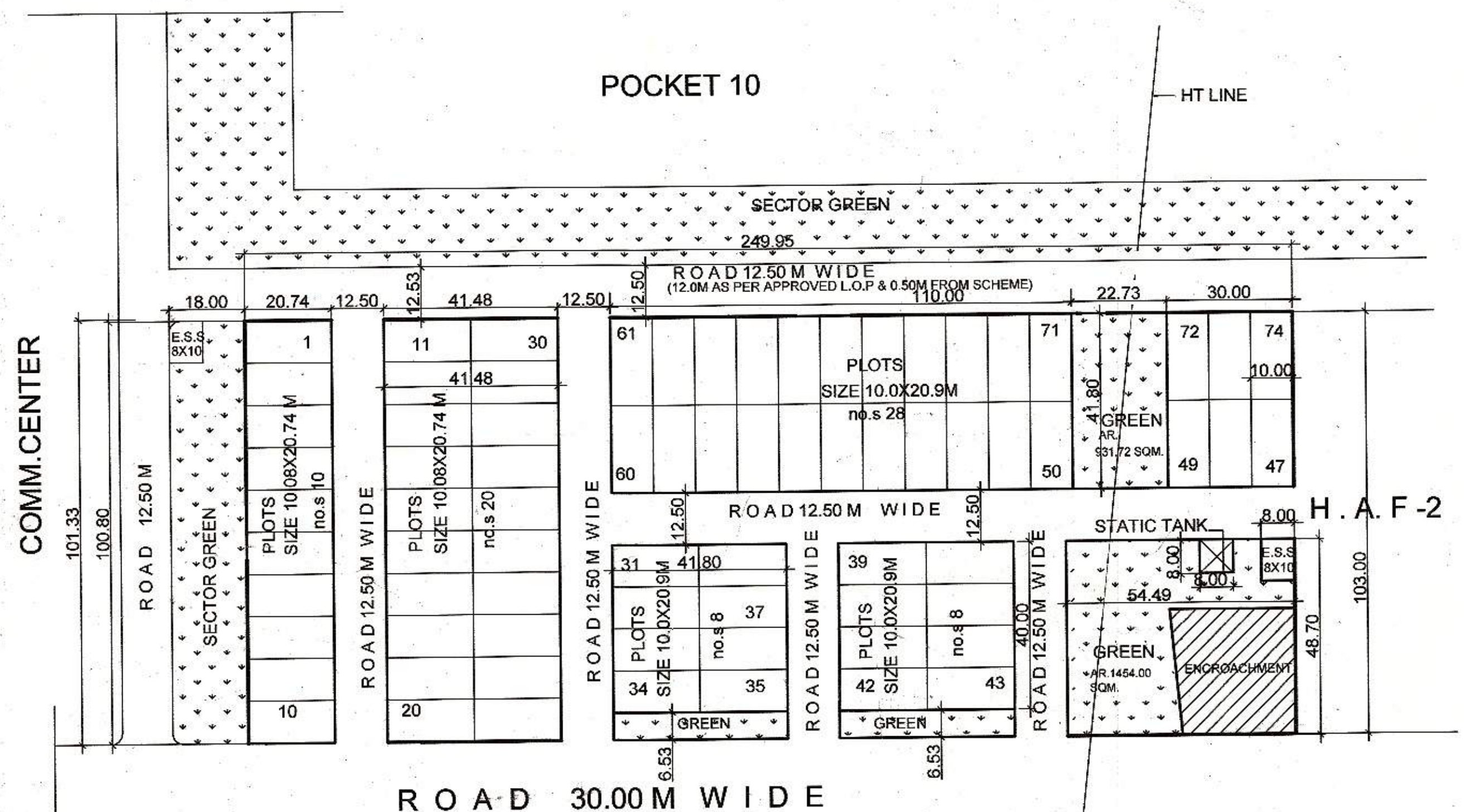




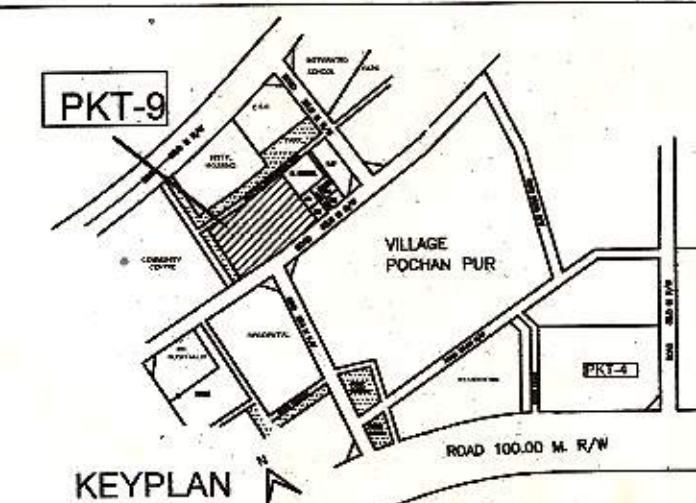
D D A HOUSING

VILL. POCHAN PUR

THE REVISED L.O.P. IS APPROVED IN THE 270th SCREENING COMMITTEE MEETING HELD ON 24.10.08 VIDE ITEM NO 167:2008.IN FILE NO. F1 (76) PLG /DWK/07/PT-II.

THE LAYOUT PLAN FOR THE PLOTTED DEVELOPMENT WAS APPROVED SUBJECT TO;

LAND DISPOSAL WING WILL DECIDE ABOUT THE MODE OF ALLOTMENT BY AUCTION / ALLOTMENT OF PLOTS LOCATED ON 100.0M / 60.0M ROAD WITH THE APPROVAL OF THE COMPETENT AUTHORITY. IT WAS ALSO DECIDED THAT THE EQUIVALENT NO. OF PLOTS WHICH MAY BE UTILIZED FOR AUCTION MODE BE CARVED OUT ELSEWHERE FOR ALTERNATIVE PLOT ALLOTMENT.

D . D . A .**DWARKA PROJECT****AREA STATEMENT**

TOTAL AREA OF POCKET = 2.61 HAC.

AREA UNDER PLOTS	= 15466 .00 SQ.M.	59.26 %
AREA UNDER RECREATIONAL	= 3033.23 SQ.MT.	11.62 %
AREA UNDER CIRCULATION	= 6602.77 SQ.MT.	25.30 %
AREA UNDER UTILITY	= 144.00 SQ.M.	0.55 %
AREA UNDER ENCROACHMENT	= 854.00 SQ.M.	3.27 %

AREA UNDER UTILITY (ADJ. TO THIS POCKET) = 80.00 SQ.M.

PLOTS DETAILS

NO. OF PLOTS	SIZE	AREA IN sq. m	AREA IN sq. yds	PLOT NOS
30	10.08m x 20.74m	209.00	250	1to30
44	10.0m x 20.9m	209.00	250	31to74

E.S.S-2

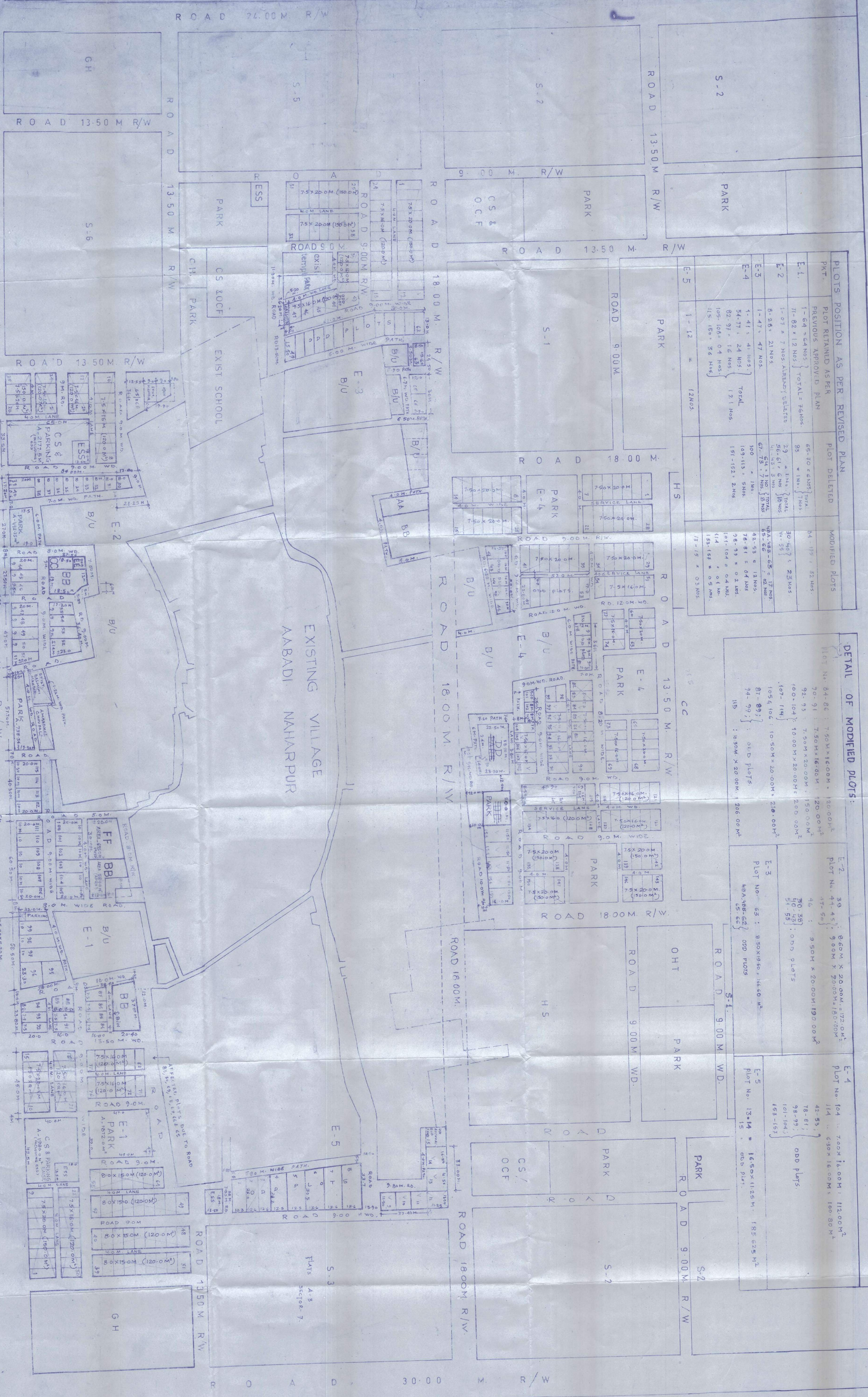
NOTES

- 1- THE PLAN ARE BASED ON TOTAL STATION SURVEY SUBMITTED BY EX. EN. WD -12 VIDE LETTER NO.DB/128/AE(P) /WD -12 /DDA /49 DATED 16.6 .07.
- 2- THE LAYOUT PLAN WAS APPROVED BY SCREENING COMMITTEE VIDE ITEM NO. 75:208 DATED 2-5-08.
- 3- THE LAYOUT PLAN MODIFIED ON THE BASIS OF FEASIBILITY REPORT OF EX. EN. WD -12 VIDE LETTER NO. DB/128/AE(P) WD-12/DDA/1366 DATED 17-9-08.
- 4- ALL GREEN TO BE MAINTAINED BY HORT.DEPTT.

**REVISED LAYOUT PLAN OF
ALTERNATIVE PLOTS FOR
RESIDENTIAL POCKET-9
SEC. 23 PH II**

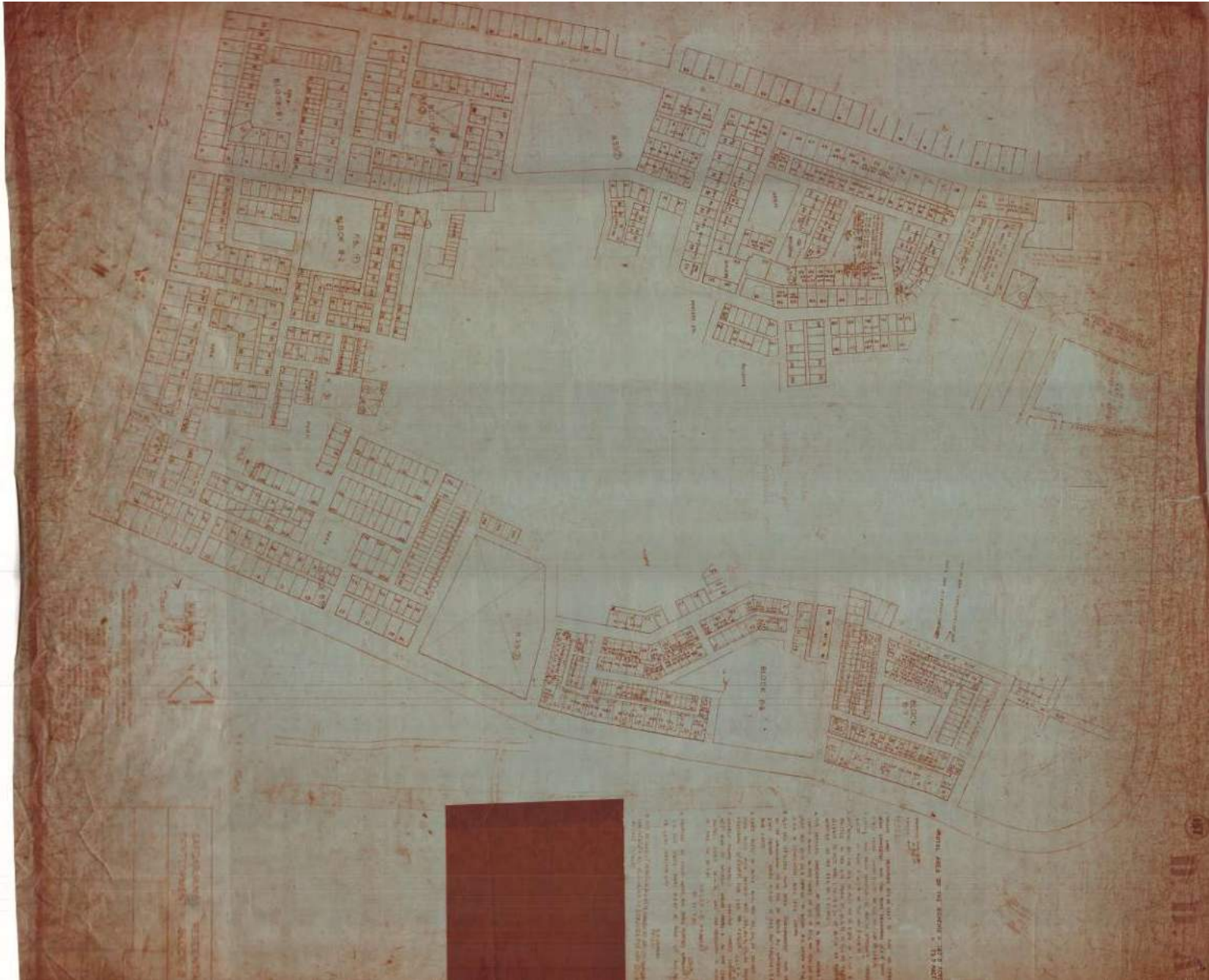
SCALE : 1: 1000	DWK/SEC-23/PH-II/ALT-9/PKT-9/09/54 DRG. NO. D	DATE -SEP.2008
B.N.SHARMA PLG. D/MAN	MUKESH CHANDER RITA SEHGAL S.P. KAUR PLG. ASSTT. 15-10-08	NORTH
N.R.ARAVIND ASSTT. DIR. (PLG.)	TAPAN MANDAL JT. DIRECTOR (PLG.)	S.P. PATHAK DIRECTOR (PLG.) 15/10/08

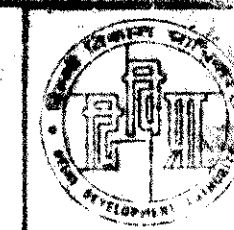
DELHI DEVELOPMENT AUTHORITY



PLOTS POSITION AS PER REVISED PLAN			
PKT.	LOT RETAINED AS PER PREVIOUS APPROVAL PLAN	LOT DELETED	MODIFIED PLOTS
E-1.	1-64 = 64 NOS. } TOTAL = 76 NOS. 11-82 = 12 NOS.	65-70 = 6 NOS. } TOTAL = 11 NOS. 71-82 = 12 NOS.	84-119 = 36 NOS.
E-2	1-07 = 7 NOS. (REMOVED) DELETED 8-26 = 21 NOS.	29 = 11 NOS. } TOTAL = 10 NOS. 66-67 = 2 NOS. 68-73 = 6 NOS.	30-46 = 17 NOS. 47-55 = 9 NOS.
E-3	1-47 = 47 NOS.	67-74 = 8 NOS. } TOTAL = 11 NOS. 75-84 = 10 NOS.	85-109 = 25 NOS.
E-4	5-41 = 41 NOS. } TOTAL 34-77 = 24 NOS. 82-93 = 16 NOS. 105-108 = 04 NOS. 115-150 = 36 NOS.	100 = 1 NOS. 109-113 = 5 NOS. 151-152 = 2 NOS.	94 = 04 NOS. 96-99 = 04 NOS. 101-104 = 04 NOS. 123-157 = 35 NOS.
E-5		92-93 = 2 NOS. 78-81 = 04 NOS. 96-99 = 04 NOS. 101-104 = 04 NOS. 123-157 = 35 NOS.	105 = 05 NOS.
E-6		105-108 = 04 NOS. 109-113 = 5 NOS. 151-152 = 2 NOS.	13-15 = 03 NOS.







D. D. A.

ROHINI PROJECT PLANNING & DESIGN

AREA OF SECTOR 63.91 AC

RESIDENTIAL POCKET 38.600 60.4

INCLUSIVE OF EXCESS ROADS & INTERNAL OPEN SPACES

RELATER GROUP HOUSING 23.215 51.19

FACILITIES 11.05 18.69

EDUCATIONAL HR SEC SCHOOL NS / PS 3.555 2.002

COMMERCIAL COMMUNITY CENTRE 1.212 2.342

PARK 2.060 13.369

CIRCULATION 8.422 4.957

ROAD 18.0 M R/W 4.957

ROAD 13.5 M R/W 4.957

ROAD 10.0 M R/W 4.957

ROAD 7.5 M R/W 4.957

ROAD 5.0 M R/W 4.957

ROAD 2.5 M R/W 4.957

ROAD 1.0 M R/W 4.957

ROAD 0.5 M R/W 4.957

ROAD 0.25 M R/W 4.957

ROAD 0.125 M R/W 4.957

ROAD 0.0625 M R/W 4.957

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DCF POCKET PROPOSED FOR ALLOTMENT TO S.S. JAIN SABHA VIDE FILE NO. F-7A (50) 2000/IL FOR RELIGIOUS PURPOSE AS PER THE NORMS OF MPD-2001.

RITHALA SEWAGE TREATMENT PLANT

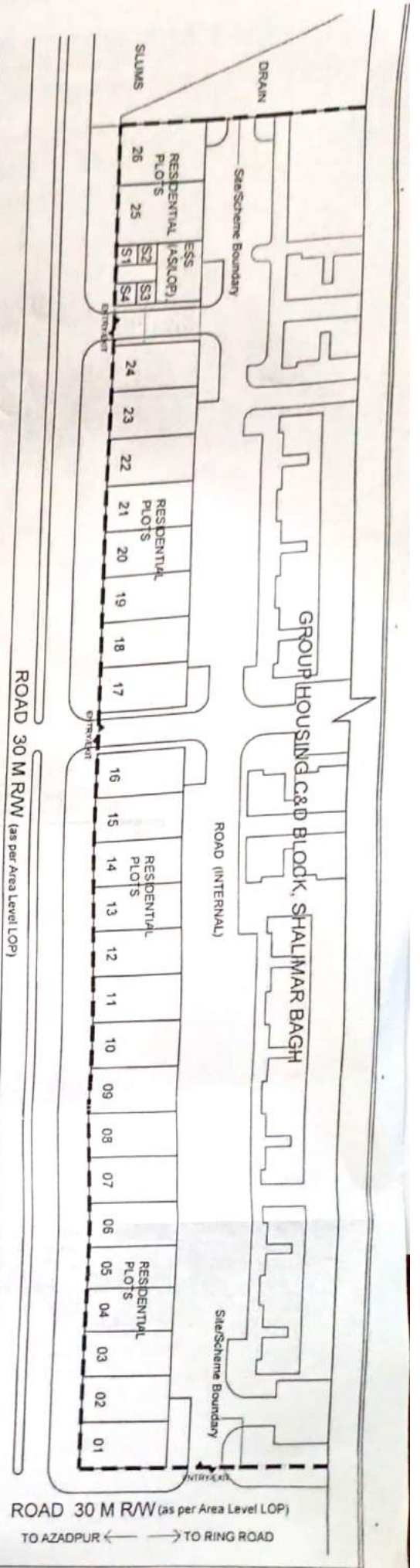
DCF PKT PROPOSED FOR ALLOTMENT TO 'TARUWAR' VIDE FILE NO. F-4(2)2002/IL FOR RELIGIOUS PURPOSE AS PER THE NORMS OF MPD-2001.

DCF PKT IS HANDLED OVER TO (185M X 50M) ADARSH MANAV KALYAN SANSTHAN FOR RELIGIOUS PURPOSE ON 18-12-02 VIDE FILE NO. F-8(22)2001/IL.

3/ST - 1, 4, 8 & 10 - 60' X 100' (180' X 300' MT) ALL OTHER SUB STATION SIZES - 45' X 60' (135' X 180' MT) NOTE: LOCATION OF ESS IS MARKED ON THE BASIS OF LETTER NO. XEN (PLG) 2/6.2 (R-152) 24/250 DATED 30-4-97.

CORRECTIONS MADE AS PER DEMARCATORY REPORT SUBMITTED BY XEN (R-152) ON 12-1-97 OF PLOTS.

DISTRIBUTION OF PLOTS & CROPS		HOUSE NO.	
Block	Plot No.	Area (sq. m)	Category
A	1	168	L.I.G.
A	2	168	L.I.G.
A	3	168	L.I.G.
B	1	168	L.I.G.
B	2	168	L.I.G.
B	3	168	L.I.G.
C	1	168	L.I.G.
C	2	168	L.I.G.
C	3	168	L.I.G.
D	1	168	L.I.G.
D	2	168	L.I.G.
D	3	168	L.I.G.
E	1	168	L.I.G.
E	2	168	L.I.G.
E	3	168	L.I.G.
F	1	168	L.I.G.
F	2	168	L.I.G.
F	3	168	L.I.G.
G	1	168	L.I.G.
G	2	168	L.I.G.
G	3	168	L.I.G.
H	1	168	L.I.G.
H	2	168	L.I.G.
H	3	168	L.I.G.
I	1	168	L.I.G.
I	2	168	L.I.G.
I	3	168	L.I.G.
J	1	168	L.I.G.
J	2	168	L.I.G.
J	3	168	L.I.G.
K	1	168	L.I.G.
K	2	168	L.I.G.
K	3	168	L.I.G.
L	1	168	L.I.G.
L	2	168	L.I.G.
L	3	168	L.I.G.
M	1	168	L.I.G.
M	2	168	L.I.G.
M	3	168	L.I.G.
N	1	168	L.I.G.
N	2	168	L.I.G.
N	3	168	L.I.G.
O	1	168	L.I.G.
O	2	168	L.I.G.
O	3	168	L.I.G.
P	1	168	L.I.G.
P	2	168	L.I.G.
P	3	168	L.I.G.
Q	1	168	L.I.G.
Q	2	168	L.I.G.
Q	3	168	L.I.G.
R	1	168	L.I.G.
R	2	168	L.I.G.
R	3	168	L.I.G.
S	1	168	L.I.G.
S	2	168	L.I.G.
S	3	168	L.I.G.
T	1	168	L.I.G.
T	2	168	L.I.G.
T	3	168	L.I.G.
U	1	168	L.I.G.
U	2	168	L.I.G.
U	3	168	L.I.G.
V	1	168	L.I.G.
V	2	168	L.I.G.
V	3	168	L.I.G.
W	1	168	L.I.G.
W	2	168	L.I.G.
W	3	168	L.I.G.
X	1	168	L.I.G.
X	2	168	L.I.G.
X	3	168	L.I.G.
Y	1	168	L.I.G.
Y	2	168	L.I.G.
Y	3	168	L.I.G.
Z	1	168	L.I.G.
Z	2	168	L.I.G.
Z	3	168	L.I.G.
AA	1	168	L.I.G.
AA	2	168	L.I.G.
AA	3	168	L.I.G.
AB	1	168	L.I.G.
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AB	3	168	L.I.G.
AC	1	168	L.I.G.
AC	2	168	L.I.G.
AC	3	168	L.I.G.
AD	1	168	L.I.G.
AD	2	168	L.I.G.
AD	3	168	L.I.G.
AE	1	168	L.I.G.
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AI	3	168	L.I.G.
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AP	157	168	L.I.G.
AP	158	168	L.I.G.
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DEVELOPMENT CONTROLS FOR RESIDENTIAL PLOTS (26 Nos) AS PER MPD-2021:

Plot Nos.	Plot Size/ Plot Area	Ground Coverage	FAR	No. of DUs	Setbacks	Height (max.)	Required Parking	Basement
1 to 24	10MX20M / 200sqm.	75% (150 sqm)	300 (600 sqm)	Max 4 DUs	Front-3m, Rear & Sides-0m	15m without still parking, 17.5m with still parking.	2 ECS as per plot size	Permitted as MPD 2021
25 & 26	13.25M X 20M / 265sqm.	75% (198.75 sqm)	750 sqm	Max 6 DUs	Front-3m, Rear & Sides-0m			

All other Norms to be followed as per MPD-2021 & UBBL-2016.

AREA DETAIL OF SMALL SHOPS

Shop-Nos.	Size	Area
Shop - S1 & S3	5.0M X 4.5M each	22.50 sqm. each
Shop - S2	4.5M X 4.5M	20.25 sqm.
Space for Milk Booth (S4)	5M X 5M	25.00 sqm.

PART LAYOUT PLAN

The Option-2 of proposal has been approved in 403rd Screening Committee Meeting held on 04.03.2022 vide item no. 13:2022.

NOTES:

- Follow up action as per the approved proposal:
 - a. Engineering wing for necessary action:
 - W/L confirmation from Legal Wing and from CRT-Wing to ensure that the plots are free from litigation/encroachment/encumbrance prior to auction of the plot.
 - W/L site demarcation/leasehold check, area/dimension, confirmation and shifting of the existing services if any prior to auction of the plots.
 - W/L preparation of PE as per drawings regarding small shops and further necessary action for disposal of the same.
 - b. IL Branch for:
 - Necessary action w.r.t. the allotment of spaces to Mother Dairy after fulfillment of (1a) above.
 - c. RL Branch for:
 - Necessary action w.r.t. auction of plots as per policy, after fulfillment of (1a) above.
- Dwg not to be scaled, only written dimensions shall be followed.
- Any discrepancy in the drawing may please brought to the notice of ACA (NZ & Narela) before execution.
- Drawing has been prepared based on survey/information provided by Engg wing on dated 13.02.2022.
- For Small shops and Mother Dairy, refer detailed drawing.

DELHI DEVELOPMENT AUTHORITY
HUPV-CO-ORDINATION UNIT
RECEIVED
This proposal was considered in the Screening Committee Meeting held on 04.03.2022 vide item No. 13:2022.

Approved in 403rd Screening Committee Meeting Dt. 04.03.2022
Vide item No. 13:2022

Name: _____ Sign: _____
By: Director (Arch.) Co-ord.

Name: _____ Sign: _____
By: Dir. (ARCH) ACA (NZ & Narela)

DDA

PROJECT TITLE: PART LAYOUT PLAN

SCALE: NTS DATE: March 2022

PREPARED BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE: _____

OFFICE OF ACA (NZ & NARELA ZONE)