

DDA

AREA STATEMENT:

DEVELOPMENT CONTROL NORMS AS PER MPD-2021

TOTAL PLOT AREA	: 4852.6 SQ.M
(As per T.S.S/drawing calculations)	
PERMISSIBLE FAR @ 100	: 4852.6 SQ.M
PERMISSIBLE GR.COV@ 50 %	: 2426.3 SQ.M
PARKING REQUIRED	: @ 2ECS/100 SQ.M OF FLOOR AREA
PERMISSIBLE HEIGHT	: N.R*(subject to AAI & CFO clearance)
SETBACKS	: FRONT-9M SIDES-6M REAR-6M

- The maximum Ground Coverage shall be inclusive of Atrium.

OTHER DEVELOPMENT CONTROLS FOR 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.
- The auction purchaser shall take necessary approvals from all statutory bodies.
- Rest of the controls shall be followed as per per MPD-2021, UBBL-2016.

Notes:

- A. 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.
 - Obtaining Physical possession of the site w.r.t. the referred letter no F.1(267)SD-II/ND-4/DDA/ 2018-19/183 dt 21.02.2019 & F.1(267)SD-II/ND-4 /DDA/2018-19/260 dt 12.03.2019, prior to auction of 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.
- B. To Commercial Lands Branch for auction of plot as per policy vide Development control after above n/a has been taken by concerned Engg.Wing & Planning Wing.
- C. 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. 35:2019 .
As per MPD-2021 the activities permitted in LSC are Retail Shopping, Stockists and dealers of medicines & drugs, Commercial offices, Clinical Laboratory, Clinic & Polyclinic, Repair/Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres/Training Institutes, Restaurant



PROJECT TITLE :
LOCAL SHOPPING CENTRE ADJOINING
HOUSING POCKET-3,
SECTOR A1-A4 NARELA

DRG. TITLE
SITE PLAN

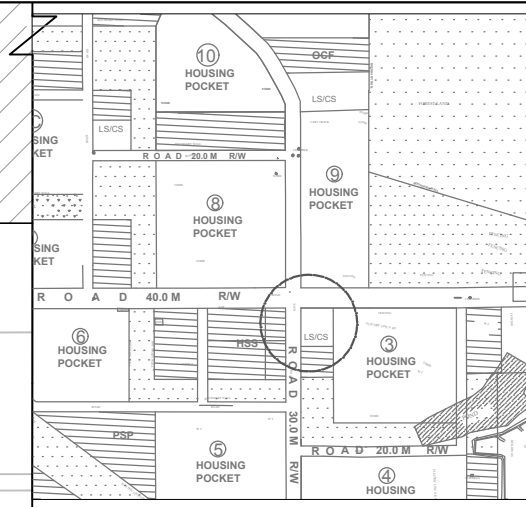
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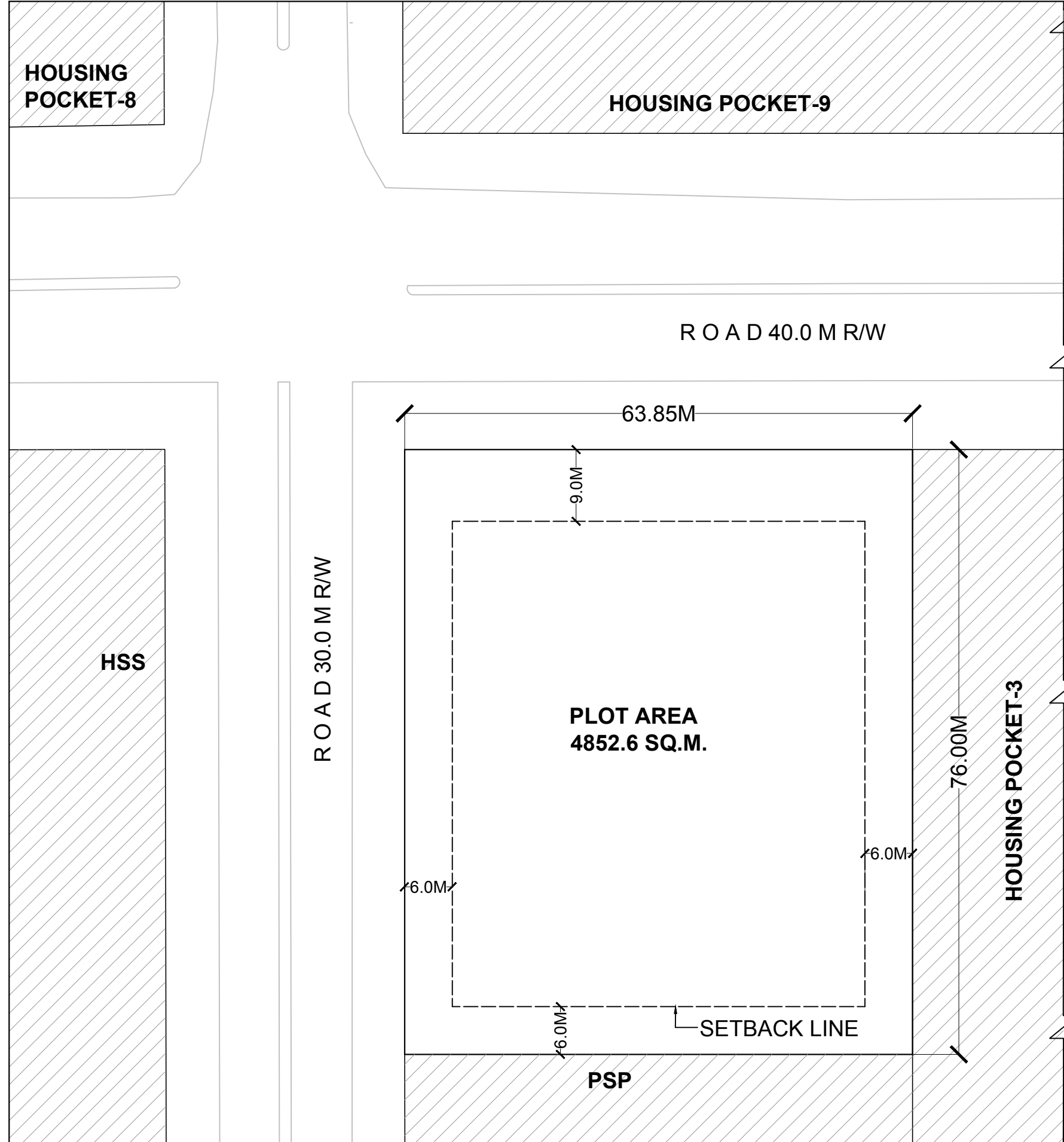
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HOUSING & URBAN PROJECT WING,
NORTH AND NARELA ZONE ,
VIKAS MINAR ,NEW DELHI-110002



KEY PLAN



HOUSING POCKET-9

HOUSING POCKET-8

ROAD 40.0 M R/W

ROAD 30.0 M R/W

63.85M

9.0M

PLOT AREA
4852.6 SQ.M.

76.00M

HOUSING POCKET-3

HSS

PSP

SETBACK LINE

6.0M

6.0M

6.0M

6.0M