



TABLE NO-2 AREA CHART / SUMMARY				
Sr.No	Description	Permissible		Remarks
		%	sqm	
1	Total Site Area	82200	sqm	8.22 Hectare
2	Set Backs	12.5, 9.9	m	15.12, 12.12
3	FAR	40	32880	7.45
4	Ground Coverage	20	16440	7.51
5	Total Built-up Area			16397.73
6	Permissible FAR @ 40%			32880

COMBINED AREA CHART OF PART-A & PART-B OF THE SITE		
S.No	Description	Remarks
1	PLOT AREA	Part A- 8.2 Ha Part B- 0.61 Ha Total 8.81 Ha (approx.) Less 1063.19 = 87036 sqm (approx.) The FAR and GC have been calculated on 8.81 Ha area
2	Permissible @ 20%	17620.00 sqm
3	Proposed Gr.	4819.58+1466.28 = 6285.84 sqm (7.647%)
4	Permissible FAR @ 40%	35240 sqm
5	Proposed F.A.R.	6127.61+1305.13 = 7432.74 sqm (8.436%)
6	Built-up Area	16397.73+1466.28 sqm = 17864.01 sqm

AREA DETAILS OF OPEN SEATING STEPS	
1 CRICKET GROUND	602.07
2 LAWN TENNIS	169.69
3 HOCKEY CUM FOOTBALL	337.43
4 BASKET BALL	169.69
5 SKATING RINK	115.16
6 SWIMMING POOL SEATING STEPS COVERED BY TENSILE FABRIC	625.00
7 TENSILE over swimming pools	6215.00
TOTAL TENSILE ROOF COVERING OVER SWIMMING POOL COMPLEX AND OTHER SEATING STEPS	8234.03

As per directions of Hon'ble VC DDA during site visit dated 07-09-2024, Swimming Pool Complex should be kept on hold and may be taken up in second phase. the same was conveyed by Engineering Dept through the efile No: ENGG/PDS/0014/2024/O/o EE(SMC) dated 25-09-2024

PART-A TABLE NO-1 DETAILED AREA STATEMENT				
TOTAL SITE AREA= 82200.00 sqm				
Permissible FAR @ 40% of Site Area 32880.00 sqm				
Permissible Ground Coverage @ 20% 16440.00 sqm				
S.NO.	DESCRIPTION	FAR Area (in sqm)	Non FAR Area (in sqm)	Ground Tensile Roof Covering (in sqm)
A	ENTRY/EXIT GATES WITH SECURITY ROOM & SWACHH BHARAT ABHYAN TOILETS (SEVEN GATES)	130.49	130.49	23.37
B	SPORTS FACILITY BLOCK			
1	BASEMENT FLOOR (FOR SERVICES ONLY)	1128.23	1128.23	
2	GROUND FLOOR	2181.40	1647.88	3476.82
3	FIRST FLOOR	2088.81	952.92	3051.73
4	SECOND FLOOR (2341.94 + 432 NEW CONST)	1073.94	952.92	2026.86
5	TERRACE FLOOR	333.10	333.10	
6	TOTAL	9954.15	5015.05	10969.21
7	Tensile Roof Covering			3476.82
C	TOILETS ALONG SEATING STEPS COVERED BY TENSILE FABRIC			
1	FABRIC	220.24	220.24	220.24
2	BASEMENT WORK FOR SWIMMING POOL (RCC)			
3	BLOCK PLANT ROOM, BALANCE TANK	2848.50	2848.50	
4	SNACK COUNTERS/FOOD KIOSK	77.20	77.20	77.20
5	Spectator stand with RCC roof for water heating	596.14	596.14	
6	Staircases			
7	Tensile Roof Covering			6215.00
8	TOTAL	77.20	3664.88	3742.08
9	Tensile Roof Covering			207.44
10	CRICKET GROUND SEATING STEPS COVERED BY TENSILE FABRIC			
1	Office/Horticulture room, Etc. room Toilets etc	56.36	226.40	322.66
2	Tensile Roof Covering			517.20
3	TOTAL	56.36	226.40	839.86
4	TOILETS & CHANGE ROOMS ALONG SEATING STEPS COVERED BY TENSILE FABRIC			
1	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-1	121.55	121.55	121.55
2	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-2	121.55	121.55	121.55
3	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-3	121.55	121.55	121.55
4	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-4	121.55	121.55	121.55
5	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-5	227.44	227.44	227.44
6	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-6	107.50	107.50	107.50
7	TOILETS & CHANGE ROOMS ALONG SEATING STEPS-7	107.50	107.50	107.50
8	TOTAL	699.27	699.27	699.27
9	Tensile Roof Covering			1480.00
10	GROUND FLOOR	412.90	412.90	
11	TERRACE FLOOR	23.96	23.96	
12	TOTAL	436.86	436.86	
13	SOLID WASTE MANAGEMENT & DISPOSAL BLOCK			
1	GROUND FLOOR	97.17	97.17	
2	TOTAL	97.17	97.17	
3	TOTAL			
4	Total Proposed FAR Area	6127.61		
5	Total Proposed Non FAR Area	10270.12		
6	Total Proposed Built-up Area		16397.73	
7	Total Proposed Ground Coverage		4819.58	
8	Total Tensile Roof Covering			8212.20

PART-B TABLE NO-1 DETAILED AREA STATEMENT		
TOTAL SITE AREA= 82200.00 sqm		
Permissible FAR @ 40% of Site Area 32880.00 sqm		
Permissible Ground Coverage @ 20% 16440.00 sqm		
S.NO.	DESCRIPTION	Remarks
1	Area of Part B of the site as per TSS	0.61 Ha (6137 sqm)
2	Proposed FAR	1305.13 sqm
3	Proposed Non FAR	161.15 sqm
4	Total Built-up Area	1466.28

- FIRE INSTALLATIONS NOTE :-**
- Access to the building: The plot abuts on 80 m and 30 m wide roads and the building is approachable through 4 nos of 6.0m wide m. gates. And 3 nos of 6.0m wide gates are proposed for services (ESS and Solid waste).
 - Number, width, type and arrangement of exits: The proposed staircases meet the requirement of travel distance as per UBL-2016 and NBC-2016.
 - Protection of exits by means of fire check doors /pressurization: The fire check doors of minimum 2 hr fire resistance rating has been proposed. Pressurization is not required.
 - Compartmentation: The building i.e. all floors have been proposed suitably compartmentalized to confine the spread of fire/smoke as per UBL-2016 and NBC-2016. the proposed basement is completely dedicated to the services and proposed the construction has been proposed preferably with red bricks to achieve the compartmentation required.
 - Smoke management system: Proposed as per NBC-part-4.
 - Fire Extinguisher: Proposed with ISI marked in accordance with IS-2190/1992.
 - First Aid Hose Reel: Proposed with 30m length of 20mm bore conforming to IS-884/1998
 - Automatic Fire Detection and Alarm Systems: Proposed in Facility Block conforming IS-2189/1999
 - Manually Operated Fire Alarm Systems: Manually operated fire alarm call point with talk back system proposed at suitable locations as per NBC-Part-4 and also conforming IS-2189/1999
 - Internal Hydrant and Yard hydrant: Wet riser system in the facility block has been proposed near staircase conforming IS-3844/1989. yard hydrant has been proposed at suitable distance around the facility block and ESS block shown in the layout plan.
 - Captive Water Storage for fire fighting: One underground water tank of 10000 liter (one lac liter) capacity and one overhead water tank of 10000 liter for Facility Block have been proposed as per NBC-part-4.
 - Exit Signage: Exit signages are provided at appropriate locations and the colours shall be as per IS 9457-1980.
 - Standby Power Supply: An additional source of power for emergency lighting, exit signs, fire pumps etc has been proposed having capacity of minimum 1 hour and 30 minutes continuous supply.
 - Refuge area: Not required
 - Automatic Sprinkler System: The automatic sprinkler system shall be installed in basement in accordance with BIS-15005
 - Pumping Arrangements: One Pump house having one electric and one diesel pump of 2280 LPM capacity are proposed where as two terrace pump of 450LPM has been proposed as per NBC-2016
 - Special fire protection systems for protection of special risk: The electric sub station, installation of transformer, LT & HT panels shall be as per the provisions specified by electrical authority.

FIRE SAFETY APPROVAL:-
FIRE SAFETY APPROVAL FOR THE SCHEME HAS BEEN APPROVED BY DELHI FIRE SERVICES VIDE LETTER NO. F6/DFS/SMB/EP/2020/257 DATED 27-07-2020

- SCM APPROVAL NOTES:**
- The Architectural Design Proposal has been Approved In 362nd SCM vide Item No. 83.2018, dated - 24.08.2018
 - The proposal for Modifications in the 362nd SCM Approved Layout plan and as Built form of Sports Complex Sector 33, Rohini- Centre of Excellence for Aquatics was put up in the 409th Screening Committee Meeting held on 23.01.2023, vide item no. 07.2023 & approved as under:
"The proposal was presented by SA (Sports). After detailed deliberations the proposal as reflected in the agenda was Approved."
 - The proposal for Modifications in the 409th SCM approved Layout plan and Building plans of Sports Complex Sector 33, Rohini, Centre of Excellence for Aquatics and carving out 9m wide connecting road between existing 30m wide Sant Ravidas Marg & Sh. Bharat Singh Yadav Marg in Begumpur Village was put up in the 419th Screening Committee Meeting held on 05.01.2024, vide item no. 05.2024 & Deferred with observation that:
"Redesign the restaurant area in the facility block. The issue of connecting road shall be finalised after site visit"
 - The proposal for "Sports Complex Sector 33, Rohini Centre of Excellence for Aquatics. Modifications in the 409th SCM approved Layout Plan due to carving out 9 mt wide connecting road for Begumpur Village, provision of Club facility on Second Floor of under construction Sports Facility Building, modification in the pavilion building of the Swimming Pool Complex due to provision of additional male female toilets, electrical room and terrace for air conditioning equipments and proposal of Indoor Badminton Hall/Multipurpose Hall for future expansion in the Part B of the site (available across the 30m wide road)", was put up in 422 Screening Committee Meeting held on 25.04.2024, vide item no. 27.2024 & after detailed deliberations the following was decided:
i. The proposal related to Swimming pool complex was Deferred with the observation that thorough examination w.r.t. norms/ standards/ specifications for international level competition facilities be done. Same to be put up again in next SCM.
ii. Remaining proposals as per Agenda were Approved.
 - The Proposal of Modification of Layout plan approved in 422nd SCM was put up in 426th Screening Committee Meeting, vide item no. 07.2025. As per approved minutes, HUPW/CACB/0001/2025/SCM/37, dated. 15.04.2025.
"The proposal was presented by Sr.Architect(Sports). After detailed deliberation the proposal w.r.t 6m wide internal road was Rejected and rest of the proposal contained in para 4.1 was Approved".

NOTES:-

- All the dimensions are in mm.
- 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.

PROJECT TITLE :-
PROPOSED SPORTS COMPLEX CENTRE OF EXCELLENCE FOR AQUATICS AT SECTOR - 33, ROHINI

DRG. TITLE MODIFIED LAYOUT PLAN		DRG. ISSUED FOR NORTH SCM DRAWING	
SCALE: NTS	DATE: 05-05-2025	DRG. NO. DDA/SUR/ROH-33/LOP/SCM/426	
ARCH. ASST	ASST. DIR. (ARCH)	DEPUTY DIRECTOR (ARCH)	
Sr. ARCHITECT	ADDL. CH. ARCHITECT	CH. ARCHITECT	
OFFICE OF THE SENIOR ARCHITECT (SPORTS) SPORTS UNIT, ARCHITECTURE WING, DDA, 8th FLOOR, VIKAS MINAR, ITO, NEW DELHI			

Sector 23

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This Proposal was considered in
422nd Screening Comm.
Meeting held on 11.12.2024
Vide item No. 07.2025
उप निदेशक वास्तु समन्वय
Dy. Director (Arch.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in 426th Screening
Committee Meeting Dt. 11.12.2024
vide item No. 07.2025
Sign
Name: Dr. Yogesh Jyoti
Sr. Arch (Sports)