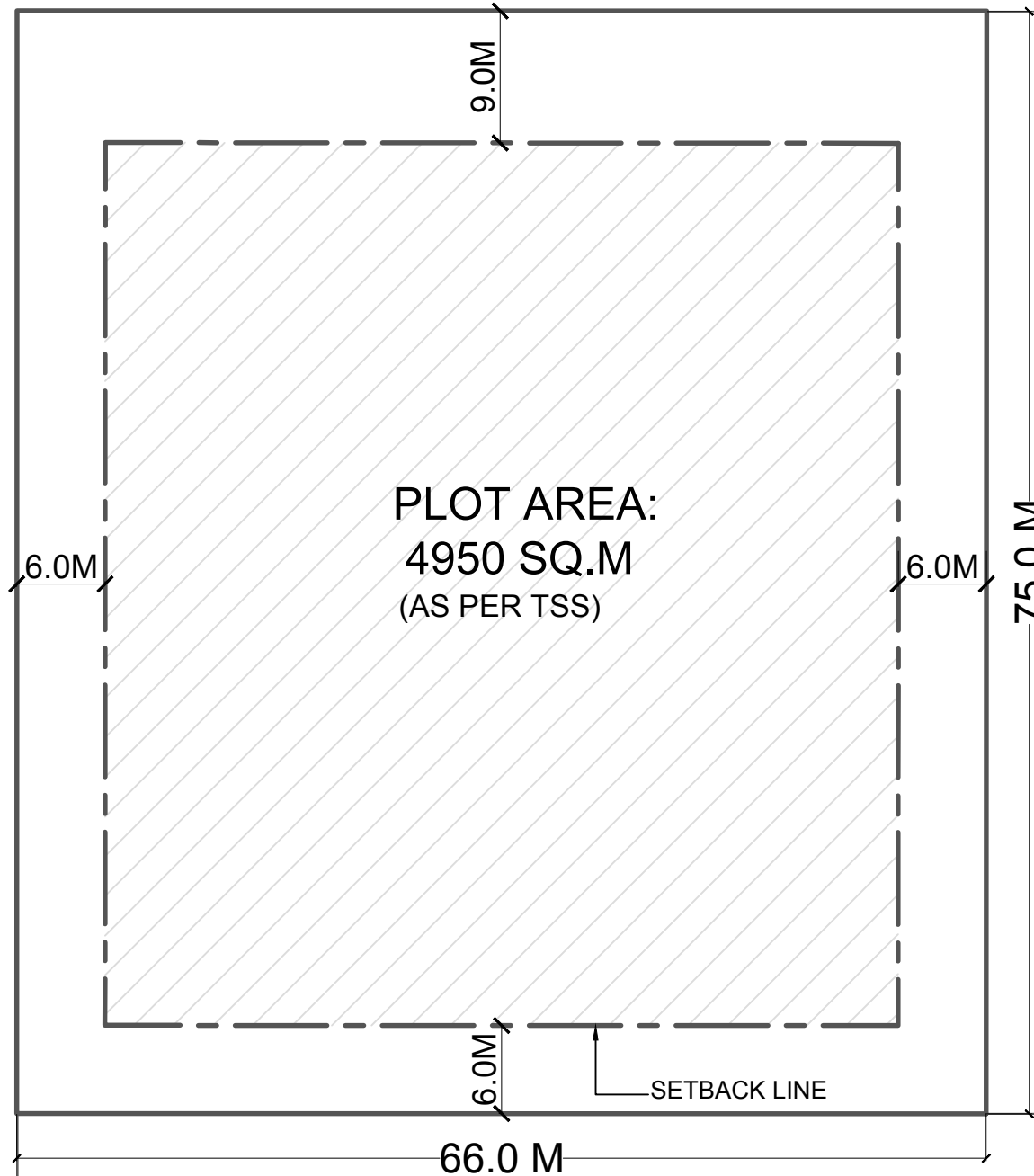


GREEN

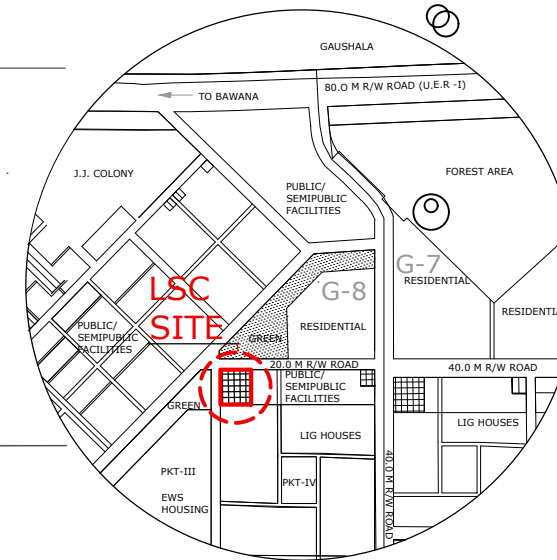
20 M. R/W ROAD AS/LOP

20 M. R/W ROAD AS/LOP

GREEN



HOUSING POCKET



KEY PLAN

PUBLIC/
SEMIPUBLIC
FACILITIES

DDA

AREA STATEMENT:

DEVELOPMENT CONTROL NORMS AS PER MPD-2021

TOTAL PLOT AREA (As/LOP)	:5000 SQ.M
TOTAL PLOT AREA (As/T.S.S)	:4950 SQ.M
PERMISSIBLE FAR @ 100	:4950SQ.M
PERMISSIBLE GR.COV.@ 50 %	:2475 SQ.M
HEIGHT	: N.R*(subject to AAI & CFO clearance) @ 2 ECS/100 SQ.M
PARKING	: 2 ECS/100 SQ.M OF FLOOR AREA
SETBACK	: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
- As per MPD-2021 Table 5.3 Planning Norms- the number of informal shops/units 3-4 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 bye laws and notification issued by MOUD regarding barrier free environment/movement including accessible toilets.
- The auction purchaser shall take necessary approvals from all statutory bodies.
- Rest of the controls shall be followed as per MPD -2021,UBBL-2016.

NOTES:

- The concerned 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 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.
- 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.
- 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. 28:2019 .
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,
AT POCKET IV, SECTOR G7-G8, NARELA.

DRG. TITLE	SITE PLAN		
SCALE : N.T.S	DATE: MAY 2019	SCHEME NO	DRG. NO.
ARCH. ASST	ASST. DIR. (ARCH)	DEPUTY DIRECTOR	
SR ARCHITECT	ADDL. CH. ARCHITECT	CHIEF ARCHITECT	



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