



No. 1(2)/82-DUAC

October 07, 2025

MEMORANDUM

Sub: Deviations found in proposals after receiving NOC due to modifications done by the architect/proponent on the building façade without the Commission's prior approval.

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 mandate of the Commission as per the DUAC Act states that:

"....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 reviews the proposals, keeping in mind the above mandate, based on parameters including urban form, shape, materiality, colour scheme, and the screening of utilities, to ensure that the urban & aesthetic environment, as well as the city's skyline, is maintained.

- b) However, it has recently been observed that buildings, after receiving NOC for completion, often make modifications that differ from the approved proposal by DUAC. These include changes to façade design, colour, artwork on the facade, exposed pipes such as exhaust and plumbing pipes, exposed cables, earthing systems, temporary casings to conceal pipes, outdoor air-conditioning units, and more, which significantly affect the urban and environmental aesthetics of the building.
- c) Considering the circumstances outlined above, the Commission discourages the modifications made without prior approval to DUAC and strongly suggests to take prior approval of the Commission for these modifications. The Commission stresses that any subsequent deviations from the condition at time of providing NOC without prior approval of the Commission could render any prior approval or NOC by the Commission null and void.

भवदीया,

(रुबी कौशल)

Ruby Kaushal

सचिव/Secretary

