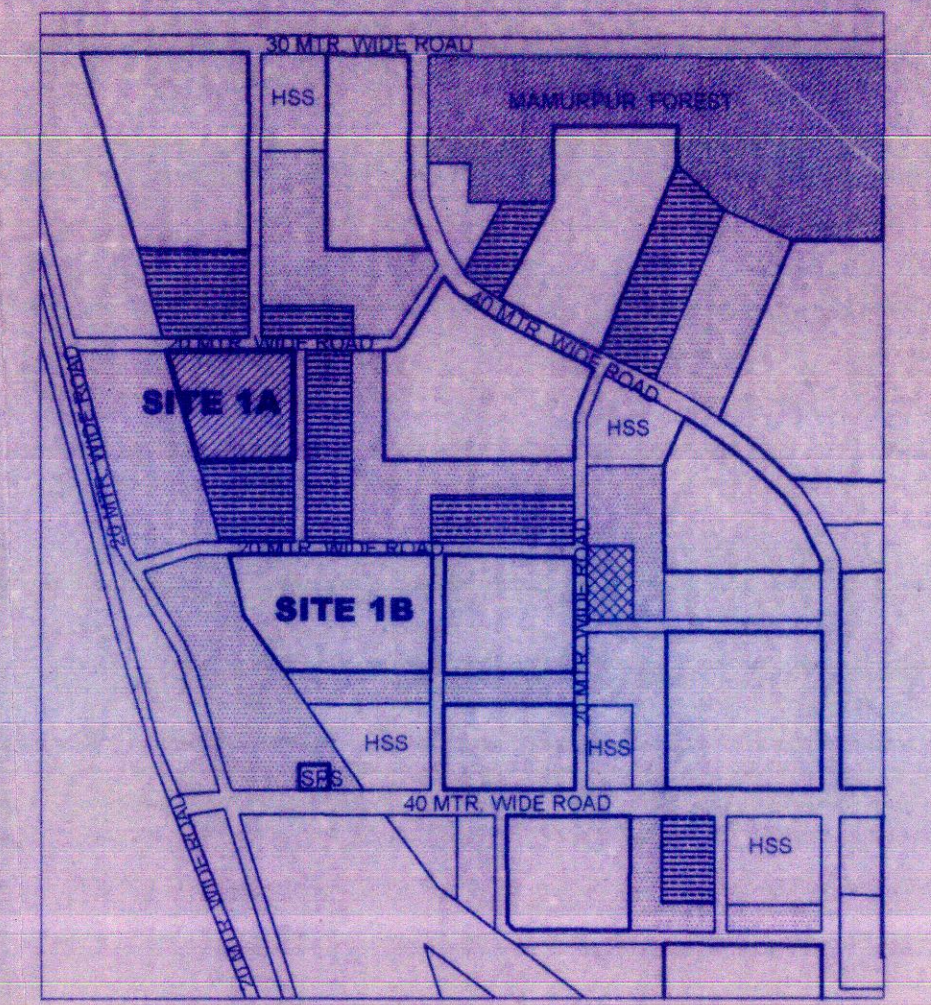


DDA



LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC / SEMI PUBLIC FACILITIES
- FOREST
- GREEN BUFFER
- INDUSTRIES
- SEWERAGE
- COMMUNITY FACILITY
- HSS - HIGHER SECONDARY SCHOOL

KEY PLAN SEC - A1-A4

THE WATER SUPPLY SYSTEM SHALL BE WITH DUAL PIPING FOR DOMESTIC AND FLUSHING.

RAIN WATER HARVESTING PITS SHALL BE PROVIDED AS INTEGRATED SYSTEM TO STORM WATER DRAINAGE SCHEME.

THE SPECIFICATIONS SHALL BE FOLLOWED AS PER STIPULATED NORMS OF DDA AS SPECIFIED IN N I T.

THE SCHEME HAS OBTAINED NOC FROM D F S VIDE F.6/DFS/MS/BP/2015/31 DT 28.01.2015

THE SCHEME HAS OBTAINED NOC FROM A I VIDE AAI/RHQ-NR/ATM/NOC/2014 /255 / 8760 DT 01.12.2014

THE SCHEME HAS BEEN APPROVED IN 325th DDA SCREENING COMMITTEE MEETING HELD ON 07.10.2014

SL.NO	REMARKS	DATE	SIGN
07	DRG REVISED AS PER DDA SCRUTINY	02.03.15	
06	DRG UPDATED AS PER DFS LETTER F6/DFS/MS/BP/2014/259 dt 18.11.14 AND SUBSEQUENT MEETINGS AT DFS	26.12.14	
05	SCHEME MODIFIED AS PER LETTER F.32(01)2012/HUPW/S.A(R&N)/DDA/Pkt 1A/213 dt 09.09.14	10.09.14	
04	SCHEME MODIFIED WITH PROVISION OF SECONDARY SCHOOL	28.07.14	
03	OVERALL SCHEME UPDATED WITH EWS LIFT	28.07.14	
02	OVER ALL SCHEME UPDATED	19.07.14	
01	GENERAL DRG UPDATED	28.06.14	

SL.NO **REMARKS** **DATE** **SIGN**

REVISIONS

CAT-II AND EWS HOUSING FOR DELHI DEVELOPMENT AUTHORITY, AT NARELA

POCKET 1A, SEC -A1 A4, NARELA SITE LAYOUT PLAN

SCALE - 1 : 500

DRG NO : A/1A/0/01

DATE : MARCH '14

REV : 07

AGENCY :

B.G. SHIRKE CONST. TECHNOLOGY PVT LTD

72-76, MUNDHAWA, PUNE - 411036

TEL: 91-20-26708100, FAX: 0091-20-26871612

ARCHITECT :

SUMIT MAITY ARCHITECTS

C-212, GOLF VIEW APTS, SAKET, NEW DELHI - 110 017

TEL: 26962528, 26962768 FAX: 0091-11-26967919

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POC-1A, SEC A1A4, NARELA

SITE LOCATION

SITE AREA (AS PER TENDER) 3.21 HA OR 32100 SQM

SITE AREA AS ACTUAL (as survey dtp) 32047 SQM

FOR EWS PART

PART SITE AREA TO BE CONSIDERED min 61.23% 19622 SQM

MAX PERMISSIBLE GROUND COVERAGE No restriction except set backs

PERMISSIBLE F.A.R. - EWS 400

PERMISSIBLE FLOOR AREA 78458.80 SQM

PROPOSED GR. COVERAGE (EWS part) 25.09 %

PROPOSED FLOOR AREA (EWS DU's) 5040.71 SQM

FLOOR AREA UNDER COMMUNITY NEEDS 72559.32 SQM

TOTAL PROPOSED FLOOR AREA 78380.94 SQM

PROPOSED F.A.R. (EWS part) 399.4545

BLOCK TYPE	NO OF BLOCKS	GR. COV. PER BL	NO OF FLOORS	FLOOR AREA (A) PER BL	DUs PER BL	TOTAL GR. COV.	TOTAL FLOOR AREA (A)	NO OF DUs
E10a	2	516.37%	16	7372.10	155	1020.752	14744.2	310
E14	1	673.577	16	9862.11	220	673.58	9862.11	220
E14c	3	673.577	16	9811.35	218	2020.73	20434.06	654
E14c	3	327.868	16	4642.92	120	983.60	13928.76	360
E14c	1	327.868	15	4333.39	112	327.87	4333.39	112
cont-1	3	4.725	16	75.50	0	14.16	226.80	0
EWS	10					5040.71	72559.32	1656

GROSS DENSITY OF EWS DWELLING UNITS 543.95 DU/HA

NUMBER OF UNITS ASSIGNED FOR RESIDENTIAL ONLY 1656

AREA FOR COMMUNITY MIXED USE

Area under mixed use (at GF of E10a) 3 nos 256.183 sqm each 768.55 SQM

Area under mixed use (at GF of E14c & E 10c) 2 nos 104.715 sqm each 209.43 SQM

commercial/mixed use at E10-gr lev. C2 3 nos 60.3657 sqm each 181.10 SQM

commercial/mixed use at E10/E14-gr lev. C1 3 nos 23.956 sqm each 71.87 SQM

TOTAL 1230.94 SQM (A)

AREA FOR COMMUNITY NEEDS

comm: hall, basic vikas kendra, health centre C3 - 3 nos 104.715 sqm each 314.145 SQM

(these areas planned at GF, block E 10c/E14c)

Religious space, police post (at GF of E10c) 256.183 SQM

includes area of C2 at E10-gr lev 60.3657 sqm each 181.10 SQM

TOTAL 630.69 SQM (B)

Area for primary school 1 no FAR 120 800 sqm each 800.00 SQM

Area for secondary school 1 no FAR 150 2000 sqm each 2000.00 SQM

TOTAL 2800.00 SQM (C)

TOTAL AREA UNDER MIXED USE & COMMUNITY (A) + (B) + (C) 0.0743 5821.64 SQM

FOR CAT-II TYPE PART

PART SITE AREA TO BE CONSIDERED max 38.77% 12425 SQM

MAX PERMISSIBLE GROUND COVERAGE 33%

MAX PERMISSIBLE F.A.R. - CAT-II 4100.25 SQM

MAX PERMISSIBLE FLOOR AREA 24850.80 SQM

PROPOSED GR. COVERAGE (Cat-II part) 23.52 %

PROPOSED FLOOR AREA (Cat-II) 2922.80 SQM

PROPOSED F.A.R. (Cat-II part) 199.4894

BLOCK TYPE	NO OF BLOCKS	GR. COV. PER BL	NO OF FLOORS	FLOOR AREA (A) PER BL	DUs PER BL	TOTAL GR. COV.	TOTAL FLOOR AREA (A)	NO OF DUs
M BA	2	974.20	10	8001.59	80	1948.398	16003.18	160
M BA	1	974.20	11	8783.38	88	874.199	8783.38	88
CAT II TYPE						2922.597	24786.56	248

DENSITY OF CAT-II DWELLING UNITS 199.80 DU/HA

AREA FOR COMMUNITY NEEDS (FREE FROM F.A.R.)

senior citizen room, recreation 391.62 SQM

creche, reading room

STATEMENT OF STILT AREA

STILT AREA UNDER M8A BLOCKS 3 nos 780.51 sqm each 2371.53 SQM

STILT AT RECREATION AREA 212.91 SQM

TOTAL AREA UNDER STILTS PROVIDED 2584.44 SQM

TOTAL BASEMENT AREA PROVIDED (AT TWO LEVELS) (B1+B2) 9208.497 + 9495.144 18703.64 SQM

PARKING REQUIREMENT

FOR EWS PART (w/o school) @ 0.5 ECS FOR 100 SQM 372 ECS

FOR CAT-II HOUSING PART @ 2.0 ECS FOR 100 SQM 496 ECS

PARKING PROPOSED

FOR EWS PART Surface Parking incl deck 373 ECS

FOR CAT-II HOUSING PART Surface Parking over deck 0 ECS

Parking under stilts 71 ECS

Parking in basements 432 ECS

TOTAL ECS FOR CAT-II HOUSING PART 803 ECS

PROPOSED CHOWKIDAR HUT 10 SQM 2 NOS.

PROPOSED ESB 10 X 8 MT. 5 NOS.

UGWR & PUMP HOUSE 2 NOS.

PROPOSED VEHICULAR ROADS 11637 SQM

PROPOSED PEDESTRIAN PATHWAYS 1868 SQM

TOTAL POPULATION eww population 1904 DUs 8598 Nos

1656 DUs 7452 Nos

GREEN AREA (w/o calculating school plots) 23.00 % 6754.59

CONSOLIDATED GREEN AREA CALCULATION

AREA OF X

A = 20.89 X 55.79 = 1165.43 SQ M

B = 5.7 X 8.09 = 46.11 SQ M

X = (A + B) = (1165.43 + 46.11) = 1211.54 SQ M

~ 1120 SQ M

AREA OF Y

A = 7.92 X 4.85 = 38.41 SQ M

B = 19.57 X 16.23 = 317.62 SQ M

C = 3.62 X 5.45 = 19.72 SQ M

D = 2.25 X 3.90 = 8.77 SQ M

E = 6.09 X 4.20 = 25.58 SQ M

F = 12.37 X 10.25 = 126.79 SQ M

G = 27.63 X 8.75 = 241.76 SQ M

H = 5.25 X 9.57 = 50.24 SQ M

I = 4.63 X 6.50 = 30.09 SQ M

J = 14.49 X 30.43 = 440.62 SQ M

K = 4.98 X 4.88 = 24.30 SQ M

L = 12.12 X 5.37 = 65.08 SQ M

M = 10.84 X 10.25 = 111.13 SQ M

N = 20.89 X 26.11 = 545.43 SQ M

TOTAL 2215 SQ M

TOTAL VEHICULAR ROAD AREA = 11637 SQM

PARKING AREA CALCULATION

A = 49.20 X 16 = 787.20 SQ M 37 ECS

B = 11X 73.55 = 809.05 SQ M 27 ECS

C = 16.8 X 13.62 = 228.81 SQ M 9 ECS

D = 13 X 50 = 650 SQ M 28 ECS

E = 80.3 X 10.75 = 863.22 SQ M 31 ECS

F = 10.75 X 151.40 = 1627.55 SQ M 67 ECS

G = 35.46 X 10.75 = 381.24 SQ M 14 ECS

H = 19.16 X 10.75 = 205.97 SQ M 8 ECS

I = 8.79 X 36.57 = 321.45 SQ M 5 ECS

J = 13.12 X 22.90 = 300.44 SQ M 12 ECS

K = 52.49 X 10.40 = 545.89 SQ M 22 ECS

L = 13.12 X 28.62 = 375.50 SQ M 13 ECS

M = 50.0 X 16.87 = 843.50 SQ M 22 ECS

N = 21.6 X 10.57 = 228.31 SQ M 8 ECS

P = 13.56 X 20.65 = 280.01 SQ M 10 ECS

Q = 7.82 X 23.80 = 186.11 SQ M 4 ECS

SITE LAY OUT PLAN

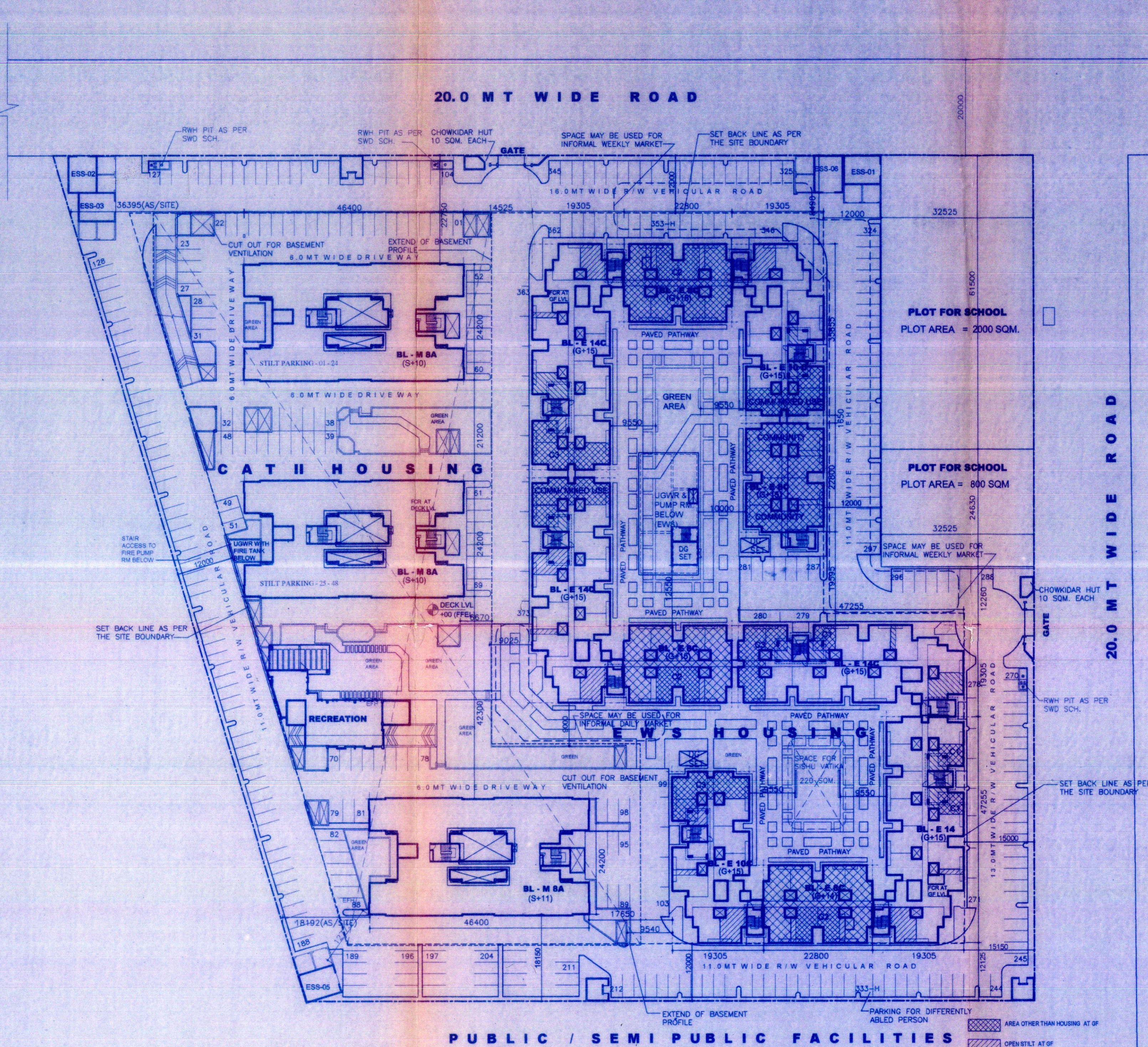


DIAGRAM FOR VEHICULAR ROAD & CENTRAL GREEN

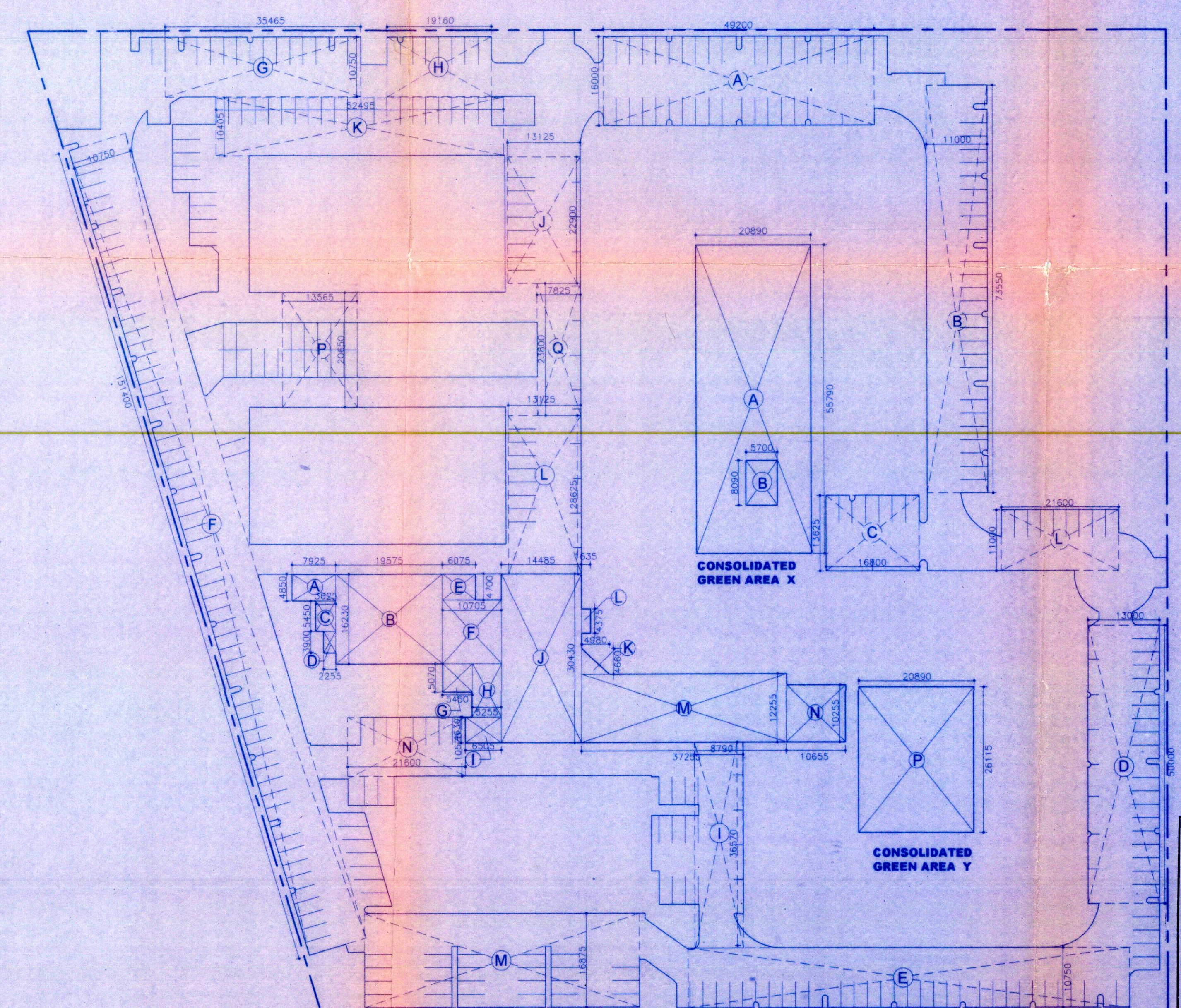


DIAGRAM FOR VEHICULAR ROAD & CENTRAL GREEN

APPROVED

Meeting No. 325th

पत्र सं. / LETTER NO. 2215/2014

दिनांक / DATE 28.03.14

सचिव / SECRETARY