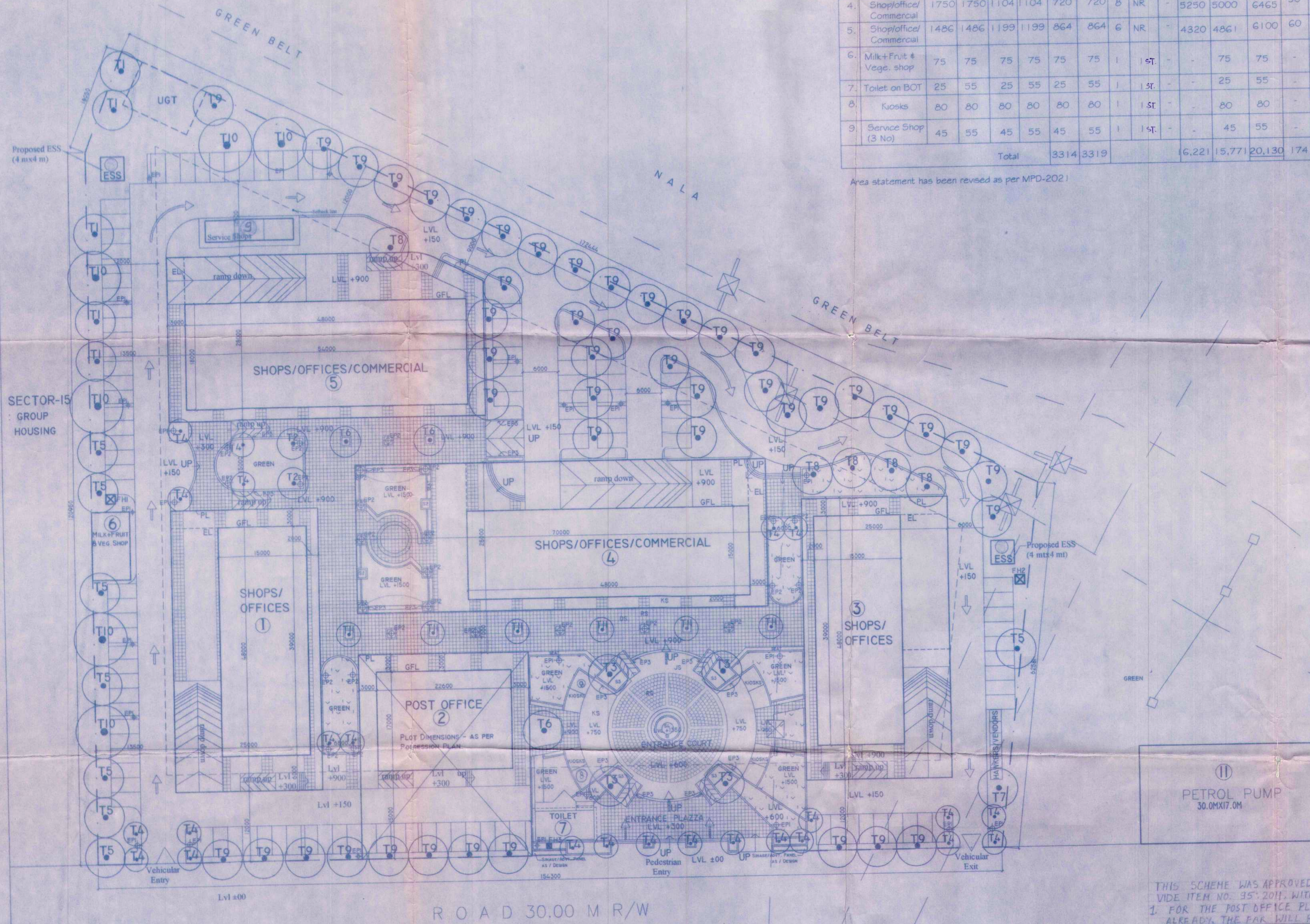




Plot no.	Description	Plot area (sqm)		Max. Building envelope (sqm)		Max. Ground Coverage (sqm)		Height (m)/No. of Storey		Max. Basement sqm.		Max. Built up (sqm) AREA		Mandatory Parking within the plot (ECS)	
		Earlier	Proposed	Earlier	Proposed	Earlier	Proposed	Earlier	Proposed	Earlier	Proposed	Earlier	Proposed	Earlier	Proposed
1.	Shop/office	1200	1200	897	897	585	585	4	NR	-	-	3375	2340	32	91
2.	Post office	1015	1000	391	390.6	335	300	4	2G	-	-	1005	1000	-	16
3.	Shop/office	1200	1200	702	767	585	585	4	NR	-	-	3276	2340	32	90
4.	Shop/office/Commercial	1750	1750	1104	1104	720	720	8	NR	-	-	5250	5000	50	160
5.	Shop/office/Commercial	1486	1486	1199	1199	864	864	6	NR	-	-	4320	4861	60	134
6.	Milk-Fruit & Veg. shop	75	75	75	75	75	75	1	1st	-	-	75	75	-	-
7.	Toilet on BOT	25	55	25	55	25	55	1	1st	-	-	25	55	-	-
8.	Kiosks	80	80	80	80	80	80	1	1st	-	-	80	80	-	-
9.	Service Shop (3 No)	45	55	45	55	45	55	1	1st	-	-	45	55	-	-
Total						3314	3319			16,221	15,771	20,130	174	491	

Area statement has been revised as per MPD-2021

TREES:

- T1 - Alstonia scholaris
- T2 - Callistemon lanceolatus
- T3 - Casuarina equisetifolia
- T4 - Plumeria alba
- T5 - Polyalthia longifolia
- T6 - Bauhinia sp.
- T7 - Jacaranda mimosifolia
- T8 - Delonix regia
- T9 - Cassia fistula
- T10 - Ficus infectoria
- T11 - Caryota mitis

SHRUBS:

- S1 - Duranta Plumieri Variegata
- S2 - Hamelia patens
- S3 - Ficus Panda
- S4 - Hibiscus Rosa Sinensis
- S5 - Lantana Depressa

GROUND COVERS:

- Zebrina Pendula
- Ipomea
- Nephrolepis Goldeama
- Pilea Depressa
- Chlorophyllum
- Lantana Sellowiana
- Alternanthera Bettzackiana
- Phyllanthus Nirosus
- Barleria Cristata
- Ixora Chinensis

LEGEND

- EL --- Buldg. Envelope Line
- GFL --- Ground Floor Line
- PL --- Plot Line
- EPI --- Pole/Street Light
- EP2 --- Bollard Light
- EP3 --- Foot Light
- RS --- Red sand stone
- DS --- Dholpur stone
- KS --- Kota stone
- JS --- Jaiselmer stone
- FH --- Fire Hydrant

DELHI DEVELOPMENT AUTHORITY
HUPW COORDINATION UNIT
VERIFIED
This proposal was considered in the
Meeting held on 19.10.2011
vide item no. 95.20.11
By Director (Arch.) Coord
Approved In 301st Screening
Committee Meeting Dt. 19.10.2011
Vide Item No. 95.20.11

Signed: *[Signature]*
Name: **HARDEEN BEHL**
Sr Architect (R&N)

THIS SCHEME WAS APPROVED IN THE 301ST S.C. MEETING HELD ON 19.10.2011
VIDE ITEM NO. 95.20.11, WITH OBSERVATION THAT:
1. FOR THE POST OFFICE PLOT, WHERE THE POSSESSION HAS BEEN ISSUED
ALREADY, THE FAR WILL REMAIN THE SAME, OTHER DEVELOPMENT CONTROL
NORMS FOR THE POST OFFICE WILL BE AS PER MPD-2021
2. USE & AREA OF THE BASEMENT WILL BE GOVERNED BY THE MPD-2021
ACCORDINGLY
MAXIMUM BUILT-UP AREA FOR PLOT NO. ① & PLOT NO. ② HAVE BEEN
ADJUSTED.

वि वि प्र ROHINI & NARELA ZONE

AREA STATEMENT (REVISED AS/MPD-2021)

Total Area of the Plot = 16112 sqm
Permissible Ground Coverage-25% = 4028 sqm
Permissible FAR @ 125 = 20140 sqm
Proposed Ground Coverage -20.5% = 3319 sqm
Proposed FAR = 20,130 sqm
Parking required @ 3ECS/100 sqm = 604 ECS
Parking provided at surface = 113 ECS
Parking provided within the Plots = 491 ECS
Total parking provided = 113+491 = 604 ECS
= 2 no. + 1 optional = 32 sqm

No of Basement for Parking
ESS (2 nos.)
Note:
Capacity of UGR (to be revised as per revised FAR)
8500 Gallon (8500x4.5)
= 38,250 Liters
= say 39,000 Liters

Revision

S. no.	Date	Description
R1	16-12-09	Layout plan revised as per MPD 2021 as per page 7/N file no. F16(Q)190HUPW/SA(R&N)/DDA

Note:
1. Maximum 10% additional ground coverage shall be allowed for providing atrium
2. Petrol Pump- Plot Area = 510 sqm
3. For all plots, other development controls refer Building By Laws of Delhi and MPD-2021

The Scheme was earlier approved in the 213th Screening Committee meeting held on 22-01-2001 Vide Item no. C-2000-90 (Serial no. 4)

Note:

- The Electric Sub-station has been revised & incorporated as per letter no. EE/ED-4W(74)/DDA/08/1383 dated 29/09/08 from Ex. Engineer/ED-4/DDA
- The Capacity of Fire Water storage tank/UGR and Fire Hydrant has been incorporated in the Layout Plan as per letter no. ED-4W(74)/2007/1190 dated 22/09/09 from Ex. Engineer/ED-4/DDA
- All drawings of this project are to be read in conjunction with all services drawings, structural drawings and other details prepared by engineering wing. All necessary approvals i.e. EIA, Fire, Services, AAI approval etc. applicable if any may please be taken by engineering wing and feasibility to be carried out and confirmed before preparation of detailed working drawings, NIT and execution at site.
- Toilet on BOT basis to be provided as/standard design type A approved vide file no. F3(36)/09/HUPW/SA(WZ #D)/DDA in 296th Screening Committee item no. 40:2011

4. Special Condition:
- Multiplex may and if provided in commercial plot shall be subject to Fire clearance, norms and conditions as per prevailing cinematography act, MPD & BBL.
 - Mandatory Passage open at both ends at ground floor if covered above 6 mt. height will not be counted in ground coverage but joining floor plate area shall be counted towards FAR on the same floor.



PROJECT TITLE:
**COMMUNITY CENTER,
SECTOR 15, ROHINI**

SHEET TITLE:
LAYOUT PLAN (REVISED)

SCALE DATE SCH. NO. DRG. NO.
R-129 L-02R1

ARCH. ASSTT. ASSTT. ARCH. ARCHITECT

SR ARCH. ADD. CH. ARCH. CH. ARCH.

HOUSING & URBAN PROJECT WING, ROHINI
& NARELA ZONE, VIKAS MINAR, NEW DELHI-110002