MINUTES OF THE 1506TH MEETING OF THE DELHI URBAN ART COMMISSION HELD ON THURSDAY, SEPTEMBER 12, 2019.

A. The minutes of the 1505th of the Delhi Urban Art Commission held on 04.09.2019 were confirmed and approved.

Sl. No.	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION	REMARKS
B.	Action Taken Report on Minutes of the 1504th meeting held on August 28, 2019.	The Action Taken Report on the minutes of the 1504th meeting of the Commission held on August 28, 2019, was tabled.	Noted by the Commission.	
C. Project Proposals				
1	Redevelopment of General Pool Residential Accommodation (GPRA), Kasturba Nagar.	1. The proposal was forwarded by the CPWD (online) for consideration of the Commission. 2. Earlier, the Commission considered the proposal at its meeting held on July 24, 2019. It was not approved, and specific observations were given. 3. The revised proposal was scrutinized, and the following observations were made: i. Efforts were made to contact the architect on Skype, but he was not available. ii. In terms of the earlier observations of the Commission communicated	To assess the ground situation, a site visit to be made by the Commission.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		vide DUAC observation letter no. OL-15071962020 dated 09.08.19 indicated at sr. no. 2 (i to xxvi) have not complied with. iii. To understand the site accessibility from all the entry/exits points proposed and site surroundings better, and considering the project which is of national importance, it was decided by the Commission to undertake a joint site visit along with the architect, proponent etc. on a mutually agreed date and time.		
2	Plans in respect of Tower car parking at Green Park. *(Conceptual stage).*	1. The proposal was directly submitted by the architect (online) for consideration of the Commission. 2. The proposal was scrutinized, and the following observations were made: i. As per Proforma dated 02.09.19, submitted to DUAC, it has been stated that the construction has already started, which may have been undertaken without taking all the necessary approvals. A visit to the site has also revealed that the structure has already been put up without taking necessary approvals. ii. In addition to the above, examination of the design revealed that it has faults which need rectification in the design. However, since the structure has already been constructed, therefore, the proposal was returned to the concerned local body without consideration of the Commission.	The concept of the proposal not accepted, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

3	Building plans in respect of Commercial-cum-Multiplex with Multi-Level Car Parking at Block-PD, Jasola, Apollo Metro Station, Sarita Vihar.	1. The proposal was forwarded by the DDA (online) for consideration of the Commission. 2. The proposal was scrutinised, and the following observations were made: i. The site seems to have a part of DMRC property within the plot (as per the drawing). It is not clear as to how the pedestrian connections are established from the Entry/ exit of Metro complex to the Commercial complex. The Road marked as Fire tender movement breaks the seamless connectivity between the two complexes, thus it is required to submit a detailed continuous pedestrian movement plan, from the metro to the commercial complex, apart from the pedestrian movements and connections in the site. ii. As Metro complex is a high-security zone, it is required to submit the detail of the direct connection (at ground as well as upper level) from the metro complex to the Commercial complex. iii. A detailed traffic study (Traffic Impact Assessment) of the site and it's surroundings needs to be conducted to understand the volume of generated traffic since the site is located on a heavily congested Mathura road, which would impact the neighbouring areas and affect the existing infrastructure, i.e. adjoining roads. The volumes shall be calculated for the peak hours, non-peak hours etc. and co-related to the provisions in the proposal (road widths, road sections, parking etc.), to ensure smooth	Not approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		and conflict-free vehicular traffic movement. iv. The direction of the vehicular circulation to be clearly indicated to understand the circulation scheme. v. Proper conflict-free drop-off point to be created at the entrance with the facility of the porch etc. and the same shall be marked clearly on the plans. vi. Since the site is located on a prominent road (Mathura road), it is suggested to plan a theme-based artwork, contextual to the surroundings to be proposed for the façade instead of the suggested one. vii. Elevations of the proposal shall be contextual to the nearby existing buildings in the complex in terms of architectural elements as well as the material specifications etc. viii. The façade of the commercial complex shall be such designed that they are 'Eyes on the street' to ensure safety and security of women, children and the elderly. It is suggested to provide glass façade with a cantilevered verandah facing the road, at ground floors to ensure the above. ix. The design of the site entrance gate appears to be too narrow and might cause congestion at peak hours. It is suggested to recess the entry gate to 2 car width and 2 cars deep in order to manage the vehicle entry and to avoid a tail/bottleneck.		

		x. The Entry/Exit to the MLCP from the complex to be clearly indicated on relevant plans and substantiated with an appropriate number of 3D views. xi. Being a public space, the complex does not have earmarked spaces for Public use. It is to be ensured to have proper landscaped spaces for the visitors which are conflict-free from vehicular movement. xii. Pedestrian connections from the metro station to MLCP to be clearly marked on relevant layout plans. Conflict free seamless pedestrian connections shall be provided for different pedestrian zones throughout the site from entry/exit points. xiii. Appropriate signages/ graphics shall be installed in the building complex to ensure proper wayfinding. xiv. Pick-up, drop-off zones for Intermediate Public Transport (IPT's) (Auto, Cab/Taxi) in and around the site to be clearly marked on the plans. xv. The 3D views of the site shall be superimposed with the existing context of the surroundings, for better understanding of the proposal in the actual environment to make it clearer. xvi. Appropriate number of 3D views (at least 6 numbers) for the entire site, at various angles, clearly showing the proposed design scheme with		

		proper annotations specifying materials to be used and corresponding to proposal drawings, to be submitted to ensure clarity of the scheme, especially the linkages between the existing metro station and the multiplex/MLCP. xvii. Provisions be made for public toilets/washrooms as per provisions mentioned in Unified Building Bye-laws for Delhi-2016, chapter-12, “Swachh Delhi”- Provisions for Public Washroom Complexes. xviii. All the portions of the site be made universally accessible as per provisions made in Chapter 11 “Provision for Universal Design for Differently Abled, Elderly and Children” of the Unified Building Bye-Laws 2016 (UBBL) for Delhi. xix. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately. xx. The architect/proponent was advised to completely revise the entire scheme keeping in mind the above-mentioned points, and resubmit the revised scheme/proposal for the consideration of the Commission.		

4.	Building plans in respect of Housing at Khasra No 352/2 (5-0), 563 (0-9), 564 (0-11) at Bijwasan.	1. The proposal was forwarded by the South DMC (online) for consideration of the Commission. 2. Earlier, the Commission considered the proposal at its meeting held on August 16, 2019. It was not approved, and specific observations were given. 3. Also, the concept of the proposal was accepted by the Commission at its meeting held on August 1, 2019. 4. The proposal was scrutinized, and the following observations were made: i. All service equipment, solar panels, etc. at the terrace and all other levels should be camouflaged (as per point nos. 10, 11 &12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at www.duac.org. ii. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately.	Approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.
5	Plans in respect of Office at YPCC,	1. The proposal forwarded by the NDMC (online) was considered by the Commission at its meeting held on July 17, 2019. It was not approved,	Approved, observations are given.	The Commission decided to take

	Chanakyapuri.	and specific observations are given. 2. The revised proposal was scrutinized, and the following observations were made: i. The spacing of the louvres on the external façade appears to be narrow and the louvre effect seems to be lost. It shall be appropriately spaced to reflect the character of Akbar Bhawan which is in the vicinity of the complex. ii. The profile of the rooftop projections which are curvilinear in shape are suggested to be straightened in shape. iii. The 'Work of Art' on the North-West elevation is not appropriate. It is suggested to change the same in context to the surroundings and the building character. iv. Outdoor landscaped areas shall have installations like Sculptures which are thematic to the surroundings of the building. v. In order to achieve maximum efficiency of the materials in the building façade, it is suggested to use Glass for not more than 40% of the surface area.		action in the matter without awaiting confirmation of the minutes of the meeting.
6	Building plans in	1. The proposal forwarded by the North DMC (online) was approved by the	Approved,	The Commission

	respect of Office/Administrative Building including essential staff quarters, PPV & FRA Campus, PUSA.	Commission at its meeting held on April 5, 2018. 2. The revised proposal was scrutinized, and the following observations were made: i. All service equipment, solar panels, etc. at the terrace and all other levels should be camouflaged (as per point nos. 10, 11 &12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at www.duac.org. ii. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately.	observations are given.	decided to take action in the matter without awaiting confirmation of the minutes of the meeting.
7	Building plans in respect of Residential building at plot no. 101, Block-171, Sunder Nagar.	1. The proposal was forwarded by the South DMC (online) for consideration of the Commission. 2. Earlier, the concept of the proposal was accepted by the Commission at its meeting held on August 7, 2019. 3. The proposal was scrutinized, and the following observation was made: i. From previous submission made for the plot no: 102, Block-171, Sunder Nagar at the Commission meeting held on August 28th 2019, it was	Not approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		observed that the Plot 101 & adjacent Plot 102 appears to be amalgamated properties and Commission has received proposals for the two plots separately one after the other. A detailed clarification on the status of the amalgamated property be given and to be substantiated with previously approved layout plans, documentations, if any. ii. No detailed survey plan has been submitted showing the existing site conditions. The same needs to be made and superimposed with a demolition plan along with the proposed layout for a clear and better understanding of the proposal. iii. In terms of the earlier observations of the Commission communicated vide DUAC observation letter no. OL-180727707 dated 19.08.19 indicated at sr. no. 2 (i to iii) have not complied with. iv. 3D views do not match with the design scheme submitted. An appropriate number of 3D views (at least 6 numbers) for the entire site, at various angles, clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings, to be submitted to ensure clarity of the scheme. v. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project		

		Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately in the design proposal. vi. All service equipment at the terrace should be properly camouflaged (in terms of the point nos. 10, 11 &12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at www.duac.org.		
8	Layout and building plans in respect of Local Shopping Cente, Paschim Puri.	1. The Commission considered the proposal forwarded by the DDA (online) at its meeting held on August 28, 2019. It was not approved, and specific observations are given. 2. Earlier, the building plans of the proposal were approved by the Commission at its meeting held on November 22, 2007. The Commission agreed on NOC for completion plans proposal at its meeting held on January 3, 2014. 3. The proposal was scrutinized, and the following observations were made: i. All service equipment at the terrace should be properly camouflaged (in terms of the point nos. 10, 11 &12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at www.duac.org. ii. The public art provisions as per Chapter 13 “Provision for Public Art” of the Unified Building Bye-Laws 2016 (UBBL) for Delhi, and in terms of the point nos. 14 of the CPAA (Criterion for Project Assessment and	Approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		Approval) available on the DUAC website at www.duac.org need to be made. Public art of suitable scale to the context, which is also visible from outside the site, to be installed. iii. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately in the design proposal. iv. All the portions of the site are made universally accessible as per provisions made in Chapter 11 "Provision for Universal Design for Differently Abled, Elderly and Children" of the Unified Building Bye-Laws 2016 (UBBL) for Delhi.		
9	Plans in respect of Residential building at Plot no.-116, Block-10, Golf Links.	1. The proposal was forwarded by the NDMC (online) for consideration of the Commission. 2. The proposal scrutinised, and the following observations made: i. A brief description of the proposal given by NDMC on the proposal submitted and the proposal submitted by the architect/ proponent do not match. They shall be verified and co-related.	Not approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		ii. A detailed Demolition plan needs to be submitted to provide clarity in the proposed scheme. The drawings showing existing & proposed changes should be superimposed to highlight the proposed modifications clearly. iii. All the norms/regulations of the Lutyens Bungalow Guidelines (LBZ) be fulfilled. iv. The entire proposal shall adhere to the prevailing LBZ guidelines. As per Golf Links master plan guidelines; the entrance gate location cannot be changed. v. 3D views do not match with the design scheme submitted. A sufficient number of Self-explanatory 3D views (at least 6 in numbers) clearly showing the proposed design scheme with proper annotations specifying materials to be used and corresponding to proposal drawings be submitted. vi. Car parking is not permitted to be located outside the plot. It shall be ensured the requirement of parking be provided inside the site. vii. All service equipment at the terrace should be camouflaged appropriately (in terms of the point nos. 10, 11 &12 of the CPAA		

		(Criterion for Project Assessment and Approval), available on DUAC website at www.duac.org. viii. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately in the design proposal.		
10	Building plans in respect of Commercial Building on plot no. 2048 to 2056, Dr. H.C. Sen Road, Near Kauria Pul.	1. The proposal was forwarded by the North DMC (online) was approved by the Commission at its meeting held on January 4, 2019, and specific observations were given. 2. Earlier, the concept of the proposal was accepted by the Commission at its meeting held on August 28, 2019. 3. The revised proposal was scrutinised, and the following observations were made: i. All service equipment at the terrace should be camouflaged appropriately (in terms of the point nos. 10, 11 &12 of the CPAA (Criterion for Project	Approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		Assessment and Approval), available on DUAC website at www.duac.org. ii. Sustainability features as per provisions mentioned in Unified building Bye-Laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately in the design proposal.		
11	Building plans in respect of Senior Secondary School at Block-A, Preet Vihar.	1. The proposal was forwarded by the East DMC (online) for consideration of the Commission. 2. The earlier proposal for the nursery school in respect of the same building was approved by the Commission at its meeting held on November 19, 2004. 3. The revised proposal was scrutinised, and the following observations were made: i. A discussion was held with the architect on Skype. ii. It was observed that the Commission had given earlier approval of the Nursery school for the Universal Education Society at Block-A, Preet Vihar at its meeting held on November 19, 2004. The previous approval of the Commission in respect of the Senior Secondary School	Not approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		at the same premises may be furnished. iii. As per para 16 of the proforma submitted by the architect/ proponent, it is stated that the work on the site has already started. Details of the earlier completion taken may also be submitted. iv. Since the proposal is of the addition of an existing portion of 3rd floor on existing building, built in the year 1993, appropriate structural stability measures (Earthquake resistance etc.) to be ensured and certificate in this respect be submitted. v. In view of the above, observations, indicated in clause (iii) the proposal is be referred back to the concerned local body without consideration of the Commission.		
12	Building plans in respect of Office Building for the Ministry of Skill Development and Entrepreneurship, Kaushal Bhawan, Moti Bagh.	1. The proposal was forwarded by the NDMC (online) for consideration in the Commission. 2. Earlier, the Commission considered the proposal at its meeting held on August 28, 2019. It was not approved, and specific observations were given. 3. The revised proposal was scrutinized, and the following observations were made: i. It is suggested to reverse the traffic direction to make the pick-up/ drop-	Approved, observations are given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		off easy and efficient (clockwise direction). ii. All service equipment at the terrace should be camouflaged appropriately (in terms of the point nos. 10, 11 & 12 of the CPAA (Criterion for Project Assessment and Approval), available on DUAC website at www.duac.org. iii. The public art provisions to be given as per Chapter 13 "Provision for Public Art" of the Unified Building Bye-Laws 2016 (UBBL) for Delhi, and in terms of the point nos. 14 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at www.duac.org. iv. Sustainability features as per provisions mentioned in Unified building bye-laws 2016 for Delhi (UBBL 2016), Chapter-10 "Provisions for Green Buildings", and in terms of point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org shall also be incorporated appropriately.		

List of participants at the meeting of the Commission held on September 12, 2019

(A) Delhi Urban Art Commission

1. Prof. Dr P.S.N. Rao, Chairman, DUAC
2. Shri Samir Mathur, Member, DUAC
3. Shri Abhimanyu Dalal, Member, DUAC