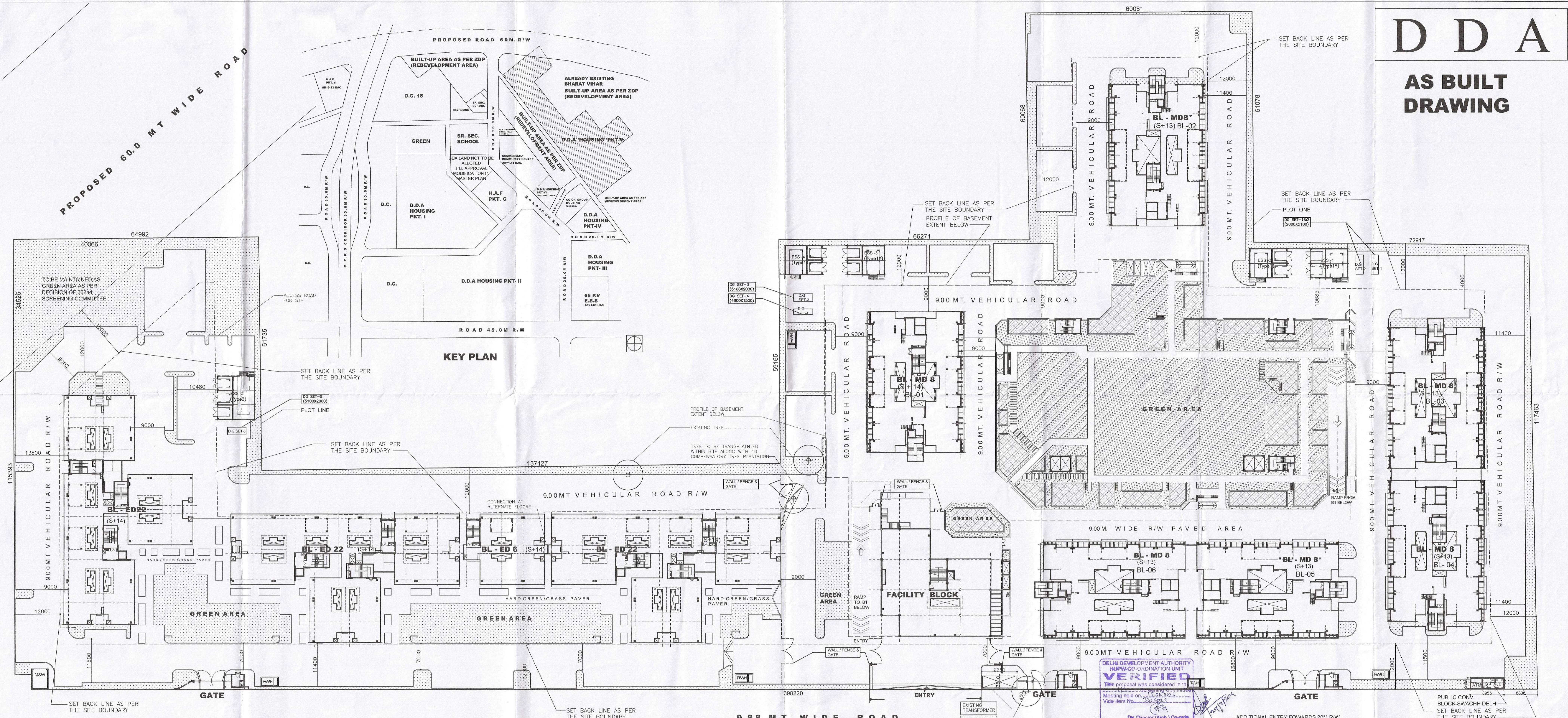


# D D A

## AS BUILT DRAWING



### AREA STATEMENT (AS BUILT DRAWING)

SITE LOCATION		POCKET 5, SEC 14, DAWARKA	
SITE AREA (AS PER TENDER)	4.28 HA	OR	42800 SQM
SITE AREA UNDER HOUSING (as per actual site survey)			41526.12 SQM
MAX PERMISSIBLE GROUND COVERAGE	33.30%		13828.20 SQM
TOTAL GROUND COVERAGE	20.06 %		8330.59 SQM
MAX PERMISSIBLE F A R (F A R COMPONENT)		200	
PERMISSIBLE FLOOR AREA			83052.24 SQM
TOTAL FLOOR AREA (CAT-II HOUSING)			50985.81 SQM
TOTAL FLOOR AREA OF EWS (under FAR)			30818.68 SQM
TOTAL SHOPS & FACILITY BUILDING			1222.04 SQM
TOTAL FAR COMPONENT FLOOR AREA F A R ACHIEVED		199.938	83026.53 SQM

BLOCK TYPE	NO OF BLOCKS	GR COV PER BL	NO OF FLOORS	FLOOR AREA(FAR) PER BL	DUs PER BL	TOTAL GR COV	TOTAL FL AREA (FAR)	TOTAL NO OF DUs
MD 8	1	710.32	15	9035.46	112	710.32	9035.46	112
MD 8	5	710.32	14	8390.07	104	3561.6	41950.35	520
	6					4261.92	50985.81	632

number of floors includes still floor wherever applicable

NO. OF 2BHK & 1BHK CAT-II UNITS	TOTAL AREA OF 2BHK & 1BHK CAT-II UNITS (under F A R)	MAX PERMISSIBLE DENSITY
632 NOS.	50985.81 SQM (A)	200.00 DUs / HA
ACHIEVED DENSITY		152.19 DUs / HA
2 BHK CAT-II UNITS	316 nos	* CARPET AREA
2 BHK CAT-II UNITS	316 nos	** CARPET AREA (AS / RERA)
1 BHK CAT-II UNITS	316 nos	* CARPET AREA
1 BHK CAT-II UNITS	316 nos	** CARPET AREA (AS / RERA)
BALANCE AREA AVAILABLE IN FAR	83052.24 (-)	50985.81 SQM
		32066.43 SQM
PERM. MIN. ADDL FLOOR AREA - EWS (i.e OUT OF F A R)	15% OF FAR	12457.84 SQM
HENCE THE AREA CONSIDERED AS	rounded off	12800.00 SQM

BLOCK TYPE	NO OF BLOCKS	GR COV PER BL	NO OF FLOORS	FLOOR AREA(FAR) PER BL	DUs PER BL	TOTAL GR COV	TOTAL FL AREA (FAR)	TOTAL NO OF DUs
ED 6A	1	279.00	15	3601.08	84	279.00	3601.08	84
ED 22	3	1018.01	15	13339.20	308	3054.03	40017.60	924
EWS TYPE						3333.03	43618.68	1008

number of floors includes still floor wherever applicable

AREA FOR COMMUNITY FACILITIES	Max permissible floor area (i.e. of F A R)	0.6% of FAR	498.31 SQM
GROUND COVERAGE OF FACILITY building			715.84 SQM
FACILITY BLOCK			2031.66 SQM (A)
AREA OF SENIOR CITIZEN ROOM / COMMUNITY/ RECREATION ETC AND LOBBY (non-FAR)			441.19 SQM (B)
STAIRS/CUTOUT/TOILET / OPEN BALCONY (non-FAR)			368.425 SQM (C)
AREA TO BE CONSIDERED UNDER FAR (A)+(B)+(C)			1222.04 SQM
AREA OF SHOPS AND PASSAGE			36 NOS
TOTAL NO OF SHOPS			36 NOS
CHOWKIDAR HUT PROVIDED	10 SQM		3 NOS
ESS PROVIDED	10 X 6 MT (TYPE 1)		4 NOS
	10 X 11.75 MT (TYPE 2)		1 NOS
UGWR & PUMP HOUSE	LOCATED IN BASEMENTS		1 NO

**CARPET AREA :**

\*\* " CARPET AREA " = Clear INTERNAL DIMENSIONS OF ALL ROOMS (INCLUDING KITCHEN, TOILETS, INTERNAL LOBBY ETC.) EXCLUDING ALL WALLS, BALCONIES & SHAFTS AS APPROVED BY EARLIER SCREENING COMMITTEE.

STATEMENT FOR CAR PARKING	PARKING REQUIREMENT FOR CAT-II Housing	1020 ECS
FOR E W S	@ 0.5 ECS FOR 100 SQM (considering 50%+50% e-ews-cat-II)	216 ECS
FOR SHOPS IN THE FACILITY BLOCK	@ 0.5 ECS FOR 100 SQM	15 ECS
TOTAL PARKING REQUIRED		1253 ECS

PARKING PROVIDED	BASEMENT PARKING	8810.15 @ 32 sqm/ECS	275 ECS
BASEMENT-1 (total area 9932.27 - 1122.12 for services & cores)			
BASEMENT-2 (total area 10028.02 - 1068.02 for services & cores)		8960 @ 32 sqm/ECS	280 ECS
STILT PARKING	STILT AREA MD8 (total area 3607.34 - 474.38 for services etc)	3132.96 @ 28 sqm/ECS	112 ECS
STILT AREA ED22 (total area 2796.40 - 760.15 for services etc)		2036.25 @ 28 sqm/ECS	73 ECS
OPEN SURFACE PARKING (total vehicular road and parking area)		18720 @ 23 sqm/ECS	814 ECS
TOTAL PROVIDED			1554 ECS

PROPOSED PARKING SLOTS AS SHOWN	4 wheeler	2 wheeler	Cycle
FIRST BASEMENT	9932.27 SQM	275	Nil
SECOND BASEMENT	10028.02 SQM	279	Nil
UNDER THE STILTS	CAT-II 3607.34 SQM	108	211
	EWS 2796.40 SQM	83	Nil
OPEN SURFACE PARKING	CAT-II 155	248	230
	EWS 23	388	211
TOTAL NO OF SLOTS	921	1463	441
TOTAL NO OF DUs		1640 DUs	535 NOS.
TOTAL GREEN AREA PROVIDED	28.38 %		11786 SQM

\*\* CARPET AREA AS PER RERA ACT 2016, IS DEFINED AS UNDER : "THE NET USABLE FLOOR AREA OF AN APARTMENT, EXCLUDING THE AREA COVERED BY THE EXTERNAL WALLS, AREAS UNDER SERVICE SHAFTS, EXCLUSIVE BALCONY OR VERANDAH AREA AND EXCLUSIVE OPEN TERRACE AREA, BUT INCLUDE THE AREA COVERED BY INTERNAL PARTITION WALLS OF THE APARTMENT."

- NOTE:**
- AREA STATEMENT IS SUMMARIZED BASED ON SIGNED DRAWINGS SUBMITTED BY PROJECT ARCHITECT M/S SUMIT MAITY ARCHITECTS DULY AUTHENTICATED BY ENGINEERING WING ON DATED 14.06.2023.
  - AS CERTIFIED BY ENGINEERING WING ON DATED 14.06.2023, VIDE LETTER NO-F8(1)/AS/HD/DP-5/DA/215 THE FOLLOWING WORK/FACILITIES ARE YET TO BE TAKEN UP AT THE SITE:
    - PUBLIC TOILET AND ATM ROOM AS MENTIONED IN THE SITE LAYOUT DRAWING
    - ENTRY EXIT GATE FOR GENERAL PUBLIC TO ACCESS THE FACILITY BLOCK
    - THE FACILITY BLOCK IS UNDER CONSTRUCTION ON DATE 15.06.2023. THE FOLLOWING WORK/FACILITIES ARE YET TO BE TAKEN UP AT THE SITE:
      - BASEMENT-1
      - BASEMENT-2
      - STILT AREA MD8
      - STILT AREA ED22
      - OPEN SURFACE PARKING
    - THE PAYMENT FOR BUILT UP AREA SHALL BE MADE FOR ACTUAL BUILT UP AREA CONSTRUCTED AND MEASURED AT SITE.
  - NUMBERS OF PARKING SLOTS IS SUBJECT TO CHANGE AS PER SITE FEASIBILITY TO BE PROVIDED BY ENGINEERING WING.
  - THE SCHEME WAS CONCEPTUALLY APPROVED IN THE 343rd SCREENING COMMITTEE MEETING HELD ON 7TH SEPT 2016 VIDE ITEM 1072016 WITH DIRECTION THAT THE CONSULTANT SHALL WORK OUT NEW FACADES IN THE DETAILED DRAWINGS AFTER APPROVAL, DUAC AND FIRE. IF THERE IS SUBSTANTIAL CHANGE, THE SAME SHALL HAVE TO BE GOT APPROVED FROM SCM.
  - THE SCHEME WAS APPROVED BY DELHI FIRE SERVICE VIDE NO F 8/D/SMS/DP/2016/312 DATED 5.12.16
  - NOC FOR HEIGHT CLEARANCE HAS BEEN RECEIVED FROM AAJ VIDE NO - AAJ/R/HR/ATM/NO/2017/18/80-83 ON DATED 12-01-2017
  - THIS DRAWING IS BASED UPON D. J. A. C. APPROVED LETTER 11(13)2016-DUAC/244 DT. 16.02.2017 AND DRGS RELEASED VIDE ON 11(13)2016-DUAC/581 DT. 21.04.2017.
  - THE SCHEME WAS ALSO TAKEN ENVIRONMENT CLEARANCE FROM STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA), DELHI VIDE NO - DPCO/SEIAA/HWC-345/D/2016/8/0777-8788 ON DATED 14-03-2018
  - SCHEME (EWS PART LOP WITH PARKING) WAS APPROVED IN THE 362nd SCREENING COMMITTEE MEETING HELD ON 24.08.2018
  - SHIFTING OF ESS, AS SUGGESTED BY EEEL-05A, DVA VIDE LETTER EEELD-500/AM/14/27 DATED 12.01.2022

**DELHI DEVELOPMENT AUTHORITY**  
HUPWCO-ORDINATION UNIT  
**VERIFIED**

Approved in 413th Screening Committee Meeting Dt. 15-06-2023  
vide item no. 331/2023

Meeting held on 15.06.2023  
vide item no. 331/2023

Dr. Director (Arch.) Co-Ord. *[Signature]*

**DELHI DEVELOPMENT AUTHORITY**  
CERTIFIED

Approved in 413th Screening Committee Meeting Dt. 15-06-2023  
vide item no. 331/2023

*[Signatures]*

**\* BASED ON SITE FEASIBILITY, THE TOTAL NUMBER OF PARKING SLOTS HAVE BEEN UPDATED BY ENGINEERING WING. SAME IS IN COMPLIANCE OF MPD NORMS, AS THE REQUIRED ECS (1557) HAS BEEN DULY FULFILLED BY PROVIDING 1557 ECS. (REFER DRG NO. A/MD/11/9-P "PARKING NUMBERING PLAN SITE LAYOUT")**

**NOTE:** Four (4) corrections have been made in the no. of parking slots only, based on site feasibility.

*[Signatures]*

SL. NO.	REMARKS	DATE	SIGN
<b>REVISIONS</b>			
	1568 DU's CAT-II ( 312 DU's 2BHK + 288 DU's 1BHK ) AND 968 EWS MULTISTORIED COMPOSITE HOUSES AT POCKET 5, SECTOR -14 DWARKA PHASE -II, NOW RE-DESIGNATED AS 1640 DU's CAT-II ( 316 DU's 2BHK + 316 DU's 1BHK ) AND 1008 EWS MULTISTORIED COMPOSITE HOUSES AT POCKET 5, SECTOR -14 DWARKA PHASE -II.		
	<b>POCKET 5, SEC -14, DWARKA</b>		
	SITE LAY OUT PLAN		
	SCALE - 1 : 375		
	DRG NO : A/0/09/01		REV : 00
	DATE : MAY'23		
	SUMIT MAITY & W Consulting Architect, Regn. No. CA/93/16412 CONSULTANT ARCHITECT		SENIOR ARCHITECT DDA
	ADDL. CHIEF ARCHITECT DDA		CHIEF ARCHITECT DDA
	<b>B.G. SHIRKE CONST. TECHNOLOGY PVT LTD</b> 72-76, MUNDAHAWA, PUNE - 411036 TEL: 91-20-26708100, FAX: 0091-20-26871612		
	<b>SUMIT MAITY ARCHITECTS</b> 501- MANJUSHA, 57, NEHRU PLACE, NEW DELHI-110019 TEL: +91-11-49538501, 49538502 Email: smai212@rediffmail.com, smaiarchitects@gmail.com		