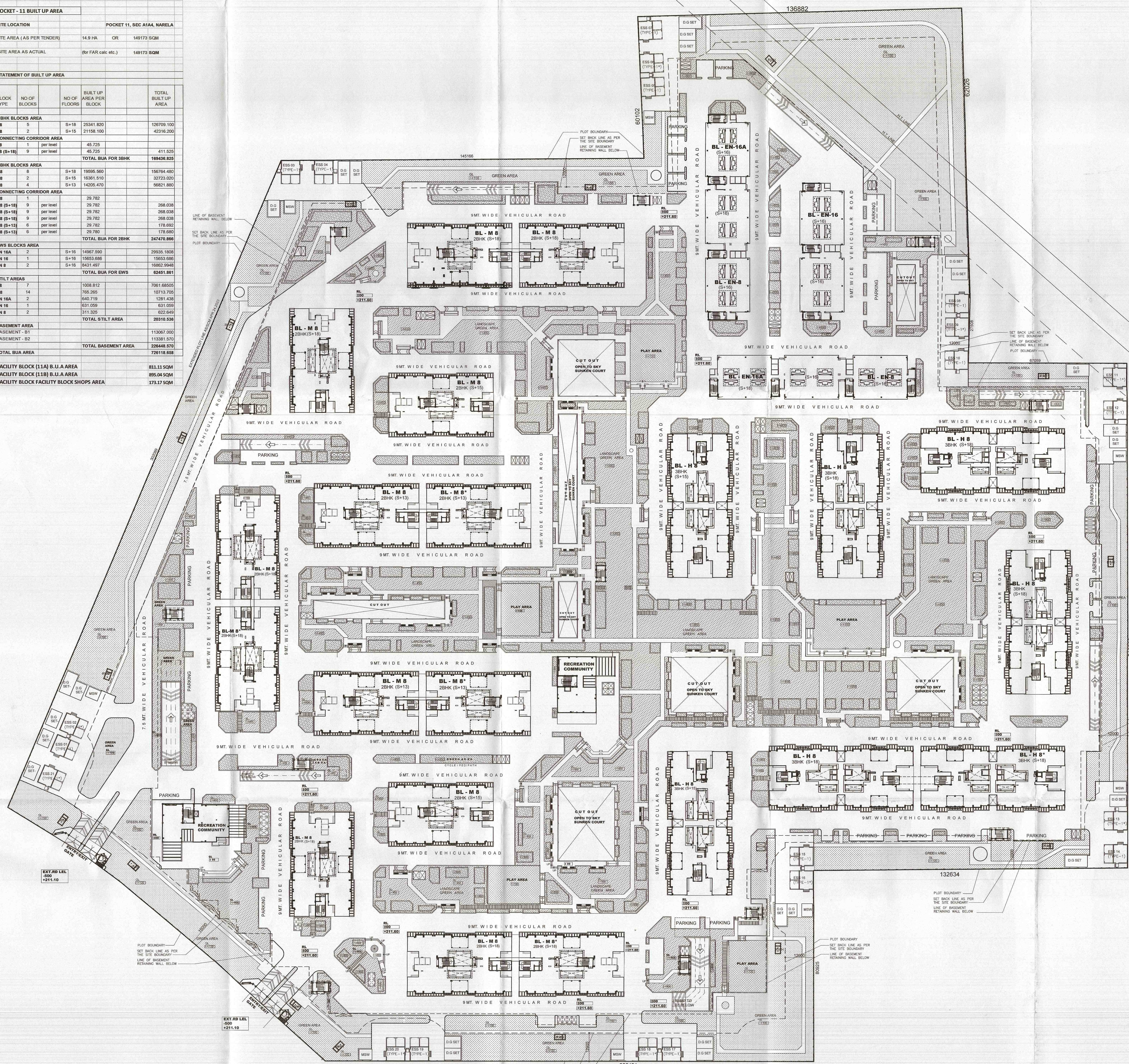


DDA

27/6/23 / 10 am

POCKET - 11 BUILT UP AREA					
SITE LOCATION				POCKET 11, SEC A1/A4, NARELA	
SITE AREA (AS PER TENDER)				14.9 HA	OR 149173 SQM
SITE AREA AS ACTUAL				(Bfr FAR calc etc.) 149173 SQM	
STATEMENT OF BUILT UP AREA					
BLOCK TYPE	NO OF BLOCKS	NO OF FLOORS	BUILT UP AREA PER BLOCK	TOTAL BUILT UP AREA	
3 BHK BLOCKS AREA					
H8	5	S+18	25341.820	126709.100	
H8	2	S+15	21156.100	42316.200	
CONNECTING CORRIDOR AREA				TOTAL BUA FOR 3BHK	
H8	1	per level	45.725		
H8 (S+18)	9	per level	45.725	411.525	
2 BHK BLOCKS AREA					
M8	8	S+18	19595.560	156764.480	
M8	2	S+16	16361.510	32723.020	
M8	4	S+13	14200.470	56801.880	
CONNECTING CORRIDOR AREA				TOTAL BUA FOR 2BHK	
M8	1	per level	29.782		
M8 (S+18)	9	per level	29.782	268.038	
M8 (S+16)	9	per level	29.782	268.038	
M8 (S+13)	6	per level	29.782	178.692	
M8 (S+13)	6	per level	29.782	178.692	
EWS BLOCKS AREA				TOTAL BUA FOR 2BHK	
EN 16A	2	S+18	14967.590	29935.180	
EN 16	1	S+16	15653.686	15653.686	
EN 8	2	S+16	8431.497	16862.994	
TOTAL BUA FOR EWS				62481.861	
STILT AREAS					
H8	7		1008.812	7061.68506	
M8	14		705.265	10773.705	
EN 16A	2		640.719	1281.438	
EN 16	1		631.059	631.059	
EN 8	2		311.325	622.649	
TOTAL STILT AREA				22918.336	
BASEMENT AREA					
BASEMENT - B1			113067.000		
BASEMENT - B2			113067.000		
TOTAL BASEMENT AREA				226134.000	
TOTAL BUA AREA				276118.658	
FACILITY BLOCK (11A) B.U.A AREA				811.11 SQM	
FACILITY BLOCK (11B) B.U.A AREA				895.04 SQM	
FACILITY BLOCK FACILITY BLOCK SHOPS AREA				173.17 SQM	



GROUP HOUSING POCKET- 11, SECTOR A1 to A4, NARELA									
AREA STATEMENT :									
Site Area			149173.00 sqm						
Ground Coverage			24556.75 sqm (16.46 %)						
Max. Permissible @ 33.3% = 49874.609 sqm			FAR						
Max. Permissible @ 200 = 298346.00 sqm			Residential - 297801.68 sqm Shops - 173.17 sqm Total - 297974.85 sqm (199.75)						
Parking			5960 ECS						
No. of Dwelling Units 3BHK & 2BHK			2768 DUs						
Density			3BHK-960, 2BHK-1808						
Max. Permissible @ 200 DU's /Ha			185.56 DU's/HA						
Community Facilities			1574.35 sqm (1787.86 sqm Free of FAR)						
EWS			46394.88 sqm						
Min. 15% of FAR = 44751.90 sqm			1024 DU's						
No. of Dwelling Units			232 ECS						
Basements			113067.00 sqm						
Basement Lvl-1			113381.57 sqm						
Basement Lvl-2									
Total Built-Up Area			726118.658 sqm						
AREA STATEMENT : DETAIL - 3BHK & 2BHK									
Block Type	No. of Blocks	Gr. Cov. /Block	FAR/Floor	FAR/Block	Total Gr. Cov.	Total FAR	Total no. of DU's		
3BHK (S+18)- H8	5	1126.60 sqm	1029.48 sqm	1029.48 x 18 = 18530.64 sqm	1126.60 x 5 = 5633.00 sqm	18530.64 x 5 = 92653.20 sqm	720		
3BHK (S+15)- H8	2	1126.60 sqm	1029.48 sqm	1029.48 x 15 = 15442.20 sqm	1126.60 x 2 = 2253.20 sqm	15442.20 x 2 = 30884.40 sqm	240		
TOTAL FOR 3 BHK	7			7886.20 sqm	123557.60 sqm	123557.60 sqm	960		
2 BHK (S+18)- M8	8	860.66 sqm	771.08 sqm	771.08 x 18 = 13879.44 sqm	860.66 x 8 = 6885.28 sqm	13879.44 x 8 = 111035.52 sqm	1152		
2 BHK (S+15)- M8	2	860.66 sqm	771.08 sqm	771.08 x 15 = 11566.20 sqm	860.66 x 2 = 1721.32 sqm	11566.20 x 2 = 23132.40 sqm	240		
2 BHK (S+13)- M8	4	860.66 sqm	771.08 sqm	771.08 x 13 = 10024.04 sqm	860.66 x 4 = 3442.64 sqm	10024.04 x 4 = 40096.16 sqm	416		
TOTAL FOR 2 BHK	14			12049.24 sqm	174264.08 sqm	174264.08 sqm	1808		
TOTAL						297801.68 sqm			
AREA STATEMENT : DETAIL - EWS									
Block Type	No. of Blocks	Gr. Cov. /Block	FAR/Floor	FAR/Block	Total Gr. Cov.	Total FAR	Total no. of DU's		
EN 16A +EN8	2	1349.10 sqm	1087.60 sqm	1087.60 x 16 = 17401.60 sqm	1349.10 x 2 = 2698.20 sqm	17401.60 x 2 = 34803.20 sqm	768		
EN 16	1	905.75 sqm	724.480 sqm	724.480 x 16 = 11591.68 sqm	905.75 x 1 = 905.75 sqm	11591.68 x 1 = 11591.68 sqm	256		
TOTAL FOR EWS	3			3603.94 sqm	46394.88 sqm	46394.88 sqm	1024		
AREA STATEMENT : DETAIL - UNIT AREA									
		3BHK	2 BHK		EWS				
Carpet Area		100.121 sqm	73.938 sqm		29.509 sqm				
Unit Area with walls		111.60 sqm / corner	83.05 sqm / corner		34.20 sqm / corner				
Unit Area		111.00 sqm / middle	82.45 sqm / middle		33.72 sqm / middle				
Unit Area with walls & circulation area		126.60 sqm / corner	95.51 sqm / corner		44.00 sqm / corner				
		126.00 sqm / middle	94.91 sqm / middle		43.52 sqm / middle				
AREA FOR COMMUNITY FACILITIES									
Max permissible floor area (out of F A R)				(out of FAR)		1787.86 SQM			
FACILITY building with recreation room , creche, Reading room, Sr. Citizen Room -				0.06% of FAR		232 ECS			
				floor area		1574.35 SQM			
GROUND COVERAGE OF FACILITY building				997.380 SQM					
PROPOSED CHOWKIDAR HUT				10 SQ.M		2 Nos			
PROPOSED ESS				10 X 8 MT:		21 Nos			
UGWR & PUMP HOUSE				LOCATED IN BASEMENTS		2 Nos			
STATEMENT FOR CAR PARKING									
PARKING REQUIREMENT FOR 3 BHK & 2 BHK FOR EWS				@ 2.0 ECS FOR 100 SQM		5960 ECS			
				@ 0.5 ECS FOR 100 SQM		232 ECS			
				TOTAL PARKING REQUIRED		6192 ECS			
PARKING PROPOSED						2747 ECS			
FIRST BASEMENT						2728 ECS			
SECOND BASEMENT UNDER THE STILTS						636 ECS			
OPEN SURFACE PARKING						6111 ECS			
						95 ECS			
						6206 ECS			
TOTAL PARKING PROPOSED						6206 ECS			
PROPOSED TOTAL GREEN AREA				38.64 %		58930 SQM			

DELHI DEVELOPMENT AUTHORITY
COMMITTEE MEETING ON 21.04.2023
24.04.2023 VIDE ITEM NO-19 : 2023 AS INITIATED BY E/NP-9 VIDE LETTER NO- F/1102/A/C/A/NP-9/DOA/2022-23/94 DATED 01/06/2023

DELHI DEVELOPMENT AUTHORITY
COMMITTEE MEETING ON 21.04.2023
24.04.2023 VIDE ITEM NO-19 : 2023 AS INITIATED BY E/NP-9 VIDE LETTER NO- F/1102/A/C/A/NP-9/DOA/2022-23/94 DATED 01/06/2023

NOTE:
THE PROPOSAL HAS BEEN APPROVED IN THE 413th SCREENING COMMITTEE MEETING HELD ON DATED 15.06.2023 VIDE ITEM NO. 31:2023.

- THIS DRAWING HAS BEEN PREPARED AS PER THE BASE DESIGN AND DRAWING AS APPROVED BY 342nd SCREENING COMMITTEE MEETING HELD ON 08.08.2016 AND SUBSEQUENTLY FROM DFS VIDE NOC NO F.6/DFS/MS/BP/2016/297 DATED 25.11.2016 AND DUAC VIDE LETTER 11(10)2016-DUAC/333 DATED 02.03.2017.
- THE DRAWINGS HAVE BEEN PREPARED AS PER REVISED PLOT BOUNDARIES APPROVED IN 411th SCREENING COMMITTEE MEETING HELD ON 21.04.2023 & 24.04.2023 VIDE ITEM NO - 19 : 2023
- ROW AS PER CFO APPROVAL TO BE MAINTAINED

SL.NO.	REMARKS	DATE	SIGN
12	AS APPROVED BY 411TH DDA SCREENING COMMITTEE MEETING ON 21.04.2023 & 24.04.2023 VIDE ITEM NO-19 : 2023 AS INITIATED BY E/NP-9 VIDE LETTER NO- F/1102/A/C/A/NP-9/DOA/2022-23/94 DATED 01/06/2023	23/06/23	
11	DRG REVISED AND UPDATED AS PER OBSERVATIONS FROM D/S /DUAC AND INCORPORATION OF STRUCTURE AND OTHER ALLIED ENGS. SERVICES.	23/06/23	

3 BHK & 2 BHK HOUSING FOR DELHI DEVELOPMENT AUTHORITY AT SECTOR A1-A4, NARELA
MODIFICATION IN THE SCREENING COMMITTEE APPROVED SCHEME OF THE GROUP HOUSING POCKET - 11, SECTOR - A1 TO A4, NARELA
SITE LAYOUT PLAN

SCALE - 1 : 600
DRG NO : A/WD/11/3/01
DATE : MAY'23
REV : 12

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