



No. 1(2)/82-DUAC

October 07, 2025

MEMORANDUM

Sub: Façade modifications by the architects or proponents without prior formal approval from the Commission at the formal stage for proposals received at the NOC for the completion stage-Regd.

The above matter was considered by the Commission at its 1834th meeting held on September 25, 2025 in which the Commission observed as follows:-

- a) The Commission noted the provisions outlined under various clauses of the DUAC Act, 1973, with particular reference to the following:

"...11.(1) It shall be the general duty of the Commission to advise the Central Government in the matter of preserving, developing and 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 provided therein...."

The Commission noted that, during the review of the design proposal received at the formal stage and in accordance with its mandate, careful consideration was given by evaluating various aspects such as urban form, massing, materiality, colour palette, and utility screening, to ensure the preservation of the city's aesthetic environment and skyline, while also maintaining user safety.

- b) In recent years, the Commission has observed that few proposals submitted at the completion stage include alterations to the building façade, deviating from the originally approved design intent, approved at the formal stage. Such modifications, such as changes in façade design, materials, artwork on the facade, colour, exposed exhaust and plumbing pipes, visible cables, earthing systems, temporary casings, and outdoor air-conditioning units, undermine the aesthetic standards envisioned by the Commission and negatively affect the urban and environmental character of the development, which the Commission does not appreciate.
- c) Any deviations from the approved design must be submitted to the Commission for prior approval before the commencement of construction, to ensure compliance and facilitate final approval upon project completion.

भवदीया,

(रुबी कौशल)

Ruby Kaushal

सचिव/Secretary

