

DDA

AREA STATEMENT:

DEVELOPMENT CONTROL NORMS AS PER CHAPTER-5,MPD-2021

TOTAL PLOT AREA (As/T.S.S)	:2,27,109 sqm (22.71Hac.)
Mandatory Green Area @10% of site	:22,711 sq.m
Net Site Area for development	:2,04,398 sq.m
Permissible FAR @ 150	:3,06,597 sq.m
Permissible Ground Coverage@ 50% of Net site area	:1,02,199 sq.m
Height	:N.R.(subject to AAI & CFO clearance)
Setbacks	:Front along Rohtak Rd-15m, Sides-12m,Rear-12m

DEVELOPMENT CONTROL NORMS: COMMERCIAL PLOT-A

Area of Plot-A	:1,15,843 sqm. i.e 11.58 Hac.
(After deduction of area of slip road (536 sqm) vide approved PWD proposal forwarded by UTTIPEC/DDA)	
Permissible Covered Area	:2,29,948 sqm.
Permissible Ground Coverage	:76,649 sqm.
Setbacks	:Front-15m along Rohtak Road, Sides-12m, 9m, Rear-9m
Height	:N.R.(subject to AAI & CFO clearance)
Area Under Mandatory Green	:12,537 sqm.
HOTEL PLOT (ONE NO.) AREA	:7000 sqm.
Permissible FAR @375	:26,250 sqm.
Permissible Ground Cov @ 40%	:2,800 sqm.
All the other control norms for Commercial Plot-A to be followed as per the provisions of MPD-2021 & UBBL-2016.	

DEVELOPMENT CONTROL NORMS : COMMERCIAL PLOT-B

Area of Plot-B	: 1,01,745 sqm.
Permissible Covered Area	: 69,984 sqm.
Permissible Ground Coverage	: 23,328 sqm.
Setbacks	: Front-15m along Rohtak Road, Sides-12m, 9m, Rear-12m
Height	: N.R (subject to AAI & CFO clearance)
Area Under Mandatory Green	:10,174 sqm.
HOTEL PLOT (ONE NO.) AREA	: 7000 sqm.
Permissible FAR @375	: 26,250 sqm.
Permissible Ground Cov @ 40%	: 2,800 sqm.
All the other control norms for Commercial Plot-B to be followed as per the provisions of MPD-2021 & UBBL-2016.	

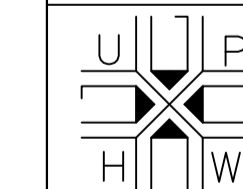
DEVELOPMENT CONTROL NORMS : COMMERCIAL PLOT-C

Area of Plot -C	: 6,665 sqm.
Permissible Covered Area	: 6,665 sqm.
Permissible Ground Coverage	: 2,222 sqm.
Setbacks	: 12,12, 6,6
All the other control norms for Commercial Plot-C to be followed as per the provisions of MPD-2021 & UBBL-2016.	

Notes:

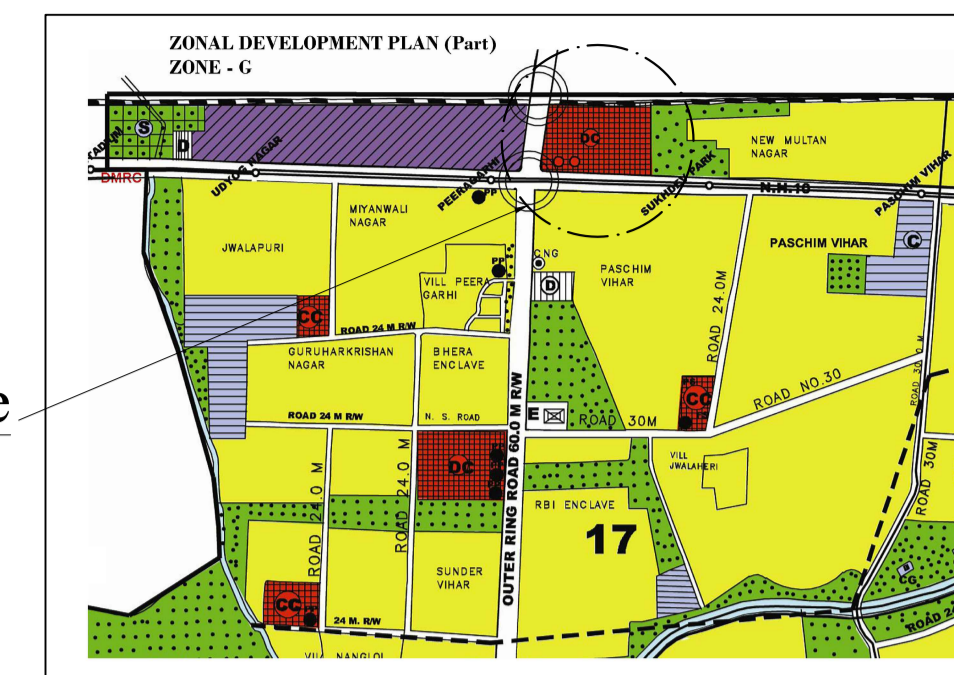
- Total area of Site is as per TSS received from Engg Wing (ND-10) vide letter no. F3(96)/EE/ND-10/DDA/2344 dated 09.01.18.
- Area under proposed Slip road received by UTTIPEC/Plg wing vide letter no. F.6(184)2012/UTTIPEC/D-269 dated 06.09.2019
- Discrepancy if any may be informed to office of SA(NZ).
- 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 (4) above.
- LM Branch to take n/a w.r.t. allotment of land to PWD vide approved proposal of slip road in coordination with Engg. Wing and UTTIPEC.

The Scheme has been approved in 377th SCM held on 07.01.20 vide item no. 09:2020 with the observation that the FAR proposed under Hotel can be a Separate Plot or as an Integral part of the entire plot earmarked as Plot A at the choice of developer.



PROJECT TITLE :
DISTRICT CENTRE ALONG THE ROHTAK ROAD AT PEERAGARHI JUNCTION

DRG. TITLE LAYOUT PLAN			
SCALE :N.T.S	DATE :JAN. 2020	SCHEME NO	DRG. NO.
ARCH. ASSTT	ASSTT. DIR. (ARCH)	DY. DIR. (ARCH)	
Sr. ARCHITECT	ADDL. CH. ARCHITECT	CHIEF ARCHITECT	
OFFICE OF SR. ARCHITECT (NORTH ZONE) HOUSING & URBAN PROJECTS WING DDA, VIKAS MINAR, NEW DELHI-110002 Ph. 011-23378879, Email: srarchzn@dda.org.in			



Part Zonal Development Plan
Zone G: Key Plan

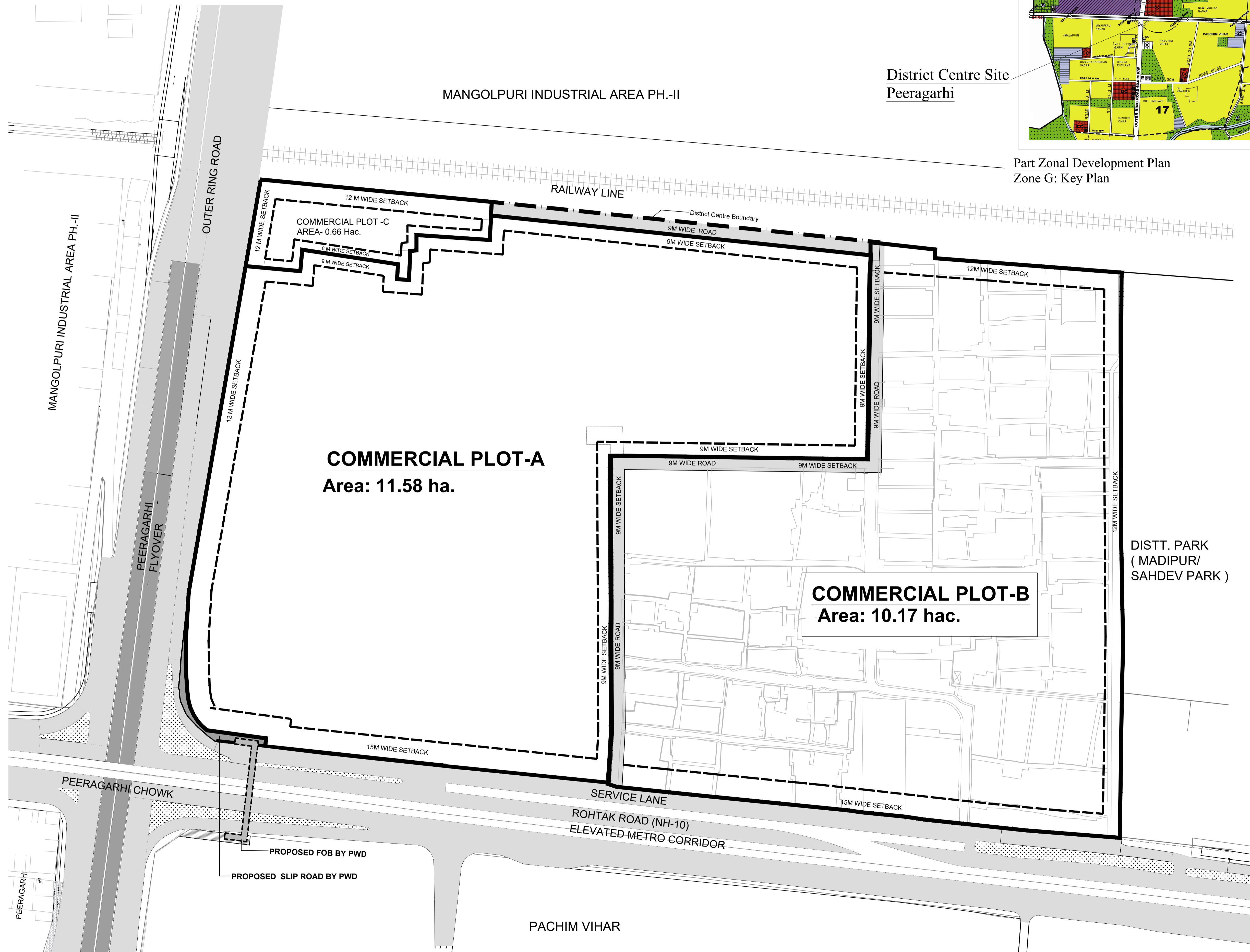
District Centre Site
Peeragarhi

MANGOLPURI INDUSTRIAL AREA PH.-II

COMMERCIAL PLOT-A
Area: 11.58 ha.

COMMERCIAL PLOT-B
Area: 10.17 hac.

DISTT. PARK
(MADIPUR/
SAHDEV PARK)



PACHIM VIHAR

PROPOSED FOB BY PWD

PROPOSED SLIP ROAD BY PWD

PEERAGARHI CHOWK

SERVICE LANE
ROHTAK ROAD (NH-10)
ELEVATED METRO CORRIDOR

MANGOLPURI INDUSTRIAL AREA PH.-II

PEERAGARHI FLYOVER

PEERAGARHI