

TOTAL PLOT AREA OF D. C. LESS HOTEL PLOTS AREA = 160000.00 SQM(16hect)  
NET PLOT AREA OF D.C = 13750 SQM  
PERMISSIBLE FAR @150 = 160000 SQM -13750 SQM = 146250 SQM  
PERMISSIBLE GR. COVERAGE @50% = 219375 SQM = 73125 SQM

PREVIOUS AREA DETAIL CHART OF PLOTS

S.NO.	PLOT NO.	TYPE / STATUS	PLOT AREA (SQM)	GRD. COV. (SQM)	CO-EFFICIENT	FAR (SQM)	HT. (M)	PARKING (ECS)	BASEMENTS
1	02A	OFFICE / COMMERCIAL	12,602.00	7,875.80	@ 0.3025	48,346.52	NR	@ 3 ECS	1,451 AS / MPD 2021
2	03	M. S. PARKING	2,580.00	1,412.00		2,580.00	NR	@ 3 ECS	312 AS / MPD 2021
3	02B	SOCIO CULTURAL	15,552.00	8,000.00		45,000.00	NR	@ 2 ECS	900 AS / MPD 2021
4	05 & 06	PSP	6,049.00	1,836.48		8,857.00	NR	@ 2 ECS	178 AS / MPD 2021
5	08, 09 & 10	PSP	7,320.00	2,618.00		19,537.50	NR	@ 2 ECS	391 AS / MPD 2021
ADDITIONAL SURFACE PARKING									187
TOTAL			44,103.00	21,742.28		1,24,321.02			3,869
MANDATORY GREEN AREA			20,827.00	SQM					

MODIFIED AREA DETAIL CHART OF PLOT

S.NO.	PLOT NO.	TYPE / STATUS	PLOT AREA (SQM)	GRD. COV. (SQM)	CO-EFFICIENT	FAR (SQM)	HT. (M)	PARKING (ECS)	BASEMENTS
1	02A	OFFICE / COMMERCIAL	12,602.00	7,875.80	@ 0.3025	48,346.52	NR	@ 3 ECS	1,451 AS / MPD 2021
2	03	M. S. PARKING	2,580.00	1,412.00		2,580.00	NR	@ 3 ECS	312 AS / MPD 2021
3	02B	COMMERCIAL	15,552.00	8,000.00		45,000.00	NR	@ 3 ECS	1,350 AS / MPD 2021
4	05 & 06	PSP	6,049.00	1,836.48		8,857.00	NR	@ 2 ECS	178 AS / MPD 2021
5	08, 09 & 10	PSP	7,320.00	2,618.00		19,537.50	NR	@ 2 ECS	391 AS / MPD 2021
ADDITIONAL SURFACE PARKING									187
TOTAL			44,103.00	21,742.28		1,24,321.02			3,869
MANDATORY GREEN AREA			20,827.00	SQM					

- NOTES:
- UNDERGROUND SERVICES, IF ANY WITHIN THE PLOT WILL BE SHIFTED BY THE AUCTION PURCHASER.
  - SET BACK OF DISTRICT CENTRE ARE MANDATORY WHILE INTERNAL ARRANGEMENT WITHIN THE INDIVIDUAL PLOT IS FOR SERVICES AND HENCE ARE FLEXIBLE.
- >> THE SCHEME WAS APPROVED 732 SCREENING COMMITTEE HELD ON 27.08.2019 VIDE ITEM NO 91:2019 WITH FOLLOWING MODIFICATION
- SOCIO-CULTURAL CENTRE AT A SUB-CITY LEVEL HAS BEEN ALLOWED IN THE MASTER PLAN 2021. THE COMMITTEE AGREED THAT SINCE THE OTHER PLOTS IN THE DISTRICT CENTRE ARE OF COMMERCIAL USE AND THERE IS NO PROVISION OF ANY SUCH SOCIO-CULTURE ACTIVITY PROPOSED IN THE VICINITY/SURROUNDING AREAS, THE SAID PLOT MAY BE AUCTIONED WITH 80% SOCIO-CULTURAL ACTIVITY AND REST OF THE AREA FOR COMMERCIAL (RETAIL, TRADE, OFFICE SPACE, ETC.) AS STATED IN TABLE 13.17 (SINCE THE SOCIO CULTURE PLOT NO 2B HAS NOW BEEN APPROVED AS COMMERCIAL, THEREFORE POINT NO : 3 BECOME NUL AND VOID)
  - THE PROPOSED PLOTS EARMARKED FOR INSTITUTIONAL SHOULD BE ALLOWED AS PSP TO HAVE A WIDER RANGE OF ACTIVITIES AS PER THE MARKED DEMAND.
- >> THE SCHEME WAS PUT-UP IN 383 SCREENING COMMITTEE HELD ON 20.07.2020 VIDE ITEM NO 74:2020 AND HAS BEEN APPROVED AS UNDER :-
- AS PER THE MPD-2021, SOCIO- CULTURAL ACTIVITIES ARE PERMITTED IN DISTRICT CENTER.
  - THE DISPOSAL OF A COMMERCIAL PLOT WILL GENERATE BETTER REVENUE TO DDA.

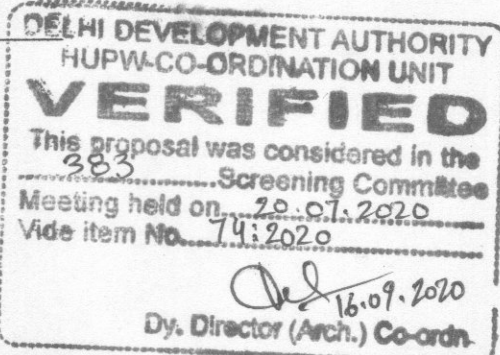
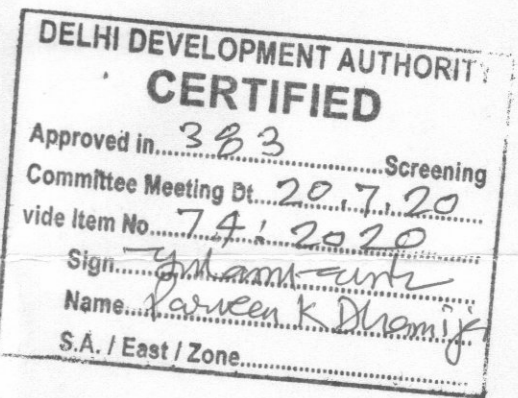
IN VIEW OF ABOVE, THE PROPOSAL AS PUT IN AGENDA WAS APPROVED.

Project Title -  
PROPOSED MODIFICATION IN THE  
LAYOUT PLAN OF DISTRICT  
CENTER - MAYUR VIHAR

Sheet Title :  
LAYOUT PLAN (MODIFIED)  
AUTHENTICATION DRAWING

SCALE	DATE: SEP 2020	SCH.NO.	DRG.NO.
ARCH. ASSTT.	ASSTT.DIR(ARCH)	DY.DIR(ARCH)	
SR. ARCHITECT	ADD. CH. ARCH.	CHIEF ARCHITECT	

OFFICE OF SR. ARCHITECT -EZ 8TH FLOOR  
HOUSING & URBAN PROJECTS WING  
VIKAS MINAR, NEW DELHI-110002



TOWARDS  
NOIDA

DND ROAD  
TO  
ASHRAM

TOWARDS  
AKSHARDHAM

DELHI NOIDA LINK ROAD

