

MINUTES OF THE 1547TH MEETING (ONLINE) OF THE DELHI URBAN ART COMMISSION (DUAC)
HELD ON FRIDAY, JULY 10, 2020 AT 02.30 PM.

A. The minutes of the 1545th and 1546th meeting (online) of the Delhi Urban Art Commission held on 01.07.2020 and 03.07.2020 (online) respectively were confirmed and approved.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION	REMARKS
B.	Action Taken Report on Minutes of the 1544th meeting held on June 26, 2020.	The Action Taken Report on the minutes of the 1544 th meeting of the Commission held on June 26, 2020, was discussed (online).	Noted by the Commission .	
C. Project Proposals:				
1.	Building plans in respect of Girls Hostel with Food Court for IARI, PUSA.	1. The proposal was forwarded by the CPWD (online) for consideration of the Commission. 2. Earlier, the Commission approve the layout/master plan in respect of Indian Agriculture Research Institute (IARI) campus, Pusa at its meeting held on April 19, 2016. 3. The formal proposal received (online) was scrutinised, and the following observations were given: A. Dining/Recreation: a. It is suggested to flip the plan so that the entry of the Dining and Recreation hall is towards the Hostel block, so as to provide shorter pedestrian distance between the two blocks. As the proposed building is a Girl's hostel, it would be imperative to provide a sense of security to the users and flipping the plan would ensure the entry to the two blocks is as close as possible. b. The capacity of the dining hall is not specified. Also there are huge columns in the middle of the Dining hall. A furniture layout shall be submitted along with to understand the functioning of the dining	Not approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		space better. c. The food counter (next to toilets) can be used as space for vending machine/kiosk. d. The shape of the dormitory is awkward and the size looks too cramped. It is suggested to include the space from the staircase and toilets into the dormitory to rationalise it. e. The road going towards the parking is tapered in the design. It is suggested to keep the profile of the road straight and uniform for smooth movement. f. The road network in the site needs to be minimised and rationalised. This can be achieved by careful site planning. g. The size of the toilets in the Dining block do not seem to be appropriate. Being a Girls's hostel, the ladies toilet size shall be bigger than Gents toilet. The same shall be modified accordingly. h. A lot of waste (<i>dry and wet, food items, etc.</i>) supposed to be generated in the dining hall/hostel block, a detailed solid waste management plan proposal along with its location on the site plan be submitted. i. The outdoor service yard shall be screened with landscaped elements. B. Girls Hostel Block: a. The entrance needs to be modified and made prominent & appropriate to the building scale with an appropriate vehicular drop off. b. Continuous pedestrian movement, from entry/exit, through the whole complex with its linkages, other facilities for the convenient movement of the users, to be appropriately landscaped, in the site shall be established and indicated on the plans. Proper signages to be provided throughout the site at various locations. The pedestrian		
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		pathways shown in the layout plan for Hostel block are not continuous. All pedestrian footpaths/linkages shall provide seamless connectivity. c. The podium proposed in the Hostel block is not appreciated. It is suggested to take the parking (proposed beneath the podium) to the basement and instead utilise this space as open, landscaped green courtyard for students. Alternatively, the parking can be elsewhere in the open near the building. d. Being a hostel building, every floor/wing shall have a pantry (with provision of microwave oven) along with a laundry for the students. The same is proposed to be located at the end of the wing on either side. e. The bathrooms are not appropriately screened from the corridor. They need to be screened by appropriate design. The proposed room balcony of 900 mm width seems to be small as Girls hostel rooms shall have ample space in the balcony to dry clothes. Appropriate screening arrangements shall be made to ensure screening of clothes hanging in the balconies. f. The front lawn in the site shall have some artwork (contextual to surroundings). Also, it shall be designed to have an ambience and impart identity to the campus. g. The fragmented parking spaces to be removed, instead, parking be provided in the site is suggested to be consolidated into one parcel, by stacking the parking. The emptied parcel of land can be used as a consolidated landscaped green. The parking site to be shaded with landscaping/solar tree which can also contribute to the electricity supply for the complex. C. Misc. Points: a. The Commission observed that the proposal cannot be studied in isolation i.e. it needs to be reviewed in conjunction with the		
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		surrounding facilities, therefore, 3D views of the site shall be superimposed with the existing context of the surroundings including road networks, structures around the site, for better understanding of the proposal in the actual environment to make it clearer. b. It was suggested that the proposed elevations (in terms of design, architectural elements, materials etc.) for the Girls hostel and dining/recreational shall be same as approved earlier by the Commission for the boys hostel/dining hall in the same campus for IARI. c. A combined mobility plan showing seamless, conflict-free pedestrian and vehicular movement plan from outside to the hostel/dining block to be submitted, to understand the movement pattern within site better. It shall be indicated clearly with clear segregation of pedestrian and vehicular movement as far as possible. d. Suitable design provision shall be made to accommodate the outdoor AC units, desert coolers etc. and it shall be ensured that the pipes are appropriately screened so that they are not exposed on the outer façade and mar the aesthetics. e. Appropriate signages/ graphics shall be installed in the building complex to ensure proper wayfinding. f. Tree planting in the parking area shall be so done to ensure shade from harsh weather conditions. The complex shall strive to achieve a GRIHA rating by incorporating appropriate sustainable features. g. The Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org. be incorporated appropriately in the design proposal and shown in the relevant drawings. h. The terrace of the buildings can be used for installing solar panels etc, used for lighting common areas. The scheme for the same shall be reflected in the 3d views.		
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		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 Assessment and Approval) available on DUAC website at www.duac.org. using the same architectural elements/materials used in the elevations. 4. Overall, it was suggested to comply with the above observations of the Commission and furnish a point wise incorporation/reply.		
2.	Building plans in respect of residential housing at plot no. 9, K.G. Marg.	1. The proposal was forwarded by the NDMC (online) for consideration of the Commission. 2. Earlier, the Commission could not approve the building plan proposal at its meeting held on May 22, 2020, specific observations were given. 3. Now, the revised proposal at formal stage received (online) was scrutinised; the following observations were given: a. A provision shall be made in the design to accommodate the outdoor AC units, and it shall be ensured that the pipes are appropriately screened so that they are not exposed on the outer façade and mar the aesthetics. b. Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org. c. 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.	Approved, observations 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 Addition/alteration of Senior Secondary School for Sanatan Dharam Adarsh	1. The proposal was forwarded directly by the architect (online) for consideration of the Commission. 2. Earlier, the Commission approved the building plan proposal at its meeting held on September 15, 1985 and the NOC for completion plan was accepted at its meeting held on February 09, 2019.	Not accepted, observations given.	The Commission decided to take action in the matter without awaiting

Shiksha Sansthan at Mayur Vihar Phase-I. (Conceptual stage).	3. Now, the conceptual proposal for additions/alterations received (online) was scrutinised; the following observations were given: - The submitted photographs are scanned pictures of the site. They do not portray the actual/current site conditions. An appropriate number of existing site pictures to be provided to understand the existing site condition. They need to be resubmitted with proper uncut views from all the sides. - The parking plan shows placement of the car parallel to the Boundary wall, whereas, the 3d views show the placement to be at 90 degrees. Also, the front part of the site shows stack parking provisions whereas; the 3d views do not reflect the same. The plans and the 3d views do not match each other. The drawings need to be rectified and co-related with the submitted 3d views. - The proposed Stacked parking (C) would obstruct students movement in the complex. The same shall be relocated elsewhere in the site. - By no means, the playfield/playgrounds of the school complex shall be used for parking purposes. - Existing parking and the parking from additional FAR (proposed) to be shown clearly on the layout plan with the bifurcation of two. - Bus parking is not marked in the submitted design scheme. A holistic parking plan showing location of buses, cars, 2 wheelers, IPT pick-up and drop-off to be submitted to understand the vehicular movement and functioning. - 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. - Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org.	confirmation of the minutes of the meeting.
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		i. Overall, the architect was advised to adhere to all the above observations given by the Commission and furnish a point wise incorporation/reply.		
4.	Building plans in respect of Delhi Government Hospital at Madipur.	1. The proposal was forwarded by the South DMC (online) for consideration of the Commission. 2. The formal proposal received (online) was scrutinised, and the following observations were given: a. Apart from private vehicles the complex will attract users from IPT (intermediate para transit). Also Pick-up/ drop-off for IPT to be planned at this stage to avoid discrepancies at later stages. Movement of various users via modes including auto/taxi/e-rickshaw etc. shall also be looked into. b. All elevations shall be maintainable and eco-friendly. The use of metal be minimised so as to reduce heat gain on the façade. c. The direct connection between Hospital Block and MLCP shall be established in a safe and convenient manner. d. 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. e. Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org.	Approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.
5.	Building plans in respect of Delhi Government Hospital at Hastal.	1. The proposal was forwarded by the South DMC (online) for consideration of the Commission. 2. The formal proposal received (online) was scrutinised, and the following observations were given: a. Apart from private vehicles the complex will attract users from IPT (intermediate para transit). Also Pick-up/ drop-off for IPT to be planned at	Approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation

		this stage to avoid discrepancies at later stages. Movement of various users via modes including auto/taxi/e-rickshaw etc. shall also be looked into. b. All elevations shall be maintainable and eco-friendly. The use of metal be minimised so as to reduce heat gain on the façade. c. The direct connection between Hospital Block and MLCP shall be established in a safe and convenient manner. d. 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. e. Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org.		of the minutes of the meeting.
6.	Building plans in respect of Commercial/Residential on MPL No. 4253-58, Plot no. 44, Pvt.44-A, Ansari Road, Darya Ganj.	1. The proposal was forwarded by the South DMC (online) for consideration of the Commission. 2. Earlier, the Commission could not approve the building plan proposal at its meeting held on June 12, 2020, specific observations were given. 3. Now, the revised formal proposal for building plan proposal received (online) was scrutinised; the following observations were given: a. The boundary wall and gate to be designed similar to the Jaali design to maintain coherence in the scheme. b. 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.	Approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

D. Additional Items:				
1.	Revised Plan of Plot No 18 (A), Civil Lines, Rajpur Road, Delhi.	1. The proposal was forwarded by the North DMC (online) for consideration of the Commission. 2. The formal proposal received (online) was scrutinised; the following observations were given: a. Innovative design provision shall be made in the design itself at this stage to accommodate the outdoor AC units, and it shall be ensured that the pipes are appropriately screened so that they are not exposed on the outer façade and mar the aesthetics. b. Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org. c. 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.	Approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

The following were present at the Meeting (online) of the Commission held on Friday July 10, 2020, from 02.30 PM onwards:

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