



NOTE:-
 • THE PLAN IS SUBJECT TO DEMARCATION BY ENG. WING.
 • DEMARCATION AND PROVISION OF PERIPHERAL SERVICES BY ENG. WING.
 • CONFIRMATION OF LAND OWNERSHIP STATUS BY L.M. BRANCH.

ASSTT. DIR (NP) JT.DIR (NP) Sd. (Dated 23.05.06)
 DIRECTOR (NP)

- LEGEND**
- RESIDENTIAL
 - SECTOR BOUNDARY
 - COMMERCIAL
 - PUBLIC/ SEMI PUBLIC FACILITIES
 - DRAIN
 - RECREATIONAL
 - HT LINE
 - UTILITIES

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

VERIFIED
 THIS PROPOSAL WAS CONSIDERED IN THE 32ND SCREENING COMMITTEE MEETING HELD ON 28/09/09 VIDE ITEM NO. 116-2009.

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

CERTIFIED
 APPROVED IN THE 202ND SCREENING COMMITTEE MEETING HELD ON 28/09/09 VIDE ITEM NO. 116-2009.

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

VERIFIED
 THIS PROPOSAL WAS CONSIDERED IN THE 234TH SCREENING COMMITTEE MEETING HELD ON 4/10/04 VIDE ITEM NO. 159-2004.

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

CERTIFIED
 APPROVED IN THE 234TH SCREENING COMMITTEE MEETING HELD ON 4/10/04 VIDE ITEM NO. 159-2004. ALL OBSERVATIONS (INDS-5) APPLICABLE TO DRAWINGS ARE INCORPORATED.

Note:
 The proposal was approved in 314th Screening Committee meeting held on 17.05.13 vide item no. 82.2013 with observation that:
 - HIG & MIG pockets be also earmarked in the remaining vacant pockets.

PLG. ASSTT. ASST. DIR. (PLG.) DIR. (PLG.) In-charge

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

VERIFIED
 THIS PROPOSAL WAS CONSIDERED IN THE 314TH SCREENING COMMITTEE MEETING HELD ON 17.05.13 VIDE ITEM NO. 82.2013.

DELHI DEVELOPMENT AUTHORITY
H.U.P.W. CO-ORDINATION UNIT

CERTIFIED
 APPROVED IN THE 314TH SCREENING COMMITTEE MEETING HELD ON 17.05.13 VIDE ITEM NO. 82.2013.

Director (Arch.) Coord.

DELHI DEVELOPMENT AUTHORITY

A. LANDUSE DISTRIBUTION OF SECTOR A1-A4 at ZONAL LEVEL (As per Notified Zonal Plan of P-I)

| | (As per previous LOP) (in HA.) | (As per ZDP-2021) (in HA.) | Proposed (As per TSS) (in HA.) |
|-------------------------|--------------------------------|----------------------------|--------------------------------|
| 1. GROSS RESIDENTIAL | 149 (46.56%) | 167.6 (47.53%) | 170.09 (49.47%) |
| 2. COMMERCIAL (CC) | 11 (3.44%) | 11.50 (3.26%) | 11.9 (3.46%) |
| 3. PUBLIC & SEMI PUBLIC | 10 (3.12%) | 9.8 (2.78%) | 10.8 (3.14%) |
| 4. UTILITY | 2 (0.53%) | 1 (0.29%) | 1 (0.29%) |
| 5. RECREATIONAL | 106 (33.13%) | 123.5 (35.02%) | 111.28 (32.37%) |
| 6. CIRCULATION | 42 (13.12%) | 39.2 (11.12%) | 38.75 (11.27%) |
| TOTAL AREA | 320.0 | 352.60 | 343.82 |

Area of the sector as per TSS = 343.82 Ha.,
 Gross Residential Area as per TSS = 170.09 Ha.,
 Area of the sector as per previous LOP (Approved in 2004) = 320.0 Ha.

B. DISTRIBUTION OF GROSS RESIDENTIAL AREA (LAYOUT LEVEL)

| | Previous LOP (Approved in 2004) | Modified LOP as per TSS provided | (in haact) | (%) |
|-------------------------|---------------------------------|----------------------------------|---------------|------------|
| 1. NET RESIDENTIAL AREA | 82.00 | 55 | 102.18 | 60.07 |
| 2. COMMERCIAL (LS/CS/C) | 2.67 | 1.8 | 3.98 | 2.34 |
| 3. COMMUNITY FACILITIES | 26.33 | 17.7 | 31.3 | 18.40 |
| 4. PARK AND PLAYGROUNDS | 22.0 | 14.8 | 22.62 | 13.30 |
| 5. CIRCULATION | 16.0 | 10.7 | 10.01 | 5.89 |
| TOTAL AREA | 149.0 | 100 | 170.09 | 100 |

C. DISTRIBUTION OF FACILITIES

| | (Nos) | (Hac) |
|-----------------------------------|-------|-------|
| 1. Higher Sec. School | 10 | 8.0 |
| 2. Primary School/ Nursery School | 45 | 8.4 |
| 3. Other Community Facility | 15 | 2.55 |
| 4. DISPENSARY | 10 | 1.0 |
| 5. COMMUNITY HALL | 5 | 1.0 |
| 6. ESS | 10 | 0.46 |
| 7. THREE WHEELER/ T. STAND | 5 | 0.25 |

D. DISTRIBUTION OF COMMERCIAL AREA

| | (Nos) | (Hac) |
|---------------------|-------|-------|
| 1. Convent Shopping | 15 | 1.65 |
| 2. Local Shopping | 5 | 2.30 |

1. The scheme was discussed in the 234th S.C. held on 4.10.04 vide item No. 159-2004 and was approved in principle subject to the following conditions:
 (i) The Service Centre proposed on the junction of G T Karnal Road & 80 m R/W road shall be replaced by PSP use.
 (ii) The item would also be brought before the T.C. for necessary adjustments in the zonal level land uses.

Ref. F.15 (190) 2003-NP (PG 17) N

2. The proposal of distribution of housing types in Sector A-1 to A-4 was approved in 202nd S.C. meeting held on 28/09/09 vide item no. 116-2009 in file no. F-15(190)2003/NP

NOTE:

- The modified LOP is prepared on the basis of Total Station Survey report supplied by Engineering Division vide letter No. F.12(2)EE/ND-4/DDA/Report/135 dated 24.01.2013 in file No. F-3002/2013-NP.
- The provision of additional facilities will be provided as per requirement while detailing the pocket as per MPD-2021 provisions.
- Demarcation/feasibility and provision of peripheral services by Engg. wing.
- Confirmation of land ownership status by L.M. Branch.
- The Areas shown in () are as per Previous LOP (Approved in 2004) of Sector A1-A4.
- All dimensions are in metre.
- Any discrepancy in plan to be informed to Narela Project office, 11th Floor, Vikas Narela, New Delhi.

MODIFIED LAYOUT PLAN OF SECTOR A1-A4, Narela Sub-city

SCALE: 100m 0m 100m 200m 300m

DRAWING NO. 437/R

PLG ASSTT ASST. DIR ADDL. COMM. (PLG.) COMMISSIONER (PLG.)

NARELA PROJECT