

**MINUTES OF THE 1589<sup>th</sup> MEETING (ONLINE) OF THE DELHI URBAN ART COMMISSION (DUAC)  
HELD ON THURSDAY, APRIL 15, 2021**

**A. The minutes of the 1588<sup>th</sup> meeting of the Delhi Urban Art Commission held on 12.04.2021 were confirmed and approved.**

Sl. No	PROPOSAL	OBSERVATIONS /RECOMMENDATIONS	DECISION	REMARKS
<b>B. Project Proposals:</b>				
1.	<b>Completion plan proposal in respect of M/S Gupta Service Station at South Moti Bagh, New Delhi.</b>	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The Commission approved the proposal in respect of the Service station at its meeting held on April 18, 2018.</p> <p>3. The completion plan proposal for NOC received (online) was scrutinised and following observations were given:</p> <p>a) A few incorrect photographs of the completed proposal have been noticed, which need to be relooked at and henceforth the corrected photographs be submitted so that the submission can be assessed.</p> <p>b) Exposed plumbing pipes are clearly visible on the façade spoiling the visual and urban aesthetics of the complex, need to screen all visible utilities including all service equipments etc. by appropriate architectural mechanisms.</p> <p>c) The proposal being at Completion stage needs to provide an actual Artwork executed at site. The same is missing. Public art of suitable scale to the context, which is also visible from outside the site, to be installed by using appropriate medium/theme, in terms of the point nos. 14 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at <a href="http://www.duac.org">www.duac.org</a>.</p>	<b>NOC not approved, observations given.</b>	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		<p>d) Disorganised, incoherent hoardings/advertisement panels, signage, display panels etc. displayed across the complex are spoiling the overall urban, visual, environmental and aesthetic quality of the complex. Signage should be placed appropriately and in order. It needs to be organised as per applicable norms, guidelines so as not to mar the aesthetics.</p> <p>4. The architect was advised to submit the completion plan proposal for NOC only when all works including signage, screening of services, work of public art etc. is complete at site in entirety.</p>		
2.	<b>Completion plan proposal in respect of Hostel Building for working women at INA opposite Vikas Sadan, New Delhi.</b>	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The Commission approved the proposal for additions/alterations at its meeting held on January 3, 2014.</p> <p>3. The Completion plan proposal (Part completion) for the additions/alterations made on the second &amp; third floors received (online) was scrutinised and following observations were given:</p> <p>a) Exposed plumbing pipes are clearly visible on the façade spoiling the visual and urban aesthetics of the complex, need to screen all visible utilities etc. by appropriate architectural mechanisms.</p> <p>b) Presence of an unauthorised structure and temporary shade on the windows have been noticed in the photographs submitted by the architect (photographs nos 7 &amp; 10). All encroachments/extensions etc. in the building structures shall be removed.</p> <p>c) As per point no-7 of the list of deviations submitted by the architect, it is mentioned that:  <i>“.....basement was being used for parking &amp; storage at the time of sanction, while now it is being used only for storage....”</i></p> <p>d) The Commission observed that not addressing parking requirements would severely impact the overall aesthetic, environmental, and visual</p>	<b>NOC not approved, observations given.</b>	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		<p>quality of the complex/area, clarification is required on the status/fulfilment of the parking requirements on the site as per norms/guidelines/regulations of the area.</p> <p>4. The architect was advised to adhere to the above observations and furnish a pointwise incorporation/reply.</p>		
3.	<p><b>Layout and Building plans proposal in respect of Group housing on plot no. 67 Najafgarh road, Kirti Nagar, Delhi.</b></p>	<p>1. The proposal was forwarded by the North-DMC (online) for consideration of the Commission.</p> <p>2. The layout and building plan proposal received (online) was scrutinised and following observations were given:</p> <p><b>A. Site Planning:</b></p> <p>a) The Commission observed that the proposal cannot be studied in isolation i.e. it needs to be reviewed in conjunction with the 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. A contextual plan is to be provided to show the site's relationship with the surroundings.</p> <p>b) A sufficient number of self-explanatory, annotated 3D views ( at least 6 in numbers including Arial views ) of the complex at various angles, clearly showing the proposed design scheme with proper annotations and corresponding to proposal drawings may be submitted.</p> <p>c) Overall site planning of the site has to be made self-explanatory. The submitted proposal lacks a guided movement plan.</p> <p>d) Appropriate signages/ graphics shall be installed in the building complex to ensure proper wayfinding.</p>	<p><b>Not approved, observations given.</b></p>	<p>The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.</p>

- e) Existing site photographs do not provide a clear understanding of the proposal, thus difficult to appreciate and visualize it in the current context. An appropriate nos. of site photographs shall be provided to get in-depth clarity of the site and surroundings. They need to be resubmitted with proper uncut views from all the sides.
- f) A provision shall be made for toilets and sitting area for maids/guards/drivers in the stilt area of every block.
- g) A combined mobility plan showing seamless, conflict-free pedestrian and vehicular movement plan from outside to the main entrance to every block shall be submitted. A lot of visitors, apart from the residents, would be visiting the complex, provisions shall also be explored for the long term/ short term parking, taxi drop off points, its parking spaces, holding areas etc. be indicated in the parking/ site plan.

**B. Building Proposal:**

- a) All the required details (plans, 3d views, sections, elevations etc.) shall be provided for the Club house. Commercial components shall also be indicated separately and shown on the plans, as appropriate, to understand the overall scheme better.
- b) The proposed elevations should be detailed enough clearly indicating the materials in the façade to be used along with the provision of sun-shading elements to protect from harsh weather conditions (rain & sun etc.) throughout the year on all faces and the same shall be incorporated in the design and 3-D views.
- c) The balconies need to be screened appropriately along with the provision of screening of drying clothes. Innovative architectural features and materials shall screen dish antennas in the balconies.
- d) The provision of air-conditioning units on the façade is not given in the proposal (drawings/3d views). The air-conditioners would be an eye-sore to the building façade. To avoid the same, provision shall be made in the design to accommodate the outdoor units, at this stage, to ensure they

do not mar the aesthetics.

- e) An appropriate number of sections through end to end of the proposal scheme be submitted for better understanding of the overall scheme clearly showing the architectural elements, sun shading mechanisms, etc. Also, the skin sections (in detail) shall be submitted to understand the elevation of the façade with materials.
- f) Skin sections (in detail) shall be submitted to understand the elevation of the façade with materials.
- g) It has been observed that a large chunk of space is available on the rooftops, the same can be utilised appropriately for the installation of solar panels above. Utilities to be reflected in the 3D views as well as the drawings wherever provided.
- h) The building complex having tall towers should have interesting elements to mark the top and ensure aesthetics and appropriate built form.

**C. General Comments:**

- a) The drawings submitted by the architect are not comprehensible i.e. they are not self-explanatory. As of now, due to lack of clarity of understanding, the scheme could not be fully comprehended by the Commission. The drawings need to be resubmitted after making them clearer.
- b) A lot of waste (dry and wet, food items, etc.) supposed to be generated in the complex, a detailed solid waste management plan proposal along with its location on the site plan be submitted.
- c) Public Art is missing in the submission. The proposed artwork should be thematic to the building use. It shall depict the character and imparts an identity to the complex. Public art of suitable scale to the context to be installed and in terms of the point nos. 14 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at [www.duac.org](http://www.duac.org).

		<p>d) The elements of sustainability are missing in the design scheme. These shall be identified and marked on the plans. Roof-top utilities are not shown in the plan/ 3D views and thus require to be shown on the relevant drawings. The screening for the same shall also be mentioned and marked clearly in the plans/3D views.</p> <p>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 <a href="http://www.duac.org">www.duac.org</a>.</p> <p>f) All service equipment at the terrace should be camouflaged appropriately (in terms of the point nos. 10, 11 &amp;12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at <a href="http://www.duac.org">www.duac.org</a> using same architectural elements and materials.</p> <p>3. The architect was advised to adhere to the above observations and furnish a pointwise incorporation/reply.</p>		
4.	<b>Layout and Building plans proposal in respect of additions/alterations in Kumudi CGHS Ltd. on plot no. 11, Pocket – 06, Dwarka (Papankala), Delhi.</b>	<p>1. The proposal was forwarded by the DDA (online) for consideration of the Commission.</p> <p>2. The Commission approved the layout and building plan proposal at its meeting held on June 23, 1995.</p> <p>3. The building plan proposal for additions/alterations received (online) was scrutinised and following observations were given:</p> <p>a) The Commission consider the proposals based on the certification related to building bye-laws etc. furnished by the concerned local body. It was observed that the Development Control Regulations (DCR) related to the proposal submitted along with the submission are incorrect. The same shall be reviewed and correct DCR's be submitted.</p> <p>b) The submitted site photographs do not clearly indicate the required</p>	<b>Not approved, observations given.</b>	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.

		<p>details. An appropriate number of existing site pictures to be provided from all sides. They need to be resubmitted with proper uncut views from all the sides.</p> <p>c) Existing photographs clearly indicate the presence of air-conditioning outdoor units on the external facade of the existing units. Innovative design provision shall be made in the design itself at this stage to accommodate the outdoor units, so as not to mar the overall aesthetics of the complex. The scheme shall be shown clearly on the plans/elevations and 3D views.</p> <p>d) Provisions made for the proposed bedrooms with attached WC's in the central courtyard area of the type-1 and type-2 residential blocks blocking the available natural light and ventilation of the existing construction overlooking that space. The same shall be removed and relocated appropriately so as not create negative spaces and block natural light &amp; ventilation.</p> <p>e) External pipes are clearly visible on the façade, marring the aesthetics of the external façade shall be screened appropriately.</p> <p>f) The balconies need to be screened appropriately along with the provision of screening of drying clothes. Innovative architectural features and materials shall screen dish antennas in the balconies.</p> <p>g) All encroachments/extensions/corrugated sheets, covering of balconies with temporary materials etc. in the building structures shall be removed.</p> <p>h) The added balcony structure shall be such designed that it withstands weather effects, impacts from calamities like earthquake etc. as it is an additional structure added to the existing superstructure. It shall be ensured it is braced strongly to the building and does not impact the safety of the superstructure while addition/alteration.</p> <p>i) Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at</p>		
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		<p><a href="http://www.duac.org">www.duac.org</a>.</p> <p>j) All service equipment at the terrace should be properly camouflaged (in terms of the point nos. 10, 11 &amp;12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at <i>www.duac.org</i>.</p> <p>4. The architect was advised to adhere to the above observations in the formal submission to be submitted subsequently and furnish a pointwise incorporation/reply.</p>		
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**C. Additional Items:**

1.	<p><b>Layout and Building plans proposal in respect of Motel building on Khasra no. 22/10,11,23/6,7,8/2/1,15, 23/7,14/1,8/2/1,15, 16/1 at Village Samalkha, Delhi.</b></p>	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The Commission did not approve the layout and building plan proposal at its meeting held on September 04, 2019 and specific observations were given.</p> <p>3. The revised formal layout and building plan proposal received (online) was scrutinised along with the replies submitted by the architect on the observations of the Commission communicated vide DUAC observation letter no. OL-29082055050 dated 10.09.2020 and following observations were given:</p> <p>a) The Commission consider the proposals based on the certification related to building bye-laws etc. furnished by the concerned local body. It was observed that the Development Control Regulations (DCR) related to the proposal submitted along with the submission are incorrect. The same shall be reviewed and correct DCR's be submitted.</p> <p>b) Attention of the Commission was drawn to the various provisions as stipulated under prevailing Master Plan for Delhi 2021 related to Motels etc. enumerated as under:</p> <p><i>".....Motels (with sanctioned plans as on 07-02-2007 or whose proposal of</i></p>	<p><b>Not approved, observations given.</b></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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2.	<b>Building plans for Redevelopment (additions/alterations) in respect of Head Office Building for Bar Council of Delhi at 2/6, Siri Fort Institutional Area, New Delhi.</b>	<p>1. The proposal was forwarded by the South-DMC (online) for consideration of the Commission.</p> <p>2. The Commission approved the layout and building plan proposal at its meeting held on November 20, 2001.</p> <p>3. The formal building plan proposal for additions/alterations received (online) was scrutinised and following observations were given:</p> <p>a) Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at <a href="http://www.duac.org">www.duac.org</a>.</p> <p>b) All service equipment at the terrace should be properly camouflaged (in terms of the point nos. 10, 11 &amp;12 of the CPAA ( Criterion for Project Assessment and Approval ) available on DUAC website at <a href="http://www.duac.org">www.duac.org</a>.</p>	<b>Approved, observations given.</b>	The Commission decided to take action in the matter without awaiting confirmation of the minutes of the meeting.
3.	<b>Building plans proposals in respect of IOCL Petrol pump</b>	<p>1. The proposal was forwarded by the North-DMC (online) for consideration of the Commission.</p>	<b>Not approved, observations</b>	The Commission decided to take

<p><b>at Narela Alipur road, Industrial Area Narela, Delhi.</b></p>	<p>2. The building plan proposal received (online) at formal stage was scrutinised and following observations were given:</p> <ul style="list-style-type: none"> <li>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 greens may also be explored.</li> <li>b) Also, some geometrical pattern to be added in the paving to enhance overall visual, urban, environmental and aesthetic quality of the complex.</li> <li>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 stations and have a bearing on the urban, visual, environmental and aesthetic quality of the complex.</li> <li>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.</li> <li>e) The project report and existing site photographs indicates the availability of CNG facility at the petrol pump, but the same is missing in the proposal submitted for the consideration of the Commission, the same shall be reviewed and clarified.</li> <li>f) To enhance the overall aesthetics of the complex, energy efficient lighting &amp; fixtures shall be used.</li> <li>g) The location of toilet provided for public shall be relooked especially from the safety &amp; security point of view of the female users.</li> <li>h) Three options of the work of art was presented before the Commission, the work of art for option -1 was found to be more appropriate, the same shall be incorporated in the design and be shown appropriately in the</li> </ul>	<p><b>given.</b></p>	<p>action in the matter without awaiting confirmation of the minutes of the meeting.</p>
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		<p>plans/elevations/3D-views and revised submission shall be submitted.</p> <p>i) Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at <i>www.duac.org</i>.</p> <p>j) All service equipment at the terrace should be camouflaged appropriately (in terms of the point nos. 10, 11 &amp;12 of the CPAA (Criterion for Project Assessment and Approval) available on DUAC website at <i>www.duac.org</i>.</p> <p>5. The architect was advised to adhere to the above observations and furnish a pointwise incorporation/reply.</p>		
<b>4.</b>	<b>Revised building plans proposals in respect of redevelopment at Kothi no. 6, Rajaji Marg, New Delhi.</b>	<p>1. The proposal was forwarded by the CPWD (online) for consideration of the Commission.</p> <p>2. The proposal was deferred.</p>	<b>Deferred.</b>	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 Thursday, April 15, 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
4. Smt. Nivedita Pande, Member, DUAC