

DDA

AREA STATEMENT:

DEVELOPMENT CONTROL NORMS AS PER MPD-2021
 TOTAL PLOT AREA (As/LOP) : 45000 Sqm. (4.5 hac)
 TOTAL PLOT AREA (As/T.S.S) : 45833.8 Sqm
 PERMISSIBLE FAR @ 125 : 57292.2 Sqm
 PERMISSIBLE GR.COV.@ 50 % : 22916.9 Sqm

DEVELOPMENT CONTROL NORMS FOR PLOT A:

Area of Plot : 22577.05 Sqm
 Permissible Covered Area : 28646.13 Sqm
 Permissible Gr.Coverage : 11458.45 Sqm
 Height : N.R * (subject to AAI & CFO clearance)
 Parking : @ 3 ECS/ 100 sq.m of Floor Area
 Setbacks : Front-15,Sides-12m, 6m, Rear-12m

DEVELOPMENT CONTROL NORMS FOR PLOT B:

Area of Plot : 23256.75 Sqm
 Permissible Covered Area : 28646.13 Sqm
 Permissible Gr.Coverage : 11458.45 Sqm
 Height : N.R (subject to AAI & CFO clearance)
 Parking @ 3 ECS/ 100 sq.m : @ 3 ECS/ 100 sq.m of Floor Area
 Setbacks : Front-15,Sides-12m, 6m, Rear-12m

OTHER DEVELOPMENT CONTROL FOR PLOT A & B

- **Atrium:** Max.10% additional Ground Coverage shall be allowed for providing atrium
 - (In case the permissible additional ground coverage for atrium is utilised , 25% of the utilized ground coverage shall be counted towards FAR)
 - Additional car parking shall be provided for FAR proposed for atrium as per MPD -2021 , that is to be provided within the plot.
 - **Provision of basement :** As per MPD -2021
 - **Activities permitted :** As per MPD -2021
 - **Provision of facilities :** As per MPD-2021 Table 5.3
- Planning Norms- the number of informal shops/units 3 to 4 units per 10 formal shops to be provided/constructed as part of the comprehensive scheme with easy accessibility, to cater the daily needs including shop for availability of milk, fruits & vegetable. These shops should be developed by the auction purchaser within six months of acquiring the plot.
- The auction purchaser shall propose the scheme compatible for the physically challenged and confirm to building by law and notification issued by MOUD regarding barrier free environment
 - Rest of the controls shall be followed as per per MPD -2021, UBBL-2016.

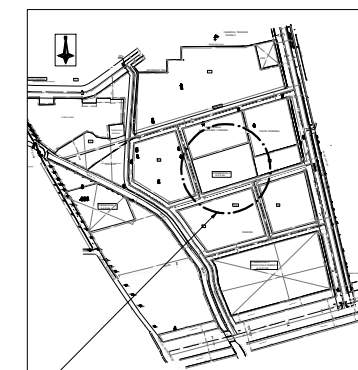
Notes:

- The concern Engineering Wing shall take:
- Necessary action for confirmation from Legal Wing and from QRT-Wing to ensure that the plot is free from litigation, encroachment, encumbrances prior to auction of the plot.
 - Necessary action for Site demarcation/Feasibility check, area/dimension confirmation and shifting of the existing services and n/a regarding existing trees , if any , prior to auction of the plot.
 - Necessary action w.r.t auction of the plots by Commercial Lands branch to be taken after fulfillment of (a) and (b) above.
 - TSS as / letter vide no F192/AE(P)/ND-9/DD/501 dated 14.05.18 was forwarded by the E.E./ND-9.
 - Discrepancy if any may be informed to office of SA(NZ)

Note:

The scheme has been approved from 362nd Screening Committee Meeting held on 24.08.2018 vide item no. 81:2018.

KEY PLAN

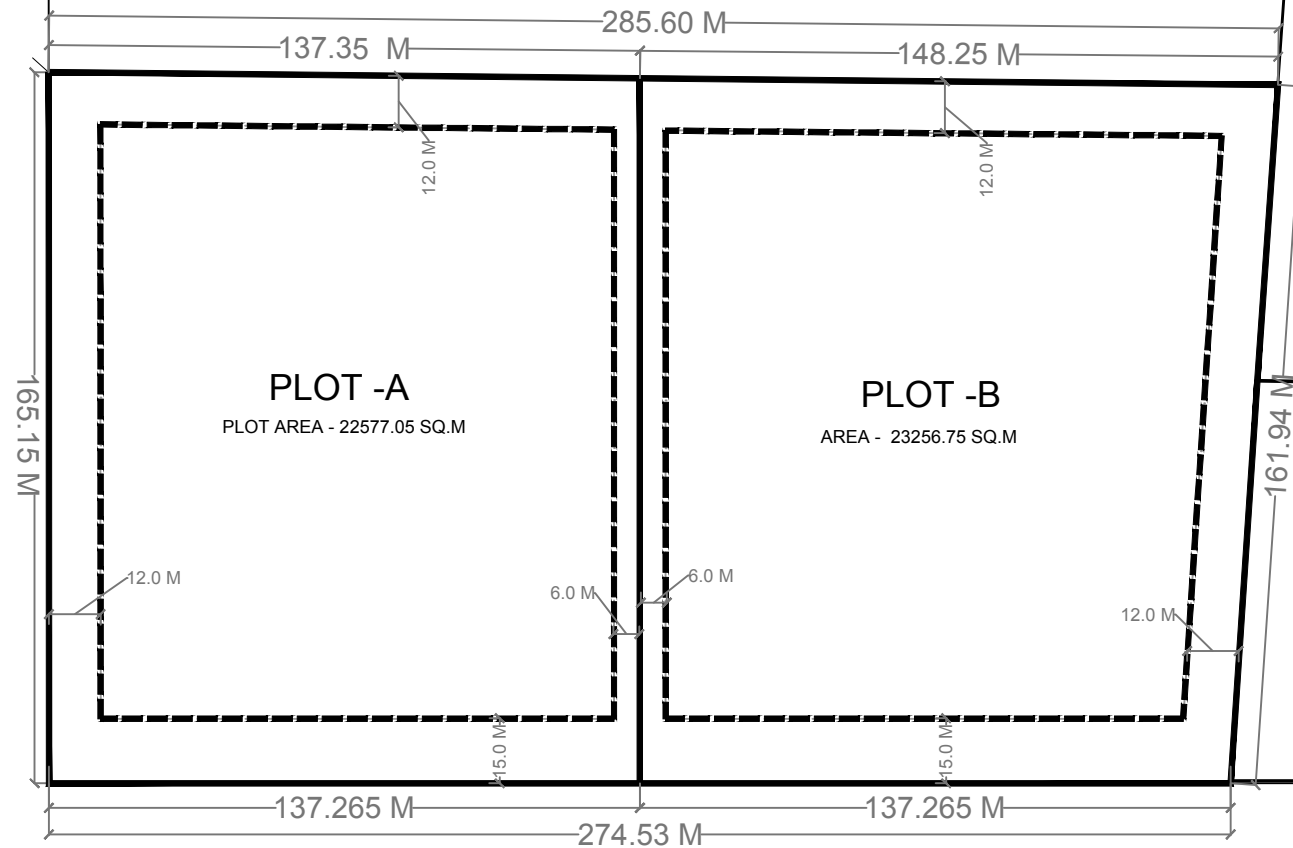


Community Centre Site
IFC Narela

TRUCK TERMINAL

WHOLESALE &
WAREHOUSING PLOT

AUTOMOBILE SHOWROOM /PARKING (REPAIRING)



PLOT -A
PLOT AREA - 22577.05 SQ.M

PLOT -B
AREA - 23256.75 SQ.M

40 M R / W ROAD

PARK

WHOLESALE &
WAREHOUSING PLOT

WHOLESALE &
WAREHOUSING PLOT

30 M R / W ROAD

30 M R / W ROAD



PROJECT TITLE :
COMMUNITY CENTRE ADJOINING TRUCK
TERMINAL SITE, IFC NARELA

DRG. TITLE
LAYOUT PLAN

SCALE : N.T.S DATE -AUG 2018 SCHEME NO. DRG. NO.

ARCH. ASST ASST. DIR. (ARCH) DY. DIR. (ARCH)

SR. ARCHITECT ADDL. CH. ARCHITECT CHIEF ARCHITECT

OFFICE OF SR. ARCHITECT (NORTH ZONE)
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