LD/CL/0020/2021/PP/F13-O/o DD (COORDN-LD)

949055/2026/O/o DY. DIRECTOR (CL)

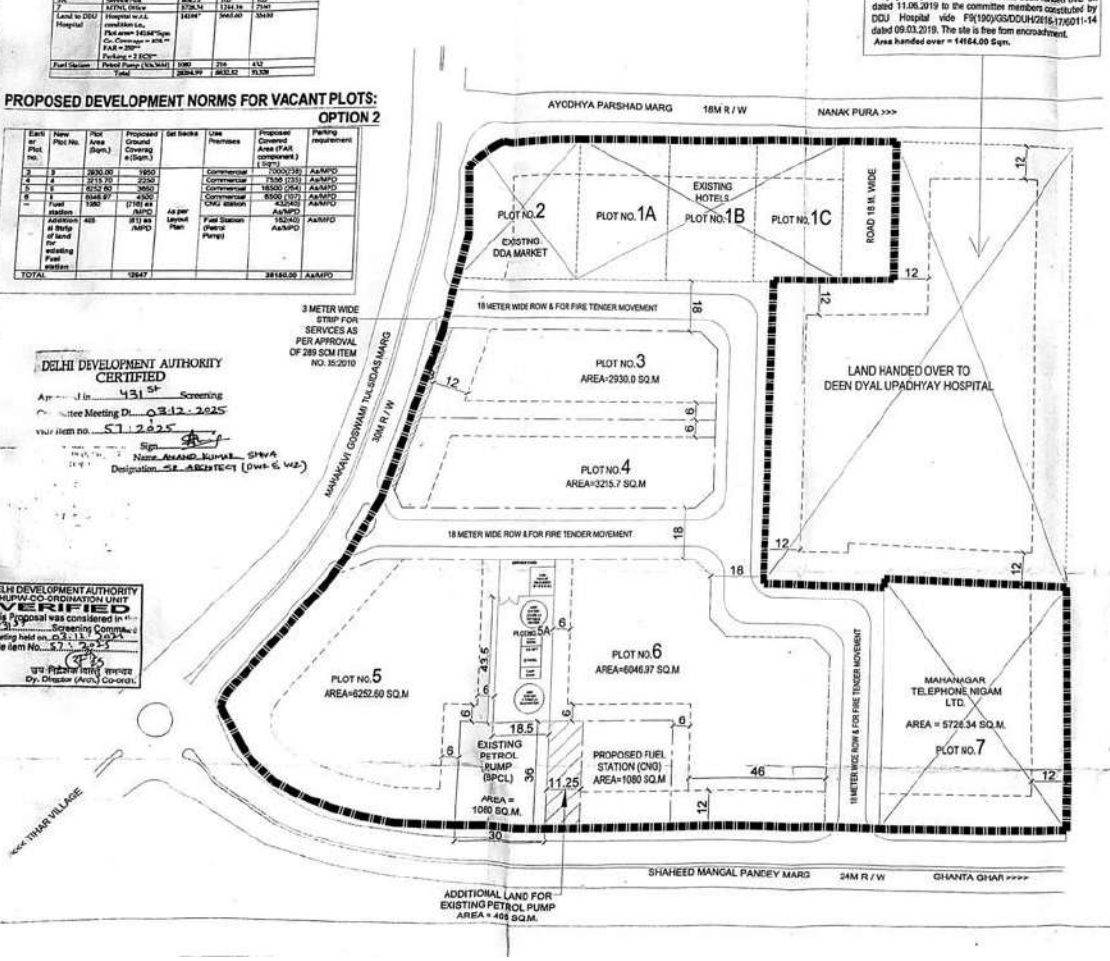
CURRENT STATUS OF EXISTING PLOTS:

Existing Plot	Status	Plot Area (Sqm.)	Ground Coverage (Sqm.)	Total Covered area (FAR component)
1A	Existing Hotel	1950	650	2250
1C	Existing Hotel	1950	650	2250
2	DDA Market	1987.00	251.76	1475
5A	Service Plot	806.75	100	100
7	MTNL Office	5726.34	1244.56	2540
Land to DDU Hospital	Hospital w.e.f. condition i.e. Plot area 14164*Sqm Co. Coverage = 40% ** FAR = 250** Parking = 2 ECS*	14164*	3665.60	35410
Fuel Station	Petrol Pump (NOC Still Valid)	1080	216	432
	Total	26264.09	6827.52	93.528

PROPOSED DEVELOPMENT NORMS FOR VACANT PLOTS: OPTION 2

Earlier Plot no.	New Plot No.	Plot Area (Sqm.)	Proposed Ground Coverage (Sqm.)	Set backs	Use Premises	Proposed Covered Area (FAR component) (SQM.)	Parking requirement
3	3	2930.00	1950	As per Layout Plan	Commercial	7000(238)	As/MPD
4	4	3215.70	2250		Commercial	7500 (233)	As/MPD
5	5	6252.60	3650		Commercial	18500 (264)	As/MPD
6	6	6046.97	4300		Commercial	8500 (197)	As/MPD
—	Fuel station	1080	216 (NO as /MPD		CNG station	432(40)	As/MPD
	Addition al Strip of land for existing Fuel station	405	81(0 as /MPD		Fuel Station (Petrol Pump)	162(40)	As/MPD
TOTAL		12647				38180.06	As/MPD

It was informed by EE/DPD-5/DDA vide file no. F22(2)75/TL, the physical possession of the site has been handed over on dated 11.06.2019 to the committee members constituted by DDU Hospital vide F9(190)/GS/DDUH/2015-17/6011-14 dated 09.03.2019. The site is free from encroachment.
Area handed over = 14164.00 Sqm.



DELHI DEVELOPMENT AUTHORITY CERTIFIED
Approved in 431st Screening Committee Meeting Dt. 03.12.2025 vide item no. 57:2025
Sign
Name ANAND KUMAR SHYA
Designation SR. ARCHITECT (DWK & WZ)

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This Proposal was considered in 431st Screening Committee Meeting held on 03.12.2025 Vide item No. 57:2025
उप निदेशक (समन्वय)
Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY

AREA STATEMENT (OPTION 2)

TOTAL PLOT AREA EXCLUDING DDU HOSPITAL*	43258.00 SQM.
AREA HANDED OVER TO DDU HOSPITAL**	14164 SQM.
PERMISSIBLE FAR	125 AS PER MPD 2021
ACHIEVED FAR	125
PERMISSIBLE TOTAL COVERED AREA	54072.50 SQM.
COVERED AREA ACHIEVED (FAR COMPONENT)	54072.50 SQM.
PERMISSIBLE GROUND COVERAGE	50 % (21629 SQM.)

* AS PER T.S.S. RECEIVED FROM EE/DMD-5/DDA VIDE EMAIL DT. 01.07.2022

** IT WAS INFORMED BY EE/DPD-5/DDA VIDE FILE NO.F22(2)75/TL, THE PHYSICAL POSSESSION OF THE SITE HAS BEEN HANDED OVER ON DATED 11.06.2019 TO THE COMMITTEE MEMBERS CONSTITUTED BY DDU HOSPITAL VIDE F9(190)/GS/DDUH/2015-17/6011-14 DATED 09.01.2019.

SITE BOUNDARY
PLOT BOUNDARY
SETBACK LINE
SPACE FOR SERVICES (3 METER WIDE STRIP) AS PER APPROVAL OF 289 SCM ITEM NO. 35:2010

NOTE-

1. ALL DIMENSIONS ARE IN METERS.
2. THE DRAWING IS TO BE READ NOT MEASURED.
3. ANY DISCREPANCY AT SITE MAY KINDLY BE BROUGHT TO THE NOTICE OF THIS OFFICE BEFORE EXECUTION AT SITE.
4. THIS DRAWING IS PREPARED ON THE BASIS OF T.S.S. RECEIVED FROM EE/DMD-5/DDA VIDE EMAIL DT. 01.07.2022.
5. ALL STATUTORY APPROVAL OF INDIVIDUAL PLOTS TO BE TAKEN BY BUYER/PURCHASER.
6. ATRIUM TO BE PROVIDED WITHIN THE PLOT AS PER MPD 2021 NORMS.

The Scheme was discussed in the 431st Screening Committee Meeting held on 03.12.2025 vide Item No. 57:2025. The proposal was presented by Sr. Architect (Dwarka & West Zone). After detailed deliberations, Option-2 of the proposal was approved.

SUB DISTRICT CENTRE, HARI NAGAR Redesignated as, COMMUNITY CENTER (Adj. DDU HOSPITAL), HARINAGAR

DATE: DEC 2025

SCL NO.
PAN NO.

PART MODIFICATION IN LAYOUT PLAN

ARCH. ASSTT. | ASSTT. DIRECTOR (ARCH) | DY. DIRECTOR (ARCH) | DIRECTOR (ARCHITECT)

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING
SENIOR ARCHITECT (DWARKA & WEST ZONE)