

EWS HOUSES

SET BACK LINE AS PER
THE SITE BOUNDARY

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LIG HOUSES

PROPOSED PLINTH
LEV +217.00 (DDA)PLINTH HEIGHT MAY VARY
FROM 450-500mm AS PER
CONTOUR / GRADENOTIONAL DIVIDING
LINE BETWEEN LIG &
EWS SEGMENTS

30.0 MT WIDE ROAD

AREA STATEMENT AS/ DUAC APPROVAL -

SITE LOCATION: SITE NO. 6A, SEC-35, ROHINI - EWS
TOTAL SITE AREA (AS PER TENDER) 1.43 HA OR 14300 SQM
TOTAL SITE AREA (AS HANDED OVER) 1.36 HA OR 13693 SQM
NUMBER OF DUs REQD 700 EWS

CSC & FACILITY BLOCKS REQD. 1 NOS (1500sqm EACH)

MAX. PERMISSIBLE GR. COV @ 40% 5477 SQ.M
MAX. PERMISSIBLE FAR @ 200% 37383 SQ.M
PERMISSIBLE NETT DENSITY 600 DUS/HAC
PARKING REQUIREMENT 0.5 ECS PER 100 SQM

BLOCK TYPE	No. OF BLOCKS	GR. COV PER BLOCK	FLOOR AREA PER BL.	DUs PER BLOCK	TOTAL GR. COVERAGE	TOTAL FLOOR AREA	TOTAL DUs
E1	8	392.39	1961.95	60	3139.12	15695.80	480
E2	3	261.40	1307	40	784.20	3921	120
11					3923.32	19616.60	600

GROSS NUMBER OF UNITS 600 EWS
UNITS MARKED FOR COMMUNITY USE 17
PROPOSED NUMBER OF DWELLING UNITS 583 EWS
PROPOSED GROUND COVERAGE 3923.32 SQM OR 23.65%
PROPOSED FAR 19616.60 SQM OR 142.26%
DENSITY ACHIEVED 423.57 DUS/HA

NO. OF PARKING REQD. 0.5 ECS PER 100 SQM 16.65 NOS
SURFACE PARKING PROVIDED 99 ECS
PROPOSED VEHICULAR ROAD AREA 3825 SQM
PROPOSED PEDESTRIAN PATH AREA 1265 SQM
TOTAL NO. OF POPULATION 580 X 4.5 2610
GREEN AREA REQ. AS/MPD
PARK AREA 5900 SQ.M / 5000 PERSONS 2610 SQ.M
TOT LOTS 2500 SQ.M / 5000 PERSONS 1305 SQ.M
TOTAL GREEN AREA REQD 3915 SQ.M

PROPOSED TOTAL GREEN AREA 5157 SQ.M
% OF GREEN AREA W/ TOTAL SITE AREA 37.66%

STATEMENT AS/ WORKING DWG. -

GROSS NUMBER OF UNITS 600 EWS
UNITS MARKED FOR COMMUNITY USE 17
PROPOSED NUMBER OF DWELLING UNITS 583 EWS

PROPOSED NUMBER OF PARKING 96 ECS
CHECK FOR CALCULATION OF PARKING- TOTAL VEHICULAR ROAD AREA/23 i.e. 7492sqm/23

GREEN AREA CALCULATION -

PROPOSED ESS AREA (1 NOS) 96 SQ.M
PROPOSED CHOWKIDAR HUT AREA (2nos) 20 SQ.M
PROPOSED GREEN AREA

SITE AREA - (GROUND COV + VEHICULAR ROAD AREA + PATHWAYS AREA + ESS AREA + CHOWKIDAR HUT AREA)
= 4773 SQ.M OR 34.85%
(MORE THAN REQD. 3915 SQ.M)

STATEMENT FOR ANGANWADI, SHOPS & COMM. FACILITIES -

(Incorporating observations of DDA Screening Committee)

UNITS MARKED FOR COMMUNITY USE 17 EWS
PROPOSED NUMBER OF ANGANWADI (4-EWS UNITS) 1 NOS. 117.45X11 = 117.45 SQ.M
PROPOSED NUMBER OF COMM. FACILITIES (11 EWS UNITS) 11 NOS. 29.04X11 = 319.44 SQ.M
PROPOSED NUMBER OF SHOPS (2 EWS UNITS) 3 NOS. 29.04X2 = 58.08 SQ.M
PROPOSED TOTAL AREA FOR FACILITIES 494.97 SQ.M
PROPOSED TOTAL AREA FOR ANGANWADI & COMM. FACILITIES 320.73 SQ.M
PROPOSED TOTAL AREA FOR SHOPS 174.24 SQ.M

THE OBSERVATIONS OF THE 303RD SCREENING COMMITTEE MEETING - ITEM NO. 118. 20H REGARDING THE NO. OF SHOPS HAS BEEN COMPLIED WITH AND SET BACKS RELAXED BY 3RD TECHNICAL COMMITTEE HELD ON 29/5/2012 VIDE ITEM NO. 28/2012.

THIS PROPOSAL HAS BEEN APPROVED BY 303RD SCREENING COMMITTEE MEETING HELD ON 21.12.2011 IN VIKAS SADAN VIDE ITEM NO. 118.2011 WITH FOLLOWING OBSERVATIONS.

- Flexibility in provision of number of shops (up to 20 sq.m each) and other community facilities as per master plan of Delhi be exercised to provide for equitable distribution in the layout plan.
- As per the recommendation of Delhi Urban Arts Commission, the proposal be sent to the Technical Committee for seeking setback relaxations.

THIS PROPOSAL HAS BEEN APPROVED BY DUAC IN DUAC MEETING HELD ON 11.05.11, VIDE LETTER NO 11/07/2011-DUAC DATED 8.06.11

THIS SCHEME DID NOT REQUIRE ENVIRONMENTAL CLEARANCE AS IT HAS LESS THAN 20000 SQMT OF BUILT UP AREA.

THIS SCHEME HAS OBTAINED CLEARANCE FROM DELHI FIRE SERVICE VIDE F.6/DFS/MS/2010/BP/CGHS/3439 DATED 28.12.10

THIS PROPOSAL HAS BEEN APPROVED BY DUAC IN DUAC MEETING HELD ON 11.05.11, VIDE LETTER NO 11/07/2011-DUAC DATED 8.06.11

THIS SCHEME DID NOT REQUIRE ENVIRONMENTAL CLEARANCE AS IT HAS LESS THAN 20000 SQMT OF BUILT UP AREA.

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SL.NO.	REMARKS	DATE	SIGN
03	No of Shops revised as per meeting with SA (R & T) on 21.11.12	21.11.12	
02	Shops & C.F. revised as per SA/Architect directives	26.12.11	
01	Shops nos./locations modified as per site meeting on 12/01/11	17.10.11	

REVISION
PREFAB EWS HOUSING FOR
DELHI DEVELOPMENT AUTHORITY
AT ROHINI NARELA & DWARKA

ROHINI-SEC 35, SITE 6
SITE - 6A (EWS PART)

SCALE - 1 : 300
DRG NO : A/O/WD/09
DATE : MAY '11

CONSULTANT ARCHITECT: B.G. SHIRKE CONST. TECHNOLOGY PVT LTD

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ARCHITECT: SUMIT MAITY ARCHITECTS

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