



# DDA

## AREA STATEMENT:

DESIGNMENT CONTROL NO. 11424.25 SQ.M. AS PER MPD-2021  
 TOTAL PLOT AREA 11424.25 SQ.M.  
 PERMISSIBLE FLOOR AREA 14220.31 SQ.M.  
 PERMISSIBLE GROUND COVER 5% 571.2125 SQ.M.  
 PARKING REQUIRED 30 SECS/100 SQ.M OF FLOOR AREA  
 PERMISSIBLE HEIGHT 12M (subject to AAI & CPD clearance)  
 SETBACKS FRONT-12M SIDES-12M REAR-12M

- The maximum Ground Coverage shall be inclusive of all above ground structures.
- Provision of car parking, As per MPD-2021
- Provision of cycle parking, As per MPD-2021
- Provision of play area, As per MPD-2021 Table 5.3
- Planning Norms: the number of informal shops/units 2 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 differently abled and confirm to building by law and notification issued by M.O.U.D regarding barrier free environment/requirements.
- The auction purchaser shall take necessary approvals from all statutory bodies.
- Rest of the controls shall be followed as per MPD-2021, UBB-2016

### Notes:

- This concern Engineering Wing shall take:
  - Necessary action for confirmation from Legal Wing and from OPT-Wing to ensure that the plot is free from litigation/encumbrance/encumbrances prior to auction of the plot.
  - Obtaining Physical Possession of the site w.r.t. the referred letter no F.1(267)SD/HIND-4/DDA/2018-19/183 dt 21.02.2019 & F.1(267)SD/HIND-4/DDA/2016-19/220 dt 12.03.2019, prior to auction of plot.
  - Necessary action for Site Generation/Feasibility check/real dimension confirmation and shifting of the existing services and n/a regarding existing trees, if any, prior to auction of the plot.
- To Commercial Lands Branch for auction of plot as per policy vide Development control after above n/a has been taken by concerned Engr. Wing & Planning Wing.
- Discrepancy if any may be informed to office of SA (NZ).

The scheme has been approved in 368th Screening Committee Meeting held on 22-04-2019 vide item no. 34, 2019 with the observations that:

- Since plot size is much bigger than the prescribed size as per MPD 2021 it would only be appropriate to designate LSC plot measuring 11424.25 sq.m as Non Hierarchical Commercial Centre.
- The concerned Planning Wing to take appropriate action w.r.t. L.O.P for necessary modification.

PROJECT TITLE : NON-HIERARCHICAL COMMERCIAL CENTRE ADJOINING HOUSING POCKET-9, SECTOR A1-44 NARELA	
DATE MAY 2019	DATE MAY 2019
SCALE 1:10	SCALE 1:10
FIG. TITLE SITE PLAN	FIG. TITLE SITE PLAN
DESIGNER ARCHITECT	DESIGNER ARCHITECT
PROJECT NO. HOUSING & URBAN PROJECT WING NORTH AND NARELA SCHEMATIC	PROJECT NO. HOUSING & URBAN PROJECT WING NORTH AND NARELA SCHEMATIC

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
**VERIFIED**  
 This proposal was considered in the Screening Committee Meeting held on 22.04.2019  
 Vide item No. 34/2019  
 Dy. Director (Arch.) Co-ordin.

Delhi Development Authority  
**VERIFIED**  
 Approved in 368th Screening Committee Meeting Dt. 22.04.2019  
 Vide item No. 34/2019  
 Sign: [Signature]  
 Name: [Name]  
 Dy Dir (ARCH) Sr. Architect (N.Z.)