. The architectural character as devised by the architect of District Centre complex should be duly respected. The Commission desired that the views of the architect of the district centre should be made available to the Commission with respect to the proposed architecture of the buildings on the plots sold by DDA"

Now the building plans for the plot no. 9D had been forwarded by Building section of DDA for consideration. It was found that no response had been received from Chief Architect, DDA in view of Commission's above observations. As desired the views of the architect of the District Centre had also not been made available to the Commission with respect to the proposed architecture of the buildings on the plots sold by DDA.

The above proposal was taken up for consideration by the Sub-Committee. It was observed that corner of the site at the intersection of road no.58 (45 mt. right of way) and 36 mt. Right of way road was a very strategic point which at present was dominated by the entry/exit ramps to the basement. It was observed that the development of this part of the site should respond as a public entity because it was one of the important entry to the CBD complex. The blocking of the complex particularly towards the 36 mt. wide road may be modified so as to respond, to the entry to the CBD complex. The Sub-Committee observed that there was an intensive use of glass in buildings which should be minimized and no reflective glass should be used. The Sub-committee observed that the façade/elevations need to be accordingly re-worked out. A suggestion also emerged that the entry and exit to the basements may be separated and provided at different locations.

The architect was advised to submit accordingly revised proposal after incorporating the above observations of the Commission/Sub-Committee for re-consideration of the Commission. It was also decided that Chief Architect, DDA should also be invited when the matter is taken up again.”

- (b) The revised scheme was examined and discussed with the project architect in the presence of Shri S.C. Karanwal, Chief Architect, DDA.
- (c) The proposal (revised scheme) was considered acceptable and approved by the Commission.

Item No. 11. Completion Plans in respect of IIPA CGHS Ltd., Plot no.26, Sector-6, Dwarka.

- (a) The completion plans forwarded by the DDA were considered keeping in view the building plans approved by the Commission at its meeting held on October 18, 1996.
- (b) The deviations made in the scheme were considered acceptable and the Commission decided to convey its ‘no objection’ to the issuance of completion certificate by DDA.

Item No. 12. Completion plans in respect of Kamal Vihar CGHS Ltd. at plot no.5, Sector-7 Dwarka.

Since the architect of the proposal was not present, the Commission was constrained to postpone consideration of the proposal.

Item No. 13. Completion plans in respect of Jagran CGHS Ltd. at plot no.17, Sector-22, Dwarka.

- (a) The proposal had been considered at the Sub-committee’s meeting held on July 18, 2003 when the Commission had advised a site visit. The site had accordingly been inspected by the Secretariat of the Commission. The site visit report was considered by the Commission.
- (b) The deviations made in the scheme with respect to the building plan approval were considered acceptable and the Commission decided to convey its ‘no objection’ to the issuance of completion certificate by the DDA.

Item No. 14. Completion Plans in respect of Jagan Nath Gupta Memorial Management and Technical Institute at Plot no.105, MOR Pocket, Kalkaji.

- (a) The proposal had been considered at the Commission's meeting held on June 10, 2003 when the Commission had advised a site visit. Accordingly, a site visit was made by the Secretariat of the Commission. The site visit report was considered by the Commission.
- (b) The deviations made in the scheme with respect to the Commission's approval were considered acceptable and the Commission decided to convey its 'no objection' to the issuance of completion certificate by the DDA.

Item No. 15. Plans in respect of Office Bldg. for Indian Farmers Fertilizer Corp. Ltd., (IFFCO) at District Centre, Saket. (Conceptual stage).

The proposal was received directly from the Architect for conceptual approval. The Architect had proposed some major changes in the architectural controls given by the DDA. Therefore considering importance of proposal, the Commission decided to constitute the following Sub-Committee to examine the scheme in detail :

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| 1. | Shri H.K. Yadav | | Special Invitee |
| 2. | Shri E.F.N. Reibeiro | | Advisor |
| 3. | Shri Sumit Ghosh | | Advisor |
| 4. | Shri S.K. Das | | Advisor |

Item No. 16. Building Plans in respect of Nursery School for South Delhi Education Society at Mohammadpur, R.K. Puram.

- (a) The proposal forwarded by the MCD was examined and discussed with the architect. The Commission observed that the green area achieved, as mentioned in the proforma was 665.8 sq. mts., while the same did not appear to be so in the drawings. The Commission decided to seek clarifications from the MCD accordingly. The architect was advised to submit landscape plan.
- (b) The Commission decided that the scheme would be considered after the above mentioned clarification/drawings were received.

Item No. 17. Building Plans in respect of Mother Gyan Educational Society Middle School at Block-B, Pushpanjali Enclave.

- (a) The proposal forwarded by the MCD was examined and discussed with the architect and the following observations were made:-
- (1) So as to create a better entrance area, the parking and the landscape area in the front need to be interchanged.
 - (2) So as to create a sense of arrival to the building block, the architect was advised to propose some pergolas, etc., in the front.
 - (3) Toilets for the handicapped need to be provided.
 - (4) So as to achieve visual continuity of the spaces, the building block was advised to be opened up on the rear side towards the playfield.
- (b) The proposal was approved and the architect was accordingly advised to submit revised drawings to enable the Secretariat of the Commission to release the approval.

Item No. 18. Building Plans in respect of Nursery School for Child Educational Society Bal Bharti Public School at Pitampura.

- (a) The above mentioned proposal had been received from the MCD for the consideration of the Commission. The project was discussed at the Commission's meeting held on June 10, 2003 when the following observations were made:-
- “1. *So as to achieve better consolidated open play area the architect was advised to make the mirror image of the building block as proposed.*
 2. *The meeting room staff room etc. may be taken at first floor and more number of classrooms be brought at ground floor.*
 3. *For better visibility outside for the small kinds the cill level of the windows was advised to be reduced.*
 4. *The elevations of the building need to be improved.*
- The architect was advised to submit a revised proposal for consideration of the Commission.”*
- (b) Now a representation received from the architect was considered of the Commission. The architect in his representation had mentioned that he had discussed the matter with the MCD and that the MCD did not agree to proposing of the mirror image of the building because as per the layout plan, the frontage of the building could not be kept towards the District Park in view of the existing 12 ft. high wall.

- (c) The Commission observed that its other observations should be incorporated by the architect. He was accordingly advised to submit the revised proposal for consideration of the Commission.

Item No. 19. Building Plans in respect of Institutional Building for Chhatrapati Shivaji Maharaja Memorial National Committee at B-14-A, Qutub Institutional Area.

- (a) The proposal had been considered by Sub-Committee in its meeting held on July 18, 2003 and the following observations were made :

- “1. The basic structural system of the building had not been indicated in the drawings in absence of which feasibility of the large spans as proposed was not clear.*
- 2. It was found that a number of smaller toilets had been proposed on the upper floors that it is preferable to provide consolidated toilets at all floors.*
- 3. In windows reflective glass should not be used.*
- 4. Parking arrangement in basement were considered unworkable.*
- 5. The internal planning of rooms, corridor and the service area was advised to be looked into.*
- 6. The use of building should remain the same as indicated in the floor plans.*

The architect was advised to submit a revised proposal.

- (b) The revised proposal submitted by the architect was considered acceptable and approved by the Commission.

Item No. 20. Building Plans in respect of Middle School for Babson Educational Society at F-19, Sector-8, Rohini

- (a) The proposal had earlier been considered by the Commission at its meeting held on June 10, 2003 when the following observations were made :-

“The proposal forwarded by MCD was examined and discussed with the architect. The following observations were made:-

- 1. Parking bay be created in the front side by shifting the boundary wall of the complex inside.*

2. *So as to achieve better relationship of the building with the play field the building block was advised to be opened up on rear side.*
3. *The elevations of the building block need to be improved/simplified.*

The architect was advised to submit revised proposal for consideration of the Commission.”

- (b) The latest revised drawings now received from the architect were considered by the Commission. The scheme was considered improved and accordingly approved by the Commission.

Item No. 21. Building Plans in respect of Nursery School for Varindra Public Educational Society at Block-A, Prashant Vihar.

- (a) The proposal had been received from the MCD for the consideration of the Commission. This was discussed at the Sub-Committee’s meeting held on July 18, 2003 when the following observation were made:-

“The proposal forwarded by MCD was examined and discussed with the architect. The Sub-Committee observed that the design of the school does not look like that of a Nursery School. The overall architectural expressions need to be improved. The staircase as proposed was occupying lot of space next to the open area. The same was advised to be relocated so that the building block opens to the open area. The architect was advised to submit the revised proposal for reconsideration.”

- (b) The revised proposal submitted by the architect was considered improved and approved by the Commission.

Item No. 22: Recommendations of the Sub-Committees in respect of the following proposals were considered by the Commission :-

<u>Subject</u>	<u>Meeting held on</u>
i) Comprehensive Redevelopment plan of Lady Harding Medical College and Associate Hospital at Shaheed Bhagat Singh Marg. (Conceptual stage).	June 09, 2003
ii) DMRC proposals	June 12, 2003
iii) Community Centres	June 17, 2003
iv) DMRC Proposals	June 25, 2003

v)	Proposals in Bawana Scheme	July 09, 2003
vi)	Indian System of Medicine at Village Khera Dabur Najafgarh (Conceptual Stage)	July 10, 2003
vii)	Building plans for multiplex known as Ajanta Cinema at S-26, Ajay Enclave, Subhash Nagar.	August 05, 2003
viii)	Rehabilitation work of Punchkuin Road Furniture shops part of Barakhamba Road, Patel Road, Dwarka Section of MRTS Proposed at Bhai Veer Singh Marg. (Conceptual stage).	August 05, 2003
ix)	Community centres at Motia Khan and Punjabi Bagh.	August 13, 2003
x)	DMRC proposals	August 19, 2003
xi)	Redevelopment of All India Institute of Medical Sciences (AIIMS), Ansari Nagar.	August 21, 2003

The Commission accepted the above mentioned recommendations of the Sub-Committees. As regards the Sub-Committee meeting (serial no. (viii)) held on August 05, 2003 with regard to rehabilitation work at Punchkuian Road, the Commission decided that the conceptual approval be released by the Secretariat after the promoters submit the necessary papers of land allotment

(Recommendations of the above Sub-Committees are placed at annexure).

Item No. 23 : Suggestion of Council of Architecture for Revision of Delhi Building Bye-laws – Letter received from Ministry of Urban Development and Poverty Alleviation.

The matter was taken up for consideration. It was decided that a note be prepared by the Secretariat of the Commission, keeping in view the provisions of the Delhi Urban Art Commission Act, for offering recommendations on amendments to the building bye-laws and

implications of the present building bye-laws, provisions regarding registered engineers and surveyors for getting the licenses from the local bodies for submission of building plans for approval, etc.

Encl: Annexure item no. 22

**(Dina Nath)
Secretary**

DELHI URBAN ART COMMISSION

**India Habitat Centre
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No. 2(1)/2003-DUAC

September 8, 2003

Copy :

The Chairman, Members and Officers of the Commission.

AD/RK-11.09.2003