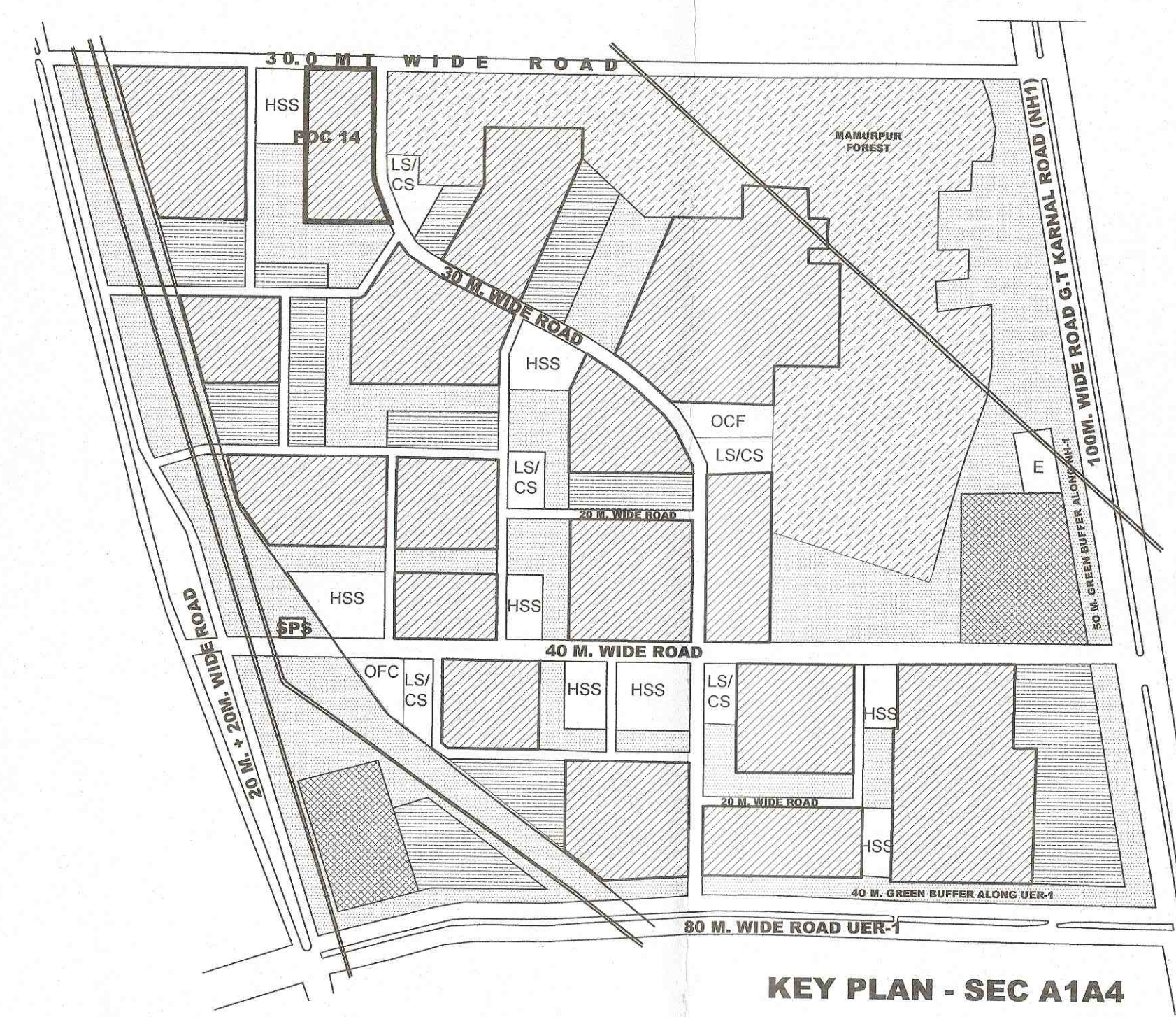


DDA



KEY PLAN - SEC A1A4

SCALE - 1:10000

- LEGEND
- RESIDENTIAL
 - COMMERCIAL
 - PUBLIC / SEMI PUBLIC FACILITIES
 - FOREST
 - GREEN BUFFER
 - HT LINE
 - HIGHER SECONDARY SCHOOL
 - OTHER COMMUNITY FACILITY
 - SEWERAGE PUMPING STATION
 - LOCAL SHOPPING / CONVENIENT SHOPPING

- NOTE:
- THE PROPOSALS FOR ITEM NO.77/2022 TO 83/2022 WERE APPROVED IN THE 40th SCM HELD ON DATED 19.12.2022 (VIDE ITEM NO. 83/2022 FOR POCKET - 14) WITH THE FOLLOWING OBSERVATIONS:
1. CE (NARELA) CONFIRMED THAT MODIFICATIONS W.R.T INCREASE IN BUILT UP AREA AS FORWARDED BY ENGG. WING HAVE BEEN INCORPORATED IN THE PROPOSAL.
 2. IN ALL DESIGN AND BUILT SCHEMES ENGG. WING TO COORDINATE & ENSURE IN A TIME BOUND MANNER THAT MODIFICATIONS, IF ANY, DUE TO STATUTORY APPROVALS OR GFC DRAWINGS BE GOT APPROVED IN SCM BY HUPW PRIOR TO CONSTRUCTIONS ON SITE.

THIS DRAWING HAS BEEN PREPARED AS PER THE BASE DESIGN AND DRAWING AS APPROVED BY 34th DDA SCREENING COMMITTEE MEETING ON 09.12.2016 AND SUBSEQUENTLY FROM DPS VIDE NO. NO. F.605/MS/8/2017 DATED 09.01.2017 AND DUAC VIDE LETTER 11(01)2017-DUAC/689 DATED 02.03.2017.

SL.NO.	REMARKS	DATE	SIGN
11	DRG REVISED AND UPDATED AS PER OBSERVATIONS FROM DDA AND INCORPORATION OF STRUCTURE AND OTHER ALLED ENGS. SERVICES.	23/01/23	

REVISIONS

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 - 14, SECTOR - A1 TO A4, NARELA

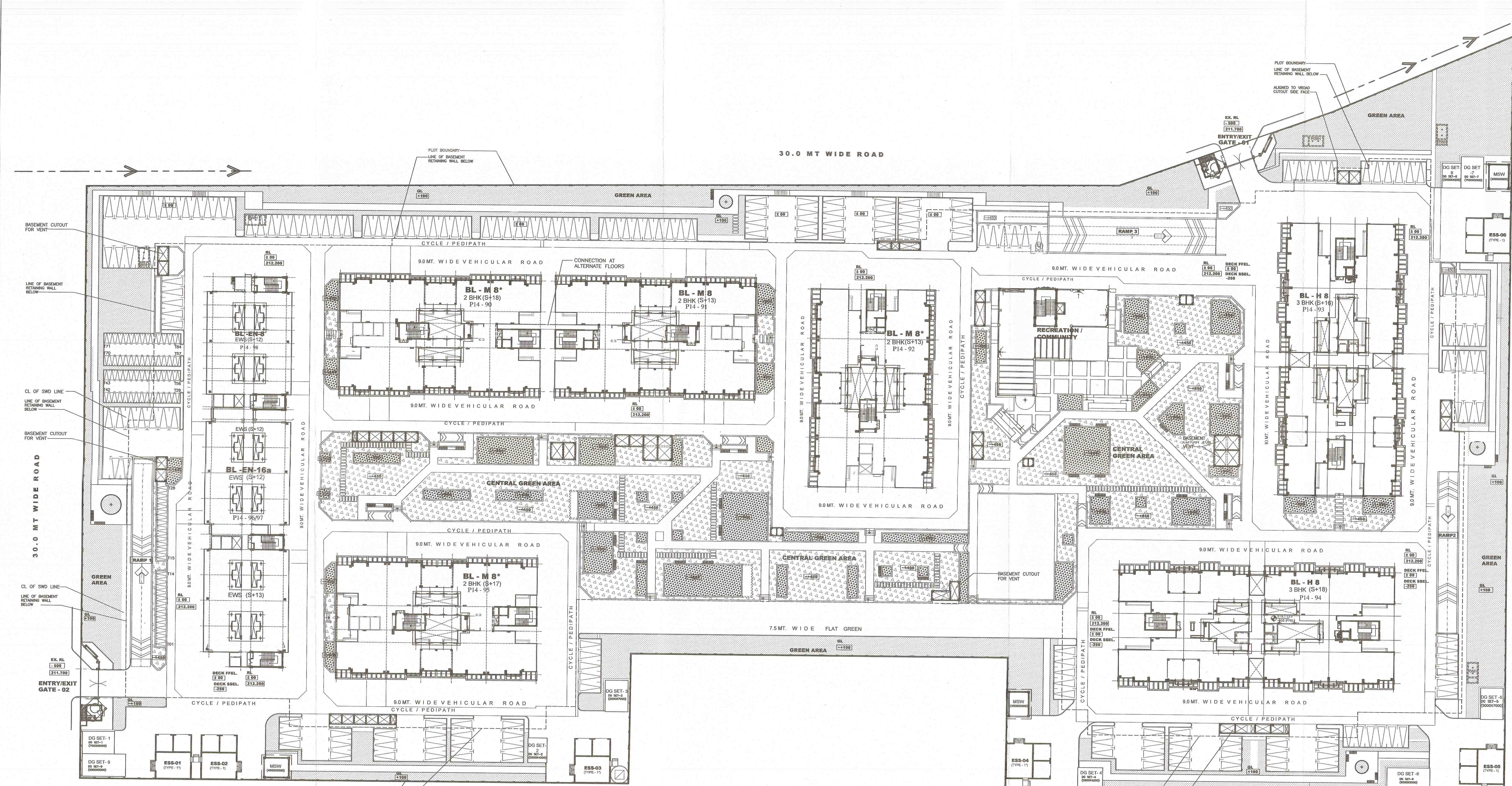
SITE LAY OUT

SCALE - 1 : 350
DRG NO : A/WD/0/5
DATE : JAN'23

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GROUP HOUSING POCKET - 14, SECTOR A1 TO A4, NARELA

Site Area	41292 sqm
Ground Coverage	7460.66 sqm (18.07 %)
Max. Permissible @ 33.3% = 13750.24 sqm	
FAR	Residential - 82038.20 sqm
Max. Permissible @ 200 = 82584.00 sqm	Shops and Community Facility - 133.45 + 48.06
	Total - 82219.71 sqm (199.11)
Parking	1644 ECS
No. of Dwelling Units	760 DUs
3BHK & 2BHK	3BHK-272, 2BHK-488
Density	184.06 DU/s/ha
Max. Permissible @ 200 DU/s/ha	
Community Facilities	543.567 sqm (495.50 sqm Free of FAR)
EWS	13430.94 sqm
Min. 15% of FAR = 12387.600 sqm	
No. of Dwelling Units	296 DUs
Parking	67 ECS
Basements	29394.76 sqm
Basement L+1-2	29575.63 sqm
Total Built-Up Area	197754.499 sqm

Block Type	No. of Blocks	Gr. Cov. /Block	FAR/Block	FAR/Block	Total Gr. Cov	Total FAR	Total no. of DU's
3BHK (S+16)- H8	1	1126.60 sqm	1029.48 sqm	1029.48 x 18 = 18530.64 sqm	1126.60 X 1 = 1126.60 sqm	18530.64 x 1 = 18530.64 sqm	144
3BHK (S+16)- H8	1	1126.60 sqm	1029.48 sqm	1029.48 x 16 = 16471.68 sqm	1126.60 X 1 = 1126.60 sqm	16471.68 x 1 = 16471.68 sqm	128
TOTAL FOR 3 BHK	3				2253.2 sqm	35002.32 sqm	272
2 BHK (S+16)- M8	1	860.66 sqm	771.08 sqm	771.08 x 18 = 13879.44 sqm	860.66 X 1 = 860.66 sqm	13879.44 x 1 = 13879.44 sqm	144
2 BHK (S+17)- M8	1	860.66 sqm	771.08 sqm	771.08 x 17 = 13108.36 sqm	860.66 X 1 = 860.66 sqm	13108.36 x 1 = 13108.36 sqm	136
2 BHK (S+13)- M8	2	860.66 sqm	771.08 sqm	771.08 x 13 = 10024.04 sqm	860.66 X 3 = 2581.98 sqm	10024.04 X 2 = 20048.08 sqm	208
TOTAL FOR 2 BHK	4				4303.3 sqm	47035.88 sqm	488
TOTAL						82038.20 sqm	

Block Type	No. of Blocks	Gr. Cov. /Block	Total Gr. Cov	Total FAR	Total no. of DU's
EN 16A/EN16A/EN8 (S+12 & S+13)	1	1411.356 sqm	1411.356 sqm	1411.356 sqm	296
TOTAL FOR EWS	1		1411.356 sqm	1411.356 sqm	

Block Type	No. of Blocks	Gr. Cov. /Block	Total Gr. Cov	Total FAR	Total no. of DU's
EN 16A/EN16A/EN8 (S+12 & S+13)	1	1411.356 sqm	1411.356 sqm	1411.356 sqm	296
TOTAL FOR EWS	1		1411.356 sqm	1411.356 sqm	

AREA FOR COMMUNITY FACILITIES	(out of FAR)	0.05% of FAR	543.93 SQM
Max permissible floor area (out of F.A.R.)			543.93 SQM
FACILITY building with recreation room, creche, Reading room, Sr. Citizen Room -			
GROUND COVERAGE OF FACILITY building			395.727 SQM
PROPOSED CHOWKIDAR HUT	10 SQ.M		2 Nos
PROPOSED ESS	10 X 8 MT.		6 Nos
UGWR & PUMP HOUSE	LOCATED IN BASEMENTS		1 Nos
STATEMENT FOR CAR PARKING			
PARKING REQUIREMENT FOR 3 BHK & 2 BHK FOR EWS	@ 2.0 ECS FOR 100 SQM @ 0.5 ECS FOR 100 SQM		1644 ECS 67 ECS
PARKING PROPOSED FIRST BASEMENT SECOND BASEMENT UNDER THE STILTS			638 ECS 670 ECS
OPEN SURFACE PARKING			194 ECS
TOTAL PARKING PROPOSED			1714 ECS
PROPOSED TOTAL GREEN AREA		33.24 %	13720 SQM

POCKET - 14 BUILT UP AREA

SITE LOCATION	POCKET 14, SEC A1A4, NARELA
SITE AREA (AS PER TENDER)	4.32 HA OR 43200 SQM
SITE AREA AS ACTUAL	(for FAR calc etc.) 41292 SQM

BUILDING B.U.A AREA

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	1	S+18	25341.820	25341.820
H8	1	S+18	22553.770	22553.770
CONNECTING CORRIDOR AREA				
H8	1	per level	45.725	45.725
TOTAL BUA FOR 3BHK				47895.590
2 BHK BLOCKS AREA				
M8	1	S+18	19595.560	19595.560
M8	1	S+17	18517.540	18517.540
M8	2	S+13	14205.470	28410.940
CONNECTING CORRIDOR AREA				
M8	1	per level	29.782	29.782
M8 (S+13)	6	per level	29.782	178.692
TOTAL BUA FOR 2BHK				66702.732
EWS BLOCKS AREA				
EN 16A	1	Addl. FL	11270.580	11270.580
EN16A	1	S+12	522.695	522.695
EN 8	1	S+12	5362.099	5362.099
TOTAL BUA FOR EWS				16855.375
STILT AREAS				
H8	2		1008.812	2017.624
M8	4		765.265	3061.059
EN 16A	1		640.719	640.719
EN 8	1		311.325	311.325
TOTAL STILT AREA				6030.726
BASEMENT AREA				
BASEMENT - B1				29394.760
BASEMENT - B2				29575.630
TOTAL BASEMENT AREA				58970.390
TOTAL BUA AREA				197754.813

FACILITY BLOCK B.U.A AREA 700.07 SQM