

DESIGN GUIDELINES

▪**Respect the Context:** Acknowledge the uniqueness of the place and its current efforts to redefine itself as an outdoor recreation hub.

▪**Identity:** The design should reflect the interrelatedness of people and their environment.

▪**Construction guidelines:**

Permitted Uses: The uses shall be permitted as per the Master Plan Delhi-2021, wherein the following activities are permitted in the District Park:

District park, Theme park, Bio-diversity park, Recreational Club, National Memorial, Open-air Food Court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports Activity, Playground, Amenity structures.

Note:

The development control norms for amusement parks shall be counted towards the remunerative component.

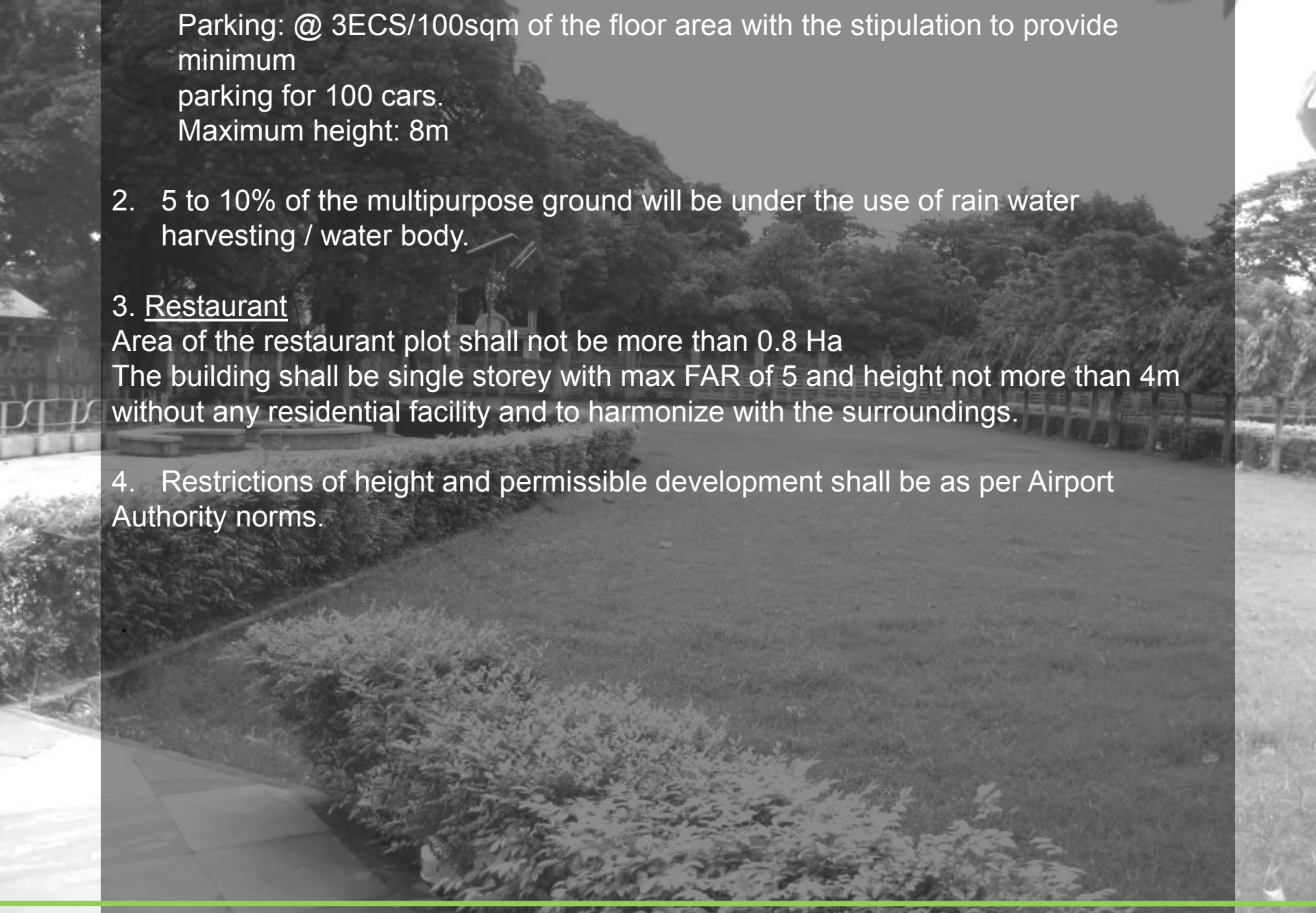
Proposed built up area details:

Total Built up area:

Built up area for remunerative component: 7500 sqm (@ FAR 7.5 for amusement park)

Built up area for restaurant: 400 sqm (@ FAR of 5 on a plot of 0.8 Ha)

Ground coverage: 5400sqm (5000sqm (remunerative) + 400sqm (restaurant))



Parking: @ 3ECS/100sqm of the floor area with the stipulation to provide minimum parking for 100 cars.
Maximum height: 8m

2. 5 to 10% of the multipurpose ground will be under the use of rain water harvesting / water body.

3. Restaurant

Area of the restaurant plot shall not be more than 0.8 Ha

The building shall be single storey with max FAR of 5 and height not more than 4m without any residential facility and to harmonize with the surroundings.

4. Restrictions of height and permissible development shall be as per Airport Authority norms.