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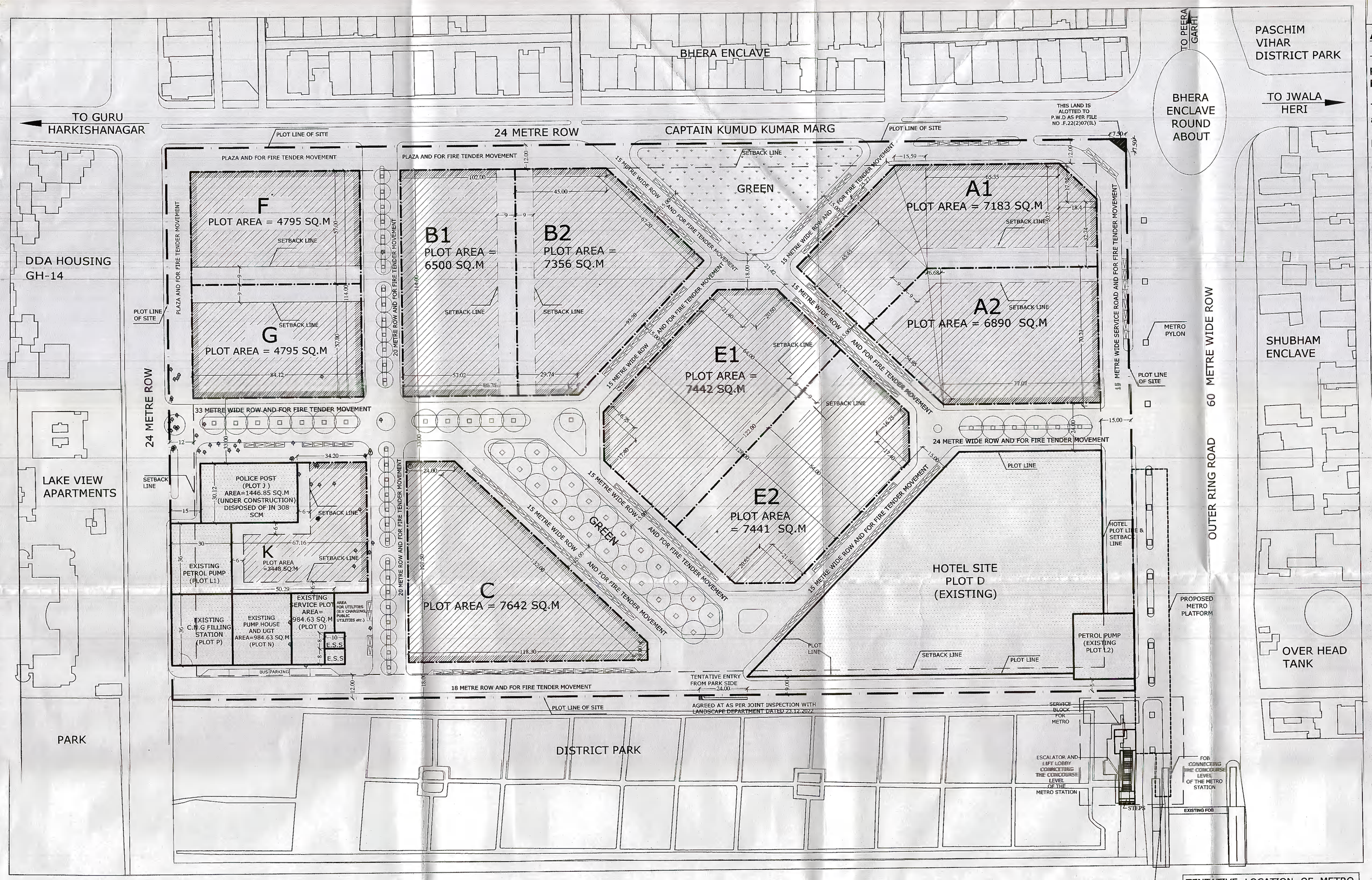
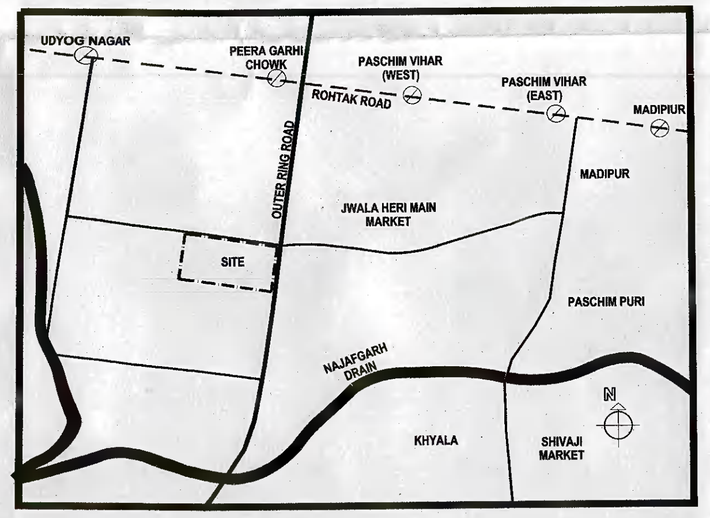
50840/2023/O/o SR. ARCHITECT(HUPW)-DWARKA ZONE



TENTATIVE LOCATION OF METRO STATION AS PER DRAWINGS PROVIDED BY DMRC VIDE EMAIL DATED 13.09.2022



KEY PLAN

LEGEND-

- EXISTING PLOT BOUNDARY
- PLOT BOUNDARIES OF NEW PLOTS
- ACTIVE FRONTAGE
- ENVELOPE AREA
- EXISTING PLOT HATCH
- EXISTING TREES
- PROPOSED TREES WITH TREE GUARD
- PROPOSED PARALLEL PARKING

NOTE:
THE PROPOSAL WAS PRESENTED BY Sr.Architect (Dwk & WZ). AFTER DETAILED DELIBERATIONS THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED IN THE 409th SCREENING COMMITTEE MEETING HELD ON 23.01.2023 VIDE ITEM NO. 10:2023 WITH THE OBSERVATION THAT PARKING TO BE PROVIDED AS PER MPD-2021 NORMS.

DELHI DEVELOPMENT AUTHORITY HUPW-CO-ORDINATION UNIT VERIFIED
This proposal was considered in the Meeting held on 23.01.2023 Screening Committee Vide Item No. 10:2023
23.03.2023
Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY CERTIFIED
Approved with Observation..... No.
in The 409th SCM Dated 23-01-2023
Vide Item No. 10:2023
Sign.
Name. (PAROMITA ROY)
Designation. SR. ARCHITECT (DWK & WZ)

DELHI DEVELOPMENT AUTHORITY

AREA STATEMENT/CONTROLS/NORMS:

Total Area of District Centre	= 1,29,536 sq.m
Permissible FAR @150 as per MPD 2021	= 1,94,304 sq.m.
Permissible Ground Coverage @50% as per MPD 2021	= 64,768 sq.m.
Total Covd. Area (FAR component) already allocated till date (As per Table no. 1)	= 40,122 sq.m.
Balance FAR available	= 1,54,182 sq.m.
Ground Coverage already allocated (As per Table no. 1)	= 6,441 sq.m.
Balance Gr.Coverage available	= 58,327 sq.m.
Proposed Total Covd. area (FAR component)	= 1,53,500 sq.m.
Proposed Ground Coverage including Atrium	= 50,525 sq.m.
Parking ECS	= As per MPD

DETAIL OF PROPOSED PLOTS

EARLIER PLOT NO.	NOW PLOT NO.	PLOT AREA (SQ.M)	PROPOSED GROUND COVERAGE INCLUDING ATRIUM (SQ.M)	USE PREMISE	PROPOSED COVERED AREA (FAR COMPONENT) (SQ.M.)
A	A1	7183	5746	COMMERCIAL	17762
	A2	6890	5512		17038
B	B1	6500	5200	COMMERCIAL	16044
	B2	7356	5885		18156
C	C	7642	6113	COMMERCIAL	18900
E	E1	7442	5953	COMMERCIAL	18350
	E2	7441	5953		18350
F	F	4795	3836	COMMERCIAL	11850
G,H & I	G	4795	3836	COMMERCIAL	11850
K & M	K	3448	2491	COMMERCIAL	5200
TOTAL			50,525		1,53,500

- Other norms shall be applicable as per UBBL 2016 & MPD -2021

TABLE NO.1

EXISTING PLOTS NO.	STATUS	PLOT AREAS (in sqmts)	GROUND COVERAGE ALLOCATED (in sqmts)	TOTAL COVD. AREA ALLOCATED (FAR COMPONENT) (in sqmts)
"D"	Existing Hotel	13158.70	4969.89 + 1315 (Atrium)	35422.84
"I"	Police post (under construction)	1447	354.82	1448.76
"L1"	Built Fuel station (Petrol)	1080	216	432
"L2"	Built Fuel station (Petrol)	993.06	198	396
"N"	Built UGT & Pump House	984.63	244.04	993.94
"O"	Built Service Plot	984.63	243.37	995.53
"P"	Built Fuel station (CNG)	1080	216	432
	TOTAL	19728.02	6441.12	40121.07

NOTES :

1. ALL DIMENSIONS ARE IN METERS.
2. THE DRAWING IS TO BE READ NOT MEASURED.
3. ANY DISCREPANCY FOUND IN DRAWING , MAY KINDLY BE BROUGHT TO THE NOTICE OF THIS OFFICE BEFORE EXECUTION AT SITE.
4. NO BOUNDARY WALL SHALL BE PERMITTED AROUND THE OVERALL PASCHIM VIHAR DC SITE POST-DISPOSAL OF PLOTS.
5. ACTIVE FRONTAGE SHALL BE PROVIDED AS SHOWN IN THE DRAWING.
6. HORTICULTURE DEPARTMENT NOT TO TRANSPLANT ANY EXISTING TREES WITHIN THE SITE AND PLANT ALL PROPOSED TREES AS PER DRAWING (ALL PROPOSED TREES ARE SHADE-GIVING DECIDUOUS TREES).
7. ALL THE INTERNAL ROADS PROPOSED WITHIN THE SITE SHALL BE PROVIDED FOR FIRE TENDER MOVEMENT ALSO.
8. ARCHITECTURAL CONTROLS OF THE LAYOUT PLAN TO BE PART OF LEASE CONDITIONS.
9. ALL ACTIVITIES UNDER DISTRICT CENTRE AS PER TABLE 5.1 OF MPD-2021 SHALL BE PERMITTED WITHIN THE COMMERCIAL PLOTS, WITH THE EXCEPTION OF PETROL PUMP/CNG STATION/REPAIR/SERVICES.
10. PARKING PROVIDED WITHIN THE COMMERCIAL PLOTS MAY ALSO BE USED AS A PUBLIC PARKING FACILITY.

HUPW

TITLE - **DISTRICT CENTRE PASCHIM VIHAR**

SCALE : N.T.S

SCH. NO.

DATE FEB 2023

DWG.NO. 0 1

DRAWING TITLE - **LAYOUT PLAN**

22-03-2023 Arch. Asst.

27/03/23 Asstt.Director (Arch).

Dy. Director (Arch).

22/03/2023 Sr. Architect

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