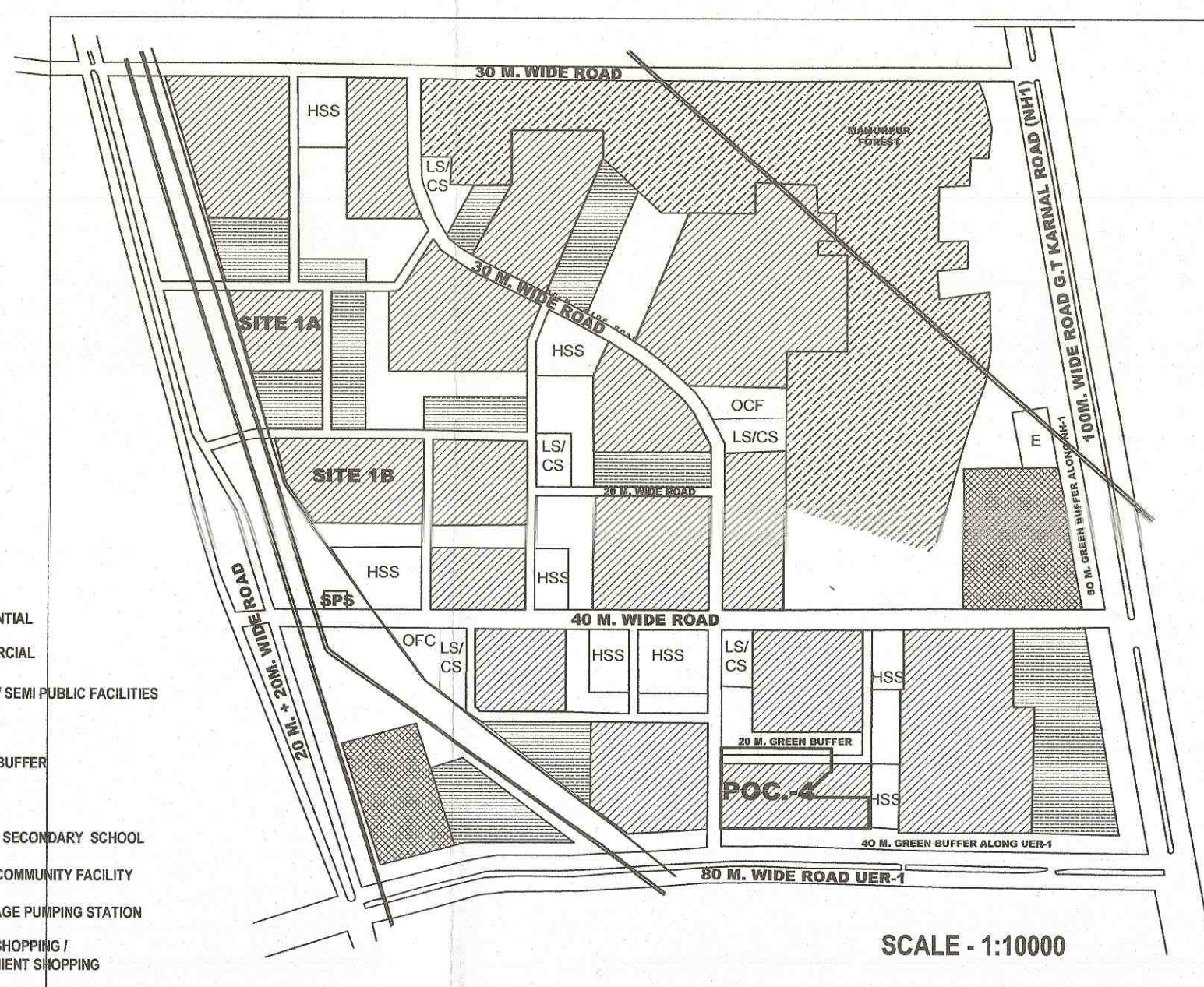


DDA



SCALE: 1:10000

GROUP HOUSING POCKET-6, SECTOR A1 to A4, NARELA

AREA STATEMENT :		36694 sqm
Site Area		36694 sqm
Ground Coverage		7032.71 sqm (19.17 %)
Max. Permissible @ 33.3% = 12231.32 sqm		
FAR		Residential - 73035.40 sqm
Max. Permissible @ 200 = 73388.00 sqm		Shops and Community Facility - 133.45+58.97
		Total - 73277.82 sqm (199.56)
Parking		1465 ECS
No. of Dwelling Units		860 DU's
3BHK & 2BHK		3BHK-232, 2BHK-448
Density		185.32 DU's/HA
Max. Permissible @ 200 DU's/HA		
Community Facilities		558.97 sqm (500 sqm Free of FAR)
EWS		11554.525 sqm
Min. 15% of FAR = 11008.20 sqm		256 DU's
No. of Dwelling Units		58 ECS
Basements		27434.62 sqm
Basement Lvl-1		27568.49 sqm
Basement Lvl-2		
Total Built-Up Area		178599.76 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+16) - H8	1	1126.60 sqm	1029.48 sqm	1029.48 x 16 = 16471.68 sqm	1126.60 x 16 = 18025.60 sqm	16471.68 x 16 = 263546.88 sqm	128
3BHK (S+13) - H8	1	1126.60 sqm	1029.48 sqm	1029.48 x 13 = 13383.24 sqm	1126.60 x 13 = 14645.80 sqm	13383.24 x 13 = 173982.12 sqm	104
TOTAL FOR 3 BHK	2			2255.08 sqm	2255.20 sqm	437528.99 sqm	232
2 BHK (S+17) - M8	1	860.66 sqm	771.08 sqm	771.08 x 17 = 13108.36 sqm	860.66 x 17 = 14631.22 sqm	13108.36 x 17 = 222842.12 sqm	136
2 BHK (S+13) - M8	3	860.66 sqm	771.08 sqm	771.08 x 13 = 10024.04 sqm	860.66 x 13 = 11188.58 sqm	10024.04 x 3 = 30072.12 sqm	312
TOTAL FOR 2 BHK	5			4303.3 sqm	43180.48 sqm	252914.24 sqm	448
TOTAL						73035.40 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+16)	1	905.746 sqm	722.15 sqm	11554.525	905.746	11554.525	256
TOTAL FOR EWS	1				905.746 sqm	11554.525 sqm	256

AREA STATEMENT : DETAIL - UNIT AREA			
	3BHK	2 BHK	EWS
Carpet Area	100.121 sqm	73.936 sqm	29.509 sqm
Unit Area	126.60 sqm / corner	95.51 sqm / corner	44.00 sqm / corner
with walls & circulation area	126.60 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) (400+100) 500.00 SQM
FACILITY building with recreation room, creche, Reading room, Sr. Citizen Room -	558.97 SQM
GROUND COVERAGE OF FACILITY building	(area to be added to FAR) 411.127 SQM

PROPOSED CHOWKIDAR HUT	10 SQ.M	2 Nos
PROPOSED ESS	10 X 8 MT.	6 Nos
UGWR & PUMP HOUSE	LOCATED IN BASEMENTS	2 Nos

STATEMENT FOR CAR PARKING	
PARKING REQUIREMENT FOR 3 BHK & 2 BHK FOR E W S	@ 2.0 ECS FOR 100 SQM @ 0.5 ECS FOR 100 SQM TOTAL PARKING REQUIRED 1465 ECS 58 ECS 1523 ECS

PARKING PROPOSED	581 ECS
FIRST BASEMENT	607 ECS
SECOND BASEMENT UNDER THE STILTS	
OPEN SURFACE PARKING	178 ECS
TOTAL PARKING PROPOSED	1255 ECS

PROPOSED TOTAL GREEN AREA	31.92 %	11712 SQM
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POCKET - 6 BUILT UP AREA	
SITE LOCATION	POCKET 6, SEC A1A4, NARELA
SITE AREA (AS PER TENDER)	3.67 HA OR 36700 SQM
SITE AREA AS ACTUAL	(for FAR calc etc.) 36694 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+16	22553.770	22553.770
H8	1	S+13	18366.750	18366.750
CONNECTING CORRIDOR AREA				
H8	1	per level	45.725	
TOTAL BUA FOR 3BHK				40920.520

H8	1		S+16	22553.770		22553.770
H8	1		S+13	18366.750		18366.750
CONNECTING CORRIDOR AREA						
H8	1	per level		45.725		

2 BHK BLOCKS AREA						
M8	1		S+17	18517.540		18517.540
M8	3		S+13	14205.470		42616.410
CONNECTING CORRIDOR AREA						

M8 (S+13)	6	per level		29.782			178.692
TOTAL BUA FOR 2BHK							81312.842
EWS BLOCKS AREA							
EN 16	1		S+16	15653.686			15653.686

BASEMENT AREA	
BASEMENT - B1	27434.620
BASEMENT - B2	27568.440
TOTAL BASEMENT AREA	55003.060

TOTAL BUA AREA	
	178599.148

FACILITY BLOCK B.U.A AREA	
	713.45 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. 78/2022 FOR POCKET - 6) 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 08.08.2016 AND SUBSEQUENTLY FROM DFS VIDE NOC NO F/DFS/MS/DP/2016/268 DATED 26.10.2016 AND DUAC VIDE LETTER 11/2016-DUAC/459 DATED 28.03.2017.

11	DRG REVISED AND UPDATED AS PER OBSERVATIONS FROM DFS /DUAC AND INCORPORATION OF STRUCTURE AND OTHER ALLIED ENGS. SERVICES.	230106
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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 - 6, SECTOR - A1 TO A4, NARELA

SITE LAYOUT PLAN

SCALE - 1 : 350
DRG NO : A/WD/0/8
DATE : JAN' 23

REV : 11

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

LEGEND

POCKET - 6 BUILT UP AREA

STATEMENT OF BUILT UP AREA

3 BHK BLOCKS AREA

CONNECTING CORRIDOR AREA

2 BHK BLOCKS AREA

CONNECTING CORRIDOR AREA

EWS BLOCKS AREA

STILT AREAS

BASEMENT AREA

TOTAL BUA AREA

FACILITY BLOCK B.U.A AREA

NOTE:

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