



KEY PLAN

# DDA

## AREA STATEMENT:

### DEVELOPMENT CONTROL NORMS AS PER MPD-2021

TOTAL PLOT AREA	: 11424.25 SQ.M
(As per T.S.S/drawing calculations)	
PERMISSIBLE FAR @ 125	: 14280.31 SQ.M
PERMISSIBLE GR.COV@ 50 %	: 5712.125 SQ.M
PARKING REQUIRED	: @ 3ECS/100 SQ.M OF FLOOR AREA
PERMISSIBLE HEIGHT	: N.R*(subject to AAI & CFO clearance)
SETBACKS	: FRONT-15M SIDES-12M REAR-12M

- The maximum Ground Coverage shall be inclusive of Atrium.
- 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 differently abled and confirm to building by law and notification issued by MOUD regarding barrier free environment/movement.
- 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. 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-A4 NARELA		
DRG. TITLE	SITE PLAN		
SCALE :NTS	DATE -MAY 2019	SCHEME NO.	DRG. NO.
ARCH. ASSTT	ASSTT. DIR. ( ARCH )	DY. DIR. ( ARCH )	
SR. ARCHITECT	ADDL. CH. ARCHITECT	CHIEF ARCHITECT	
HOUSING & URBAN PROJECT WING, NORTH AND NARELA ZONE , VIKAS MINAR , NEW DELHI-110002			