

**MINUTES OF THE 1588th MEETING OF THE DELHI URBAN ART COMMISSION (DUAC)
HELD ON MONDAY, APRIL 12, 2021**

A. The minutes of the 1587th meeting of the Delhi Urban Art Commission held on 08.04.2021 were confirmed and approved.

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION	REMARKS
B. Project Proposals:				
1.	Building plans proposal in respect of Middle School, Block-D, Pocket-14-15, Sector-7, Rohini, Delhi.	<p>1. The proposal was forwarded by the North-DMC (online) for consideration of the Commission.</p> <p>2. The Commission did not approve the building plan proposal at its meeting held on March 16, 2021, Specific observations were given.</p> <p>3. The revised building plan proposal received (online) at formal stage was scrutinised along with the replies submitted by the architect in response to the observations of the Commission communicated vide DUAC observation letter no: OL-09032123006 dated 18.03.2021 and following observations were given:</p> <p>a) The color of the white bands provided around the windows on the outer façade suggested to be replaced with colour of Dholpur stone.</p> <p>b) Considering the climatic conditions of the city of Delhi, it was suggested to suitably increase the depth of the recessed windows on the façade. The quality of the glass proposed for the façade shall be as per relevant norms/guidelines etc.</p> <p>c) 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.</p>	Approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		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 .		
2.	Building plans proposal in respect of Motel at Khasra no. 12/19 (4-8), 12/20 (1-2), 31 (1-8), 21(0-14), 22(4-8) Village Kapashera, Delhi.	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The building plan proposal received (online) at formal stage was scrutinised and following observations were given:</p> <p>a) The quality of 3d views is not appropriate. They are very sketchy and the scale, proportion, materials etc. are not understood clearly. Annotated 3D views clearly specifying the materials to be used on the façade shall be provided.</p> <p>b) North points are missing in the entire submission. The same shall be incorporated in the proposed submission.</p> <p>c) Keeping in mind environmental considerations and climatic conditions of the city of Delhi and considering the weather conditions in the city of Delhi appropriate orientation shall be planned.</p> <p>d) The provisions have been made for 10 guest rooms along with a kitchen and a large area for functions/garden etc. But, associated services have not been shown, needs clarification.</p> <p>e) A lot of hard paved areas have been shown all around the building block considering the heat island effect the same shall be minimised. Details related to the percentage of hard and soft areas proposed shall also be provided.</p> <p>f) All parking provisions shall adhere to the applicable norms/regulations/guidelines of the area.</p> <p>g) Work of art of suitable scale, size and material, imparting character and identity to the complex, at appropriate level (human eye) which is also visible from outside, to be installed and shown in the submission.</p>	Not approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		<p>h) 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.</p> <p>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.</p> <p>3. The architect was advised to adhere to the above observations and furnish a pointwise incorporation/reply.</p>		
3.	Completion plan proposal in respect of Commercial Cum Theatre (Assembly) Building at 61, Vasant Lok Community Centre, Vasant Vihar, New Delhi.	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The Commission approved the additions/alterations of the building plan proposal at its meeting held on April 18, 2018. But, the NOC for completion plan proposal was not approved by the Commission at its meeting held on March 23, 2021 specific observations were given.</p> <p>3. The revised completion plan proposal for NOC received (online) was scrutinised along with the replies submitted by the architect in response to the observations of the Commission communicated vide DUAC observation letter no: OL-26022158008, 58(8)/2021-DUAC dated 26.03.2021 and found acceptable.</p>	NOC approved.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.
C. Additional Items:				
1.	Building plan proposal in respect of sales building for IOCL retail outlet at Dr. K.S. Krishan Road, Pusa, New Delhi.	<p>1. The proposal was forwarded by the North-DMC (online) for consideration of the Commission.</p> <p>2. The building plan proposal received (online) at formal stage was scrutinised and following observations were given:</p> <p>a) To improve and enhance the visual, aesthetics, landscaping shall be ensured along the periphery in the form of movable pots to ensure maintenance of the trench whenever required. The provisions for vertical</p>	Not approved, observations given.	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		<p>greens may also be explored.</p> <p>b) Also, some geometrical pattern to be added in the paving to enhance overall visual, urban, environmental and aesthetic quality of the complex.</p> <p>c) The provisions shall also be made for the air filling area, pollution check kiosk (shown clearly in the existing photographs) at stage, as all these structures are likely to come up later at the petrol/CNG stations and have a bearing on the urban, visual, environmental and aesthetic quality of the complex.</p> <p>d) Random placement of hoardings/advertisement panels, display panels etc. in the complex spoil the overall urban, visual, environmental and aesthetic quality of the complex. A policy for signage should be adopted throughout the station as per applicable norms/ guidelines so as not to mar the aesthetics of the complex/facade.</p> <p>e) To enhance the overall aesthetics of the complex, energy efficient lighting & fixtures shall be used.</p> <p>f) The location of toilet provided for ladies shall be relooked at from safety & security point of view of the female users.</p> <p>g) The place, location provided for garbage bins shall be relooked at from usability, convenience, visual and aesthetics considerations.</p> <p>h) 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.</p> <p>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</p>		
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		<p>website at <i>www.duac.org</i>.</p> <p>3. The architect was advised to adhere to the above observations and furnish a pointwise incorporation/reply.</p>		
2.	<p>Revised building plan proposal in respect of additions/alterations in residential building on plot no. 92, Golf Links, New Delhi.</p>	<p>1. The proposal was forwarded by the NDMC (online) for consideration of the Commission.</p> <p>2. The Commission approved the building plan proposal at its meeting held on June 26, 2020.</p> <p>3. The building plan proposal for additions/alterations received (online) at formal stage was scrutinised and following observations were given:</p> <p>a) It was suggested to explore the possibility of using lifts without machine room requirements as per norms/guidelines etc. from visual and aesthetic considerations.</p> <p>b) 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 <i>www.duac.org</i>.</p>	<p>Approved, observations given.</p>	<p>The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.</p>
3.	<p>Building plans proposal in respect of redevelopment in Kothi no. 6, Rajaji Marg, New Delhi.</p>	<p>1. The proposal was forwarded by the CPWD (online) for consideration of the Commission.</p> <p>2. The proposal was deferred.</p>	<p>Deferred</p>	<p>The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.</p>

<p>4.</p>	<p>Revised layout and building plan proposal for additions/alterations in respect of Vaigai-Tamilnadu ILLam at Tamilnadu House at 6,7,8 Kautiliya Marg, Chanakyapuri, New Delhi.</p>	<ol style="list-style-type: none"> 1. The proposal was forwarded by the NDMC (online) for consideration of the Commission. 2. The Commission approved the layout plan in respect of State Guest house complex in the meeting of the Commission held on November 05, 1993 and the revised layout was approved in the meeting held on February 21, 2000. The building plans were also approved in the meeting held on February 21, 2000, and the NOC for completion plan proposal was approved in the meeting held on January 29, 2004. 3. The revised layout and building plan proposal for additions/alterations received (online) at formal stage was scrutinised along with the replies submitted by the architect in response to the observations of the Commission communicated vide DUAC observation letter no: OL-25022124006 dated 22.03.2021 and following observations were given: <ol style="list-style-type: none"> a) It was observed that in terms of earlier observations of the Commission communicated vide DUAC observation letter no. OL25022124006 dated 22.03.2021 indicated at sr. no. 3(a, g, j) inadequate compliance for this has been given. b) The road network to be minimised considering the heat island effect. c) As mentioned in the previous observations, the columns are still not continuing till the base of the building, thus making it look awkward. d) Artwork on the columns to be relooked at. e) The elevation of the block on the extreme left seems to be different from the rest of the elevation. It should be in context with the rest of the architectural elements and needs to be reviewed and redesigned as per all previous and current observations. f) The screening shall be continued on all blocks to maintain continuity and harmony. 	<p>Not approved, observations given.</p>	<p>The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.</p>
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5.	<p>Request received from DDA for comments/suggestions on Norms for the construction of Smog Towers in Delhi.</p>	<p>1. Director (Building), DDA vide their email dated April 06, 2021 has requested to provide comments/suggestions on the norms for Smog Towers notified by the Delhi Development Authority vide Gazette of India Notification no. SO No. 886(E) dated 24th February, 2021 including related to public utility structures. The amendments made under the gazette notification are enumerated as under:</p> <p><i>“.....2.0.1 Procedure: (e) Building permit not required for Public Utility structures:</i></p> <p><i>No notice and building permit is required from the sanctioning authority for erection/ installation of Public Utility structures not exceeding 25 sqm (including its ancillary buildings purely related to any public utility) executed/promoted by Government Agencies/Organizations for enhancement of Public Safety, Public Health and Hygiene, Environment and Climate/Pollution/ Control, Energy Conservation, Transportation, Water Supply and Sewage Disposal lines/ infrastructures, Solid Waste Management infrastructures, Electricity Supply lines, Renewable Energy or for any other such associated activities.</i></p> <p><i>Public Utility structures may include:</i></p> <ol style="list-style-type: none"> 1. Public toilets/washrooms 2. Traffic and Police Control Rooms 3. Air Purification Systems, 4. Vertical gardens/green walls 5. Dhalaos (including compactor) 6. Solar panels 7. Smog towers* <p>Note: * For Smog Towers no building permit is required from the sanctioning</p>	<p>Not approved.</p>	<p>Not to be uploaded.</p>

		<p><i>authority irrespective of the size of structure (including ancillary buildings). NOC from DUAC may be sought by the project proponent wherever applicable....”</i></p> <p>2. The provisions as stipulated under Section 11(1) of Delhi Urban Art Commission Act, 1973 (1 of 1974) are as under:</p> <p><i>“..... maintaining the aesthetic quality of urban and environmental design within Delhi and to provide advice and guidance to any local body in respect of any project of building operations or engineering operations or any development proposal which affects or is likely to affect the sky-line or the aesthetic quality of surroundings or any public amenity provide therein.”</i></p> <p>3. On the basis of similar e-mail dated November 02, 2020 received from DDA and taking into consideration the provisions as elaborated above at para 2, the Commission observed that:</p> <p><i>“.....erection of so many public utilities without the necessary approvals would severely impact the environmental, visual, Urban and aesthetic quality of the city. It was, accordingly decided that all such proposals would be requiring the necessary approvals from the Commission....”</i></p> <p>4. The Commission deliberated in the matter and reiterates its earlier decision taken at its meeting held on November 13, 2020 and decided that Public Utility structures would be requiring the necessary approvals from the Commission.</p>		
6.	<p>Minutes of the received from South Delhi Municipal Corporation (SDMC) to review the construction permits under EODB.</p>	<p>1. A meeting was held under the chairmanship of the Commissioner, South DMC with NOC agencies to review the ‘Construction Permits’ under Ease of Doing Business (EoDB) on 25-03-2021. The Minutes of the meeting has been received vide their email dated dated April 6, 2021. The aspects related to Delhi Urban Art Commission are reproduced as under:-</p> <p><i>“.....Further, the issue regarding large number of rejections was raised by some officers on which it was decided that DUAC will prepare a list of reasons/ground on which the proposals are being rejected so that the same can be shared with all the stakeholders to take cognizance of the same before submission of the online proposal. Moreover, the DUAC may give their</i></p>	<p>Interactive Webinar will be held in the Commission</p>	<p>Not to be uploaded.</p>

		<p><i>presentation in the stakeholders conference schedule in the forthcoming month for information of all Architects and stakeholders.....”</i></p> <p>2. The matter was deliberated and considering COVID situation across the country it was decided that the Commission would be organising an interactive Webinar with the architects and all the stakeholders, in the Commission at the earliest.</p>		
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The following were present at the Meeting of the Commission held on Monday, April 12, 2021 from 02.30 PM onwards:

1. Shri Ajit Pai, Chairman, DUAC
2. Prof. Dr. Mandeep Singh, Member, DUAC
3. Shri Ashutosh Agarwal, Member, DUAC