



## SPORTS UNIT

- NOTES:
1. ALL DIMENSIONS & COORDINATES MENTIONED IN THE DRAWING ARE IN MILLIMETER, UNLESS OTHERWISE STATED.
  2. COMPLETE LAYOUT ON SITE AS PER THE DRAWING SHALL BE DONE & TO BE VERIFIED BY THE SITE ENGINEER BEFORE THE COMMENCEMENT OF THE JOB ON SITE.
  3. COLUMN DIMENSION SHALL BE FOLLOWED AS PER STRUCTURAL DRAWING.
  4. THE DRAWING IS NOT TO BE SCALED & ONLY WRITTEN DIMENSION SHALL BE FOLLOWED.
  5. NO MODIFICATION / ALTERATION IN THE DRAWING OR ON SITE APART FROM THE DETAILS MENTIONED IN THE DRAWING SHALL BE DONE WITHOUT THE CONSENT OF THIS OFFICE.
  6. ANY DISCREPANCY IN THE DRAWING SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF ARCHITECT PRIOR TO THE COMMENCEMENT OF THE JOB ON SITE.
  7. NO TREE SHALL BE CUT FOR THIS PROPOSAL.
  8. THE COVERED AREAS MENTIONED IN THE AREA CHART MAY VARY DUE TO THE ADDITIONAL SERVICES AREAS REQUIRED AS PER SERVICE DRAWINGS LIKE HVAC, ELECTRICAL ROOMS, FIRE CONTROL ROOMS, ETC

NOTES:

The proposal of "Multipurpose Hall and Terrace Party Seating at First Floor of existing Golf Facility Centre Building, Leisure Swimming Pool, Plant Room in the open area and Change Rooms in existing Stilt area of Golf Facility Centre Building, porch over the Main Entrance of existing Golf Facility Centre Building and Accessible Toilet for Person with Disability at Ground Floor" was submitted and presented put in 415<sup>th</sup> SCM & was deferred with the observation. Again, the modified scheme was submitted and presented in 421<sup>st</sup> SCM.

The Scheme was discussed in the 421<sup>st</sup> Screening Committee Meeting held on 07.03.2024 vide item no 10:2024. The proposal was presented by SA (Sports). After detailed deliberations the proposal was Approved with the following observations:

- i. The visual connectivity from the terrace level to the surrounding golf greens to be ensured by way of design.
- ii. RCC slab over lobby be replaced with a light structure (such as pergolas) keeping in view the concept of openness.
- iii. Financial feasibility w.r.t. O&M of swimming pool and fitness center (by incorporating Spa, Sauna etc.) may be looked into.
- iv. The scheme of covering over entrance porch to be decided after site visit.

As per the observations of 421<sup>st</sup> Screening Committee Meeting, all the changes suggested by Screening Committee have now been incorporated in the revised drawings.

- i. The visual connectivity from the terrace level to the surrounding golf greens have been ensured through transparent MS pergola/ frame with open terrace seating for dining with provision of two guest rooms as discussed during site visit.
- ii. RCC slab over lobby have been replaced with a light structure of pergola.

- iii. Spa, Sauna etc. facilities have been incorporated with swimming pool in stilt area.
- iv. The scheme of covering over entrance area been decided and incorporated in drawings after site visit.

Due to incorporation of above observations in scheme, minor changes in the area and number of drawings occurred in the revised drawings, which have been revised accordingly.

AREA SUMMARY			
Site Area	44.52	Hec	
Permissible FAR	@ 4.0%	1780.80	Sqm
Achieved FAR (Existing + Proposed)	@ 15.57%	2539.40	Sqm
Permissible Ground Coverage	@ 32%	9560.00	Sqm
Achieved Ground Coverage (Existing + Proposed)	@ 10.58%	1278.07	Sqm

AREA STATEMENT OF GOLF FACILITY BUILDING							
FLOOR WISE DISPOSITION	Non FAR Area (Sq. m)	FAR Area (Sq. m)	Total Existing Area of Each Floor (Sq. m)	Non FAR Area (Sq. m)	FAR Area (Sq. m)	Total Proposed Area of Each Floor (Sq. m)	Total BUI Area of Each Floor
1. STILT FLOOR	480.04	896.14	1376.18	272.81	66.45	341.26	1179.44
2. GROUND FLOOR	1360.79	1403.51	2764.30	183.51	6.01	199.52	2570.89
3. FIRST FLOOR	4.00	132.15	136.15	19.26	717.97	737.23	910.12
4. SWIMMING POOL (Paved Surrounding Area & Decking & Boat Lifting)				99.91	13.04	112.95	112.95
TOTAL	1782.44	1806.65	3589.09	455.63	730.74	1186.37	4775.53
TOTAL FAR (Existing + Proposed)			1806.65		730.74		2537.39
TOTAL NON FAR (Existing + Proposed)			1782.44		455.63		2238.07
TOTAL GROUND COVERAGE (Existing + Proposed)			2567.94		10.13		2578.07
TOTAL PROPOSED BUILT UP AREA (Existing + Proposed)			3591.99		1185.44		4777.43

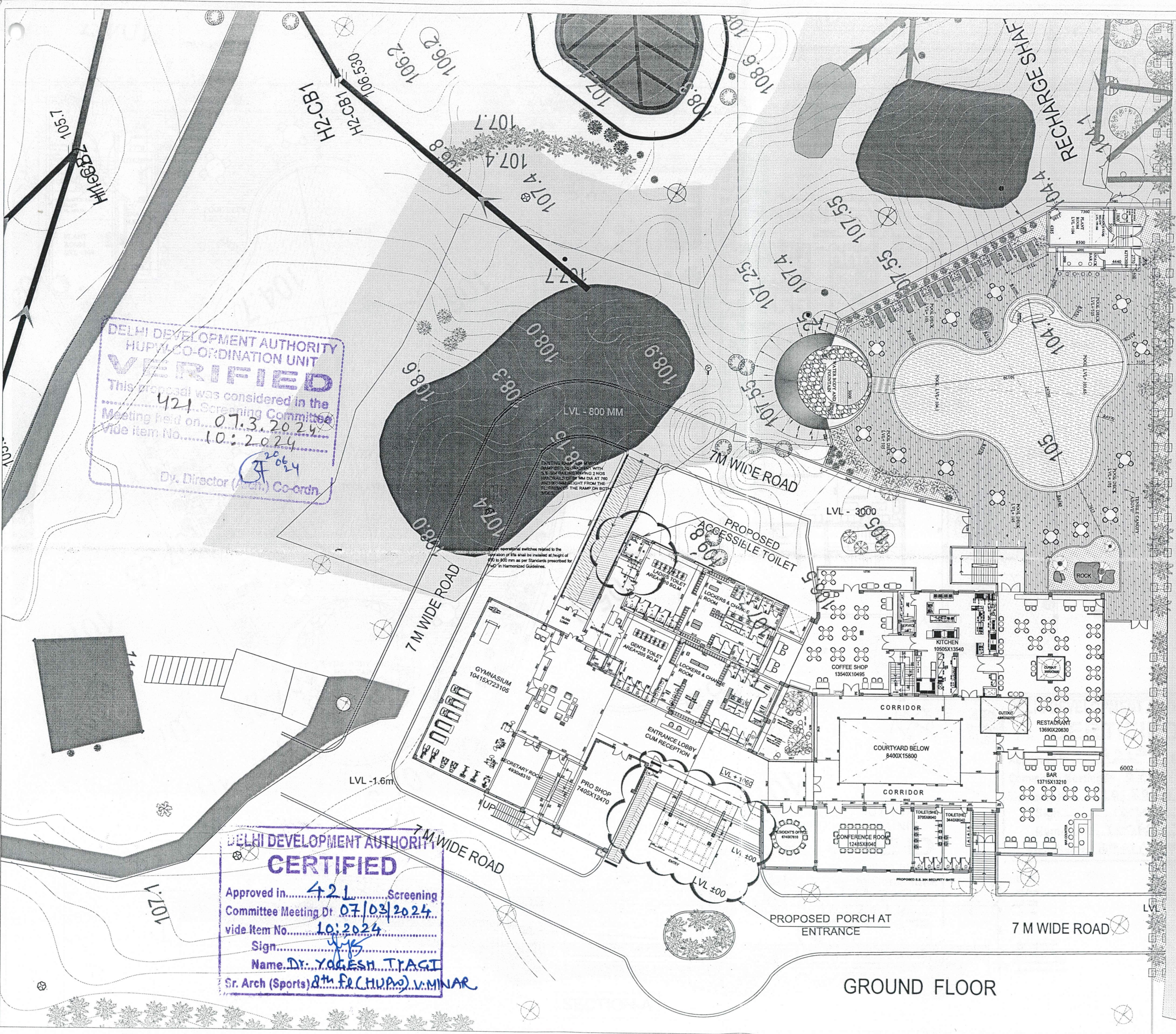
SWIMMING POOL COMPLEX			
DISPOSITION	Area (Sq. m)	Area (Sq. m)	Area (Sq. m)
1. POOL AREA (Including Area, Surrounding Area, Decking, etc.)	421.00		421.00
2. Surrounding Area (Including Area, Decking, etc.)	20.34		20.34
3. Plant Room	56.39		56.39
4. Change Room	40.00		40.00
5. Pool Deck Area	40.00		40.00
6. Terrace around Pool Area	100.00		100.00
7. Pool House, etc.	20.00		20.00
8. Restroom Area	10.00		10.00
TOTAL BUILT UP AREA	718.03		718.03

MS PERGOLA WORK			
DISPOSITION	Area (Sq. m)	Area (Sq. m)	Area (Sq. m)
1. AT Ground Floor Entrance	66.40		66.40
2. Terrace Area	10.13		10.13
3. Terrace Area	10.13		10.13
4. Terrace Area	10.13		10.13
TOTAL MS PERGOLA WITHOUT GLASS	286.76		286.76
5. Terrace Area	10.13		10.13
6. Terrace Area	10.13		10.13
7. Terrace Area	10.13		10.13
TOTAL MS PERGOLA AREA	317.12		317.12

PROJECT TITLE :-  
**PROPOSED MULTI PURPOSE HALL, TERRACE SEATING & SWIMMING POOL IN EXISTING GOLF FACILITY CENTRE BUILDING - QUTUB GOLF COURSE AT LADO SARAI**

DRG. TITLE	DRG. ISSUED FOR	NORTH
LAYOUT PLAN	SCM DRAWING	
SCALE : NTS	DATE : 20-06-2024	DRG. NO. : DDA/US/SCM/QG02/1
ARCH. ASSTT	ASSTT. DIR. (ARCH)	DEPUTY DIRECTOR (ARCH)
SR. ARCHITECT	ADDL. CH. ARCHITECT	CH. ARCHITECT

OFFICE OF THE SENIOR ARCHITECT (SPORTS)  
SPORTS UNIT, H.U.P.W. DDA, 8TH FLOOR,  
VIKAS MINAR, IP ESTATE, NEW DELHI



DELHI DEVELOPMENT AUTHORITY  
HUPM CO-ORDINATION UNIT  
**VERIFIED**  
This proposal was considered in the  
421<sup>st</sup> Screening Committee  
Meeting held on 07.3.2024  
vide item No. 10:2024  
Dy. Director (Arch), Co-ordn

DELHI DEVELOPMENT AUTHORITY  
**CERTIFIED**  
Approved in 421<sup>st</sup> Screening  
Committee Meeting Dt. 07/03/2024  
vide item No. 10:2024  
Sign  
Name: Dr. YOGESH TRACTI  
Sr. Arch (Sports) & H. P. W. DDA, 8TH FLOOR, VIKAS MINAR

GROUND FLOOR