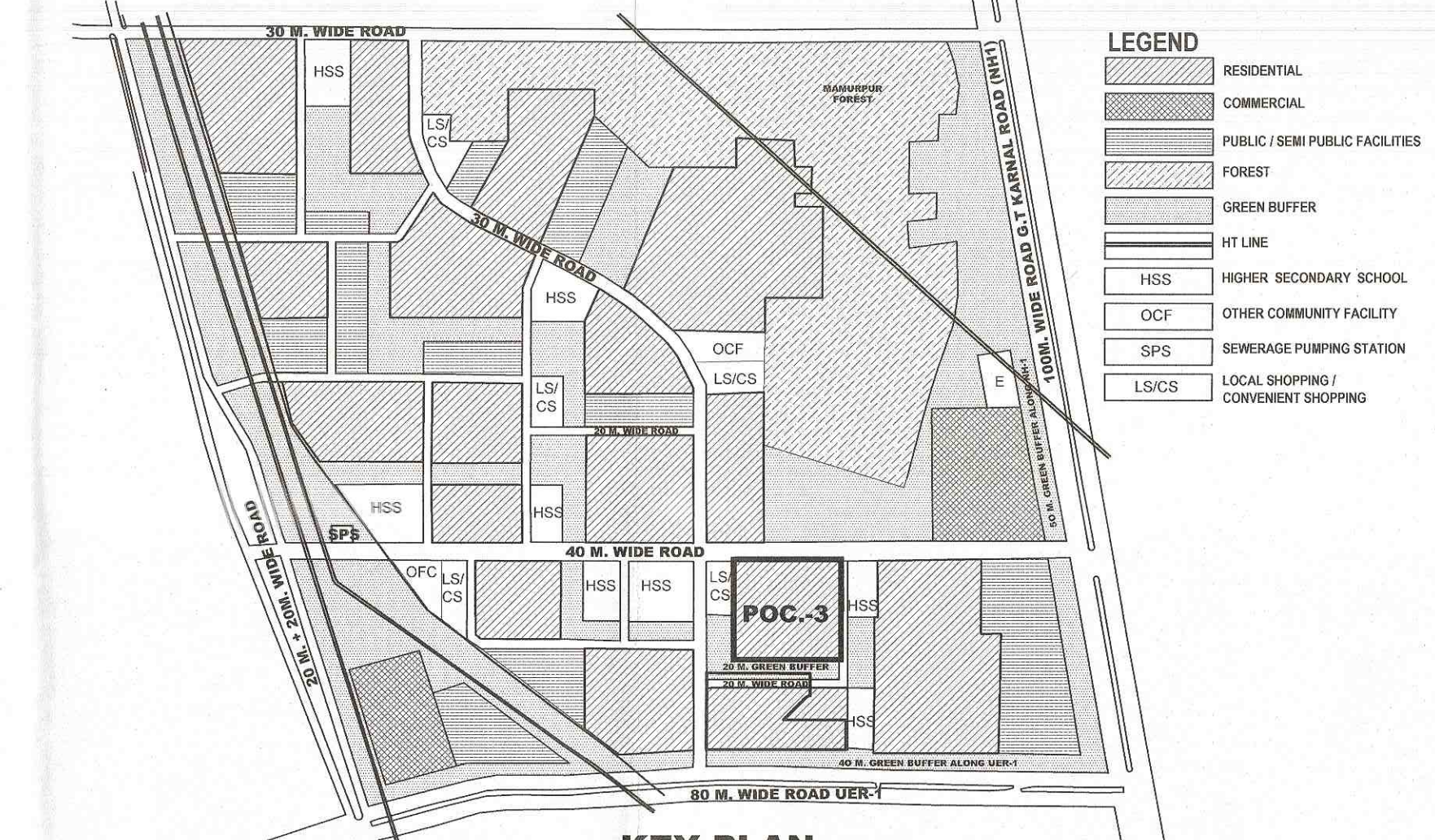


# D D A



KEY PLAN  
SCALE: 1:10000

## GROUP HOUSING POCKET- 3, SECTOR A1 to A4, NARELA

| AREA STATEMENT :                        |  | POCKET - 3 BUILT UP AREA                                                        |
|-----------------------------------------|--|---------------------------------------------------------------------------------|
| Site Area                               |  | 55159 sqm                                                                       |
| Ground Coverage                         |  | 10013.28 sqm (18.15 %)                                                          |
| Max. Permissible @ 33.3% = 18367.95 sqm |  |                                                                                 |
| FAR                                     |  | Residential - 109813.56 sqm                                                     |
| Max. Permissible @ 200 = 110318.00 sqm  |  | Shops and Community Facility - 173.17 + 38.68<br>Total = 110025.41 sqm (199.47) |
| Parking                                 |  | 2200 ECS                                                                        |
| No. of Dwelling Units                   |  | 1016 DU's                                                                       |
| 3BHK & 2BHK                             |  | 3BHK:368, 2BHK- 648                                                             |
| Density                                 |  | 184.19 DU's/HA                                                                  |
| Permissible @ 200 DU's /Ha              |  |                                                                                 |
| Community Facilities                    |  | 700.59 sqm (661.91 sqm Free of FAR)                                             |
| EWS                                     |  | 17329.85 sqm                                                                    |
| Min.-15% of FAR = 16547.70 sqm          |  |                                                                                 |
| No. of Dwelling Units - 384             |  | 384 DU's                                                                        |
| Parking                                 |  | 87 ECS                                                                          |
| Basements                               |  |                                                                                 |
| Basement Lvl-1                          |  | 42308.92 sqm                                                                    |
| Basement Lvl-2                          |  | 42481.79 sqm                                                                    |
| Total Built-Up Area                     |  | 270149.626 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                       | 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+15)- H8                       | 1             | 1126.60 sqm     | 1029.48 sqm | 1029.48 x 15 = 15442.20 sqm | 1126.60 x 1 = 1126.60 sqm | 15442.20 sqm                | 120               |  |  |
| 3BHK (S+13)- H8                       | 1             | 1126.60 sqm     | 1029.48 sqm | 1029.48 x 13 = 13383.24 sqm | 1126.60 x 1 = 1126.60 sqm | 13383.24 sqm                | 104               |  |  |
| TOTAL FOR 3 BHK                       | 3             |                 |             | 3379.80 sqm                 | 3379.80 sqm               | 47356.08 sqm                | 368               |  |  |
| 2 BHK (S+18)- M8                      | 2             | 860.66 sqm      | 771.08 sqm  | 771.08 x 18 = 13879.44 sqm  | 860.66 x 2 = 1721.32 sqm  | 13879.44 x 2 = 27758.88 sqm | 288               |  |  |
| 2 BHK (S+16)- M8                      | 2             | 860.66 sqm      | 771.08 sqm  | 771.08 x 16 = 12337.28 sqm  | 860.66 x 2 = 1721.32 sqm  | 12337.28 x 2 = 24674.56 sqm | 256               |  |  |
| 2 BHK (S+13)- M8                      | 1             | 860.66 sqm      | 771.08 sqm  | 771.08 x 13 = 10024.04 sqm  | 860.66 x 1 = 860.66 sqm   | 10024.04 sqm                | 104               |  |  |
| TOTAL FOR 2 BHK                       | 5             |                 |             | 4303.3 sqm                  | 4303.3 sqm                | 62457.48 sqm                | 648               |  |  |
| TOTAL                                 |               |                 |             |                             |                           | 109813.56 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 16 (S+12)                  | 2             | 905.746 sqm     | 722.077   | 8664.925  | 1811.492 sqm  | 17329.85 sqm | 384               |  |  |
| TOTAL FOR EWS                 | 2             |                 |           |           | 1811.492 sqm  | 17329.85 sqm | 384               |  |  |

| AREA STATEMENT : DETAIL - UNIT AREA |  |                     |                    |                    |  |  |  |  |  |
|-------------------------------------|--|---------------------|--------------------|--------------------|--|--|--|--|--|
|                                     |  | 3BHK                | 2 BHK              | EWS                |  |  |  |  |  |
| Carpet Area                         |  | 100.121 sqm         | 73.938 sqm         | 29.509 sqm         |  |  |  |  |  |
| Unit Area                           |  | 126.50 sqm / corner | 95.51 sqm / corner | 44.00 sqm / corner |  |  |  |  |  |
| with walls & circulation area       |  | 128.00 sqm / middle | 94.91 sqm / middle | 43.52 sqm / middle |  |  |  |  |  |

| AREA FOR COMMUNITY FACILITIES                                                    |  |  | (out of FAR)              |            |
|----------------------------------------------------------------------------------|--|--|---------------------------|------------|
| Max permissible floor area (out of F A R)                                        |  |  | 0.06% of FAR              | 661.91 SQM |
| FACILITY building with recreation room, creche, Reading room, Sr. Citizen Room - |  |  | floor area                | 700.59 SQM |
| GROUND COVERAGE OF FACILITY building                                             |  |  | (area to be added to FAR) | 36.68      |
| PROPOSED CHOWKIDAR HUT                                                           |  |  | 10 SQ.M                   | 2 Nos      |
| PROPOSED ESS                                                                     |  |  | 10 X 8 MT.                | 9 Nos      |
| UGWR & PUMP HOUSE                                                                |  |  | LOCATED IN BASEMENTS      | 1 Nos      |

| STATEMENT FOR CAR PARKING                       |  |  |                                                                          |
|-------------------------------------------------|--|--|--------------------------------------------------------------------------|
| PARKING REQUIREMENT FOR 3 BHK & 2 BHK FOR E W S |  |  | @ 2.0 ECS FOR 100 SQM<br>@ 0.5 ECS FOR 100 SQM<br>TOTAL PARKING REQUIRED |
| PARKING PROPOSED                                |  |  | 2200 ECS                                                                 |
| FIRST BASEMENT                                  |  |  | 177 ECS                                                                  |
| SECOND BASEMENT UNDER THE STILTS                |  |  | 948 ECS                                                                  |
| OPEN SURFACE PARKING                            |  |  | 246 ECS                                                                  |
| TOTAL PARKING PROPOSED                          |  |  | 2291 ECS                                                                 |

|                           |  |         |           |
|---------------------------|--|---------|-----------|
| PROPOSED TOTAL GREEN AREA |  | 33.08 % | 18247 SQM |
|---------------------------|--|---------|-----------|

| SITE LOCATION             |  | POCKET 3, SEC A1/A4, NARELA   |
|---------------------------|--|-------------------------------|
| SITE AREA (AS PER TENDER) |  | 5.52 HA OR 55200 SQM          |
| SITE AREA AS ACTUAL       |  | (for FAR calc etc.) 55159 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         | 25341.615               | 25341.615           |
| H8                       | 1            | S+15         | 21150.100               | 21150.100           |
| H8                       | 1            | S+13         | 13386.754               | 13386.754           |
| CONNECTING CORRIDOR AREA |              |              |                         |                     |
| H8                       | 1            | per level    | 45.725                  |                     |
| TOTAL BUA FOR 3BHK       |              |              |                         | 64866.669           |
| 2 BHK BLOCKS AREA        |              |              |                         |                     |
| M8                       | 2            | S+18         | 19565.570               | 39191.140           |
| M8                       | 2            | S+16         | 17430.630               | 34879.260           |
| M8                       | 1            | S+13         | 14205.480               | 14205.480           |
| CONNECTING CORRIDOR AREA |              |              |                         |                     |
| M8                       | 1            | per level    | 29.782                  |                     |
| M8 (S+18)                | 9            | per level    | 29.780                  | 268.020             |
| M8 (S+16)                | 8            | per level    | 29.780                  | 238.240             |
| TOTAL BUA FOR 2BHK       |              |              |                         | 8782.140            |

| EWS BLOCKS AREA     |   |      |            |
|---------------------|---|------|------------|
| EN 16               | 2 | S+12 | 11197.615  |
| TOTAL BUA FOR EWS   |   |      | 22395.230  |
| STILT AREAS         |   |      |            |
| H8                  | 3 |      | 1008.812   |
| M8                  | 5 |      | 785.285    |
| EN 16               | 2 |      | 551.059    |
| TOTAL STILT AREA    |   |      | 3144.672   |
| BASEMENT AREA       |   |      |            |
| BASEMENT - B1       |   |      | 42308.920  |
| BASEMENT - B2       |   |      | 42481.790  |
| TOTAL BASEMENT AREA |   |      | 84790.710  |
| TOTAL BUILT UP AREA |   |      | 270149.626 |

### FACILITY BLOCK B.U.A AREA

870.06 SQM

- NOTE:
- THE PROPOSALS FOR ITEM NO.77/2022 TO 83/2022 WERE APPROVED IN THE 408th SCM HELD ON DATED 18.12.2022 (VIDE ITEM NO. 77/2022 FOR POCKET - 3) WITH THE FOLLOWING OBSERVATIONS
- CE (NARELA) CONFIRMED THAT MODIFICATIONS W/R.T INCREASE IN BUILT UP AREA AS FORWARDED BY ENGG. WING HAVE BEEN INCORPORATED IN THE PROPOSAL.
  - 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 342nd DDA SCREENING COMMITTEE MEETING ON 08.09.2016 AND SUBSEQUENTLY FROM DPS VIDE NOC NO F.60D/MS/SP/2016/271 DATED 25.10.2016 AND DUAC VIDE LETTER 11/06/2017-DUAC DATED 02.03.2017.

|    |                                                                                                                                     |        |
|----|-------------------------------------------------------------------------------------------------------------------------------------|--------|
| 11 | DRG. REVISED AND UPDATED AS PER OBSERVATIONS FROM DDA/MS/SP/2016/271 AND INCORPORATION OF STRUCTURE AND OTHER ALLED ENGG. SERVICES. | 230106 |
|----|-------------------------------------------------------------------------------------------------------------------------------------|--------|

| SL.NO.    | REMARKS | DATE | SIGN |
|-----------|---------|------|------|
| 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 - 3, SECTOR - A1 TO A4, NARELA

### SITE LAYOUT PLAN

SCALE - 1 : 500  
DRG NO : A/WD/11/6  
DATE : JAN'23

REV : 11

SUMIT MAITY  
Consulting Architect  
Regn. No. CA/93/16412

AGENCY :  
B.G. SHIRKE CONST. TECHNOLOGY PVT LTD  
72-76, MUNDHAWA, PUNE - 411038  
TEL: 91-20-26708100, FAX: 0991-20-26871612

ARCHITECT:  
SUMIT MAITY ARCHITECTS  
501- MANJUSHA, 57, NEHRU PLACE, NEW DELHI-110019  
TEL : +91-11-49638801, 49639502  
Email : maity12@yahoo.com, smaityarchitects@gmail.com

This drawing is a copyright and property of the Architect. This is not to be copied, reproduced, handed over to third party or used for any other purpose other than for which it has been loaned.

