

DR. AKHILESH
DAS INSTITUTE
OF
TECHNOLOGY

DDA PARK

JAG PRAVESH
CHANDRA HOSPITAL

TOWARDS
USMANPUR

TOWARDS
GAUTAMPURI

NEW SEELAMPUR

ZONAL PLAN ROAD 30.00 M RM

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
G.O. Screening Committee
Meeting held on 25.11.2021
Vide Item No. 81-2021
Dy. Director (Arch.) Co-ordn

Total plot Area of D.C.	126000.00 sq.m (12.60 Hect)
Area under Reserved Green District Center (10%)	12600.00 sq.m (1.260 Hect)
Net Area of District Center	113400.00 sq.m(11.340 Hect)
Permissible Gr. coverage @25% (previous)	28350.00 sq.m
@50% (current)	56700.00 sq.m
Permissible FAR @125 (previous)	141750.00 sq.m
@150 (current)	170100 sq.m
Existing FAR as per Approved LoP (Including Hotel)	139550.00 sq.m
Existing Ground Coverage as per Approved LoP (Including Hotel)	28184.00.00 sq.m
Hotel plot area	3860sqm
Net plot area of D.C.(Excluding Hotel)	113400.00 sq.m -3860.00 sq.m= 109540.00 sq.m
Permissible FAR @150	164310.00 sq.m
Existing FAR as per Approved LoP (Excluding Hotel)	131550 sq.m
Existing Ground Coverage as per Approved LoP (Excluding Hotel)	26640.00 sq.m
Proposed FAR after carving out of CNG fuel station	130950.00 sq.m
Proposed Ground Coverage after carving Out of CNG fuel station	26340.00 sq.m

MODIFICATION IN PLOT NO 9C

	EXISTING (POST AND TELEGRAPH)	PROPOSED (CNG FILLING STATION)	REMAINING
FAR	1000	400	600
GROUND COVERAGE	500	200	300

NOTE : THE SCHEME HAS BEEN APPROVED IN THE 400 SCREENING COMMITTEE MEETING HELD ON 25.11.2021 VIDE ITEM NO- 81-2021 AS UNDER- "THE PROPOSAL WAS PRESENTED BY SA(EZ). AFTER DETAILED DELIBERATIONS THE CHANGE OF USE PREMISE OF 'PLOT 9C' (PLOT AREA:1000SQM) TO CNG STATION WAS APPROVED"

THE APPROVAL OF 400 SCM VIDE ITEM NO-81-2021 HAS BEEN INCORPORATED IN THE LOP

SHASTRI PARK DISTRICT CENTRE

1	TOTAL AREA OF SITE OF THE DC (Including Nursing Home but excluding land under POLICE STATION)	12.600 HAC
2	AREA UNDER RESERVED GREEN(10%)	1.260 HAC
3	NET AREA UNDER DISTRICT CENTRE	11.340 HAC
4	PERMISSIBLE FLOOR AREA 125 FAR ON NET PLOT AREA	14.175 HAC
5	PRE. GROUND COVERAGE(25%)	2.835 HAC
6	FLOOR AREA PROVIDED IN VARIOUS BUILDING OF DC	14.075 HAC
7	GROUND FLOOR COVERAGE PROVIDED FOR ALL BUILDING	2.835 HAC

FLOOR AREA ANALYSIS			
PLOT NO.	PLOT AREA (IN SQM.)	NO. OF FLOORS	ACTIVITIES
1-A	4100	4 TO 6	Department stores/ Shops, Professional Offices
1	3860		HOTEL
1-B	350	2	Shops
1C	580		Electrical Switching Stations
2	4180 (Inc. 250sqm under pedestrian bridge & Public staircase)	B+12	Basement Lower and Upper Ground Parking and services. Podium and upper floor commercial general offices.
3	4725+540	2 to 7	Lower and Upper Ground Parking and services. Podium and upper floor,shops ,Showroom, Plaza,Informal center & Offices.
4	4000 +180	4 to 5	Shops and Professional offices.
5	3900	4 to 6	Departmental stores and revolving restaurant,shops and offices
6	4180	B+12	Basement Lower and Upper Ground Parking and services. Podium and upper floor commercial general offices.
7	7880	4 to 6	Police Station (Facility Centre)
8	4500	4 to 7	Government Offices
9A	540		Electrical Switching Stations
9B	180		Informal
9C	1000		CNG Filling Station
10	2050		Government Offices/D.T.C
11A	540		Electrical Switching Stations
11B	180		Informal
11C	2650	3 to 5	Nursing Home
12	4700 +180	4 to 5	Shop & Professional Offices
13A	980	2 to 3	Community Facity
13B	1080	1	service station
14	3500	4 to 7	Govt. Offices
15	450	1	Petrol Pump
16	4180	B+12	Basement Lower and Upper Ground Parking and services. Podium and upper floor commercial general offices.
17	3550	B+3	Art Gallery, theatre
18	6340	5 to 7	Hotel with Parking
19	3550	B+1 to 3	Cinema Complex
20A	600	2	Exhibition hall
20B	400	2	Restaurant
20C	600	2	Exhibition hall
21	7600		Central Park

DEL. DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 400 Screening Committee Meeting Dt. 25-11-2021 vide Item No. 81-2021
Sign. P.K. Dwivedi
Name. P.K. Dwivedi
S.A. / East Zone

PROJECT

CARVING OUT SITE FOR CNG FILLING STATION IN APPROVED LOP OF DISTRICT CENTER, SHASTRI PARK

DRAWING TITLE:

LAYOUT PLAN

ARCH. ASSTT.	ASSTT. DIRECTOR	DEPUTY DIRECTOR
SENIOR ARCHITECT	ADDL.CHIEF ARCHITECT	CHIEF ARCHITECT
DATE :JAN 2021		SCALE =1:1



HOUSING AND URBAN PROJECTS WING EAST ZONE, VIKAS MINAR, NEW DELHI.

BLOCK E

PHASE-I BLOCK J

GT ROAD
TOWARD GAZIABAD

KEY PLAN

