1/39

13/01/2023 10:00 AM

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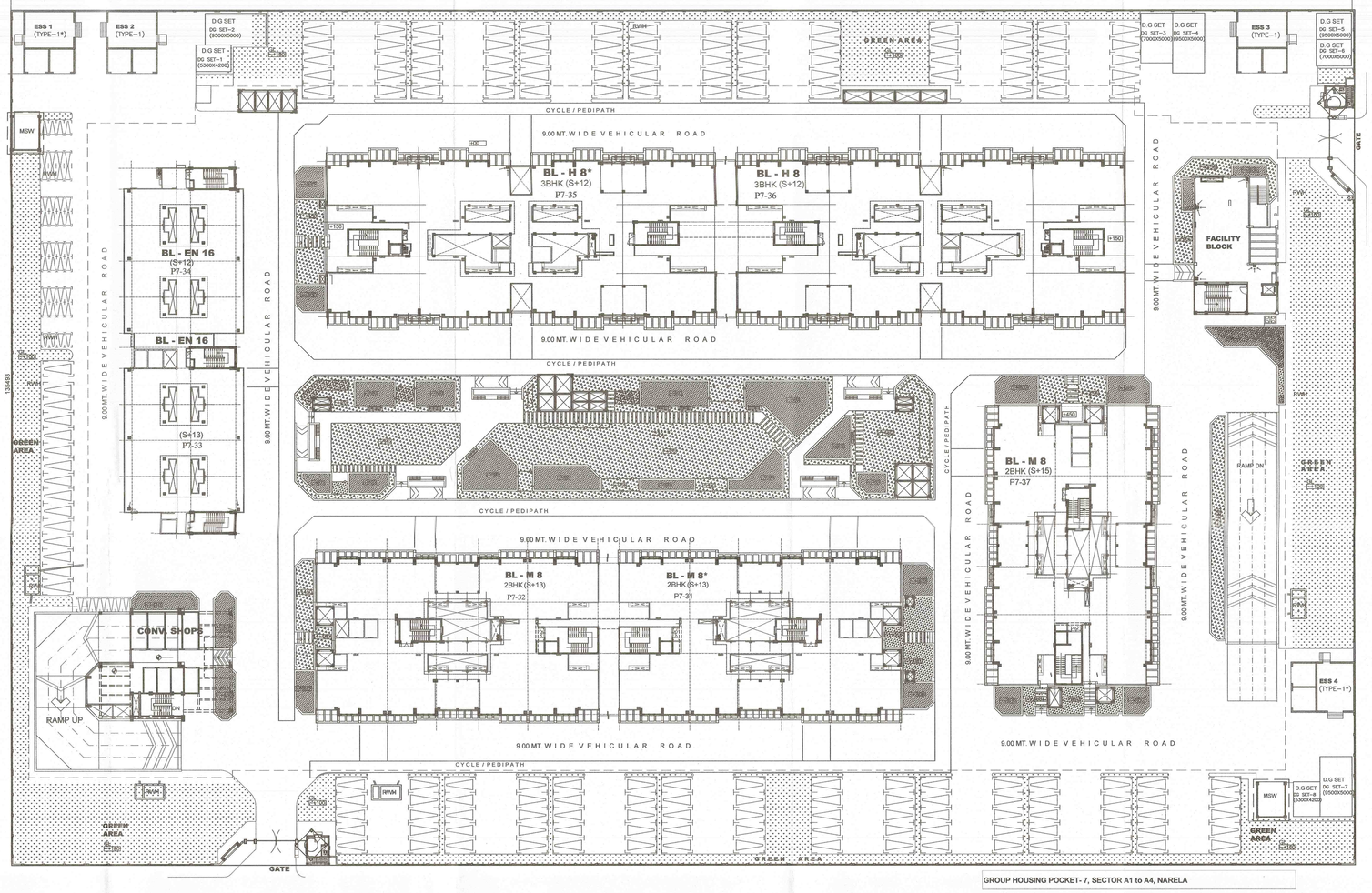

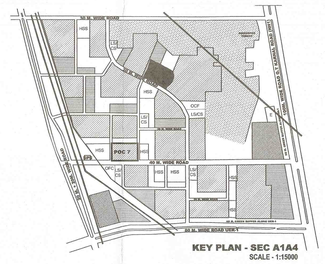

LEGEND

- RESIDENTIAL
- COMMERCIAL
- PUBLIC / SEMI PUBLIC FACILITIES
- FOREST
- GREEN BUFFER
- MT LINE
- HIGHER SECONDARY SCHOOL
- OTHER COMMUNITY FACILITY
- SEWERAGE PUMPING SYSTEM
- LSAC/S — LOCAL SHOPPING / CONVENIENT SHOPPING

NOTE:
THE PROPOSALS FOR ITEM NO.77:2022 TO 83:2022 WERE APPROVED IN THE 408th SCM HELD ON DATED 19.12.2022 (VIDE ITEM NO. 79.2022 FOR POCKET - 7) 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 342nd DDA SCREENING COMMITTEE MEETING ON 08.08.2016 AND SUBSEQUENTLY FROM DFS VIDE NOC NO F.6/DFS/MS/BP/2016/298 DATED 22.11.2016 AND DUAC VIDE LETTER 11(8)2016-DUAC/644 DATED 26.04.2017.

GROUP HOUSING POCKET- 7, SECTOR A1 to A4, NARELA

AREA STATEMENT :

Site Area	28579 sqm
Ground Coverage Max. Permissible @ 33.3% = 9516.81 sqm	6149.76 sqm (21.52 %)
FAR Max. Permissible @ 200 = 57158.00 sqm	Residential - 56321.8 sqm Shops - 128.08 Total - 56449.88 sqm (197.52)
Parking	1129 ECS
No. of Dwelling Units 3BHK & 2BHK	520 DU's 3BHK-192, 2BHK- 328
Density Max. Permissible @ 250 DU's /Ha	181.95DU's/sHA
Community Facilities	497.712 sqm
EWS Min.15% of FAR = 8573.70 sqm No. of Dwelling Units Parking	9045.935 sqm 200DU's 45 ECS
Basements Basement Lvl-1 Basement Lvl-2	20347.230 sqm 20469.930 sqm
Total Built-Up Area	137249.600 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+12)- H8	2	1126.60 sqm	1029.48 sqm	1029.48 x 12 = 12353.76 sqm	1126.60 X 1 = 1126.60 sqm	12353.7 x 2 =24671.68 sqm	192
TOTAL FOR 3 BHK	2				2253.20 sqm	24707.52 sqm	192
2 BHK (S +15)- M8	1	860.66 sqm	771.08 sqm	771.08 x 15 = 11566.2 sqm	860.66 X1 = 860.66 sqm	11566.2X 1 = 11566.2 sqm	120
2 BHK (S +13)- M8	2	860.66 sqm	771.08 sqm	771.08 x 13 = 10024.04 sqm	860.66 X 2 = 1721.32 sqm	10024.04 X 2 = 20048.08 sqm	208
TOTAL FOR 2 BHK	5				4303.3 sqm	31614.28 sqm	328
TOTAL						56321.8 sqm	

AREA STATEMENT : DETAIL - EWS

Block Type	No. of Blocks	Gr. Cov. /Block	FAR/Block	Total Gr. Cov	Total FAR	Total no. of DU's
EN 16 (S+12) & EN 16A (S+13)	1	905.746 sqm	9045.935	905.746	9045.935	200
TOTAL FOR EWS	1			905.746 sqm	9045.935 sqm	200

AREA STATEMENT : DETAIL - UNIT AREA

	3BHK	2 BHK	EWS
Carpet Area	100.121 sqm	73.938 sqm	29.509 sqm
Unit Area with walls & circulation area	128.00 sqm / corner 128.00 sqm / middle	95.51 sqm / corner 94.91 sqm / middle	44.00 sqm / corner 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 ---		floor area (area to be added to FAR)	497.71 SQM
GROUND COVERAGE OF FACILITY building			260.747 SQM
PROPOSED CHOWKIDAR HUT	10 SQ.M		2 Nos
PROPOSED ESS	10 X 8 MT.		4 Nos
UGWR & PUMP HOUSE	LOCATED IN BASEMENTS		1 Nos
STATEMENT FOR CAR PARKING			
PARKING REQUIREMENT			
FOR 3 BHK & 2 BHK	@ 2.0 ECS FOR 100 SQM		1129 ECS
FOR E.W.S	@ 0.5 ECS FOR 100 SQM		45 ECS
	TOTAL PARKING REQUIRED		1174 ECS
PARKING PROPOSED			
FIRST BASEMENT			416 ECS
SECOND BASEMENT			428 ECS
UNDER THE STILTS			
		total	160 ECS
OPEN SURFACE PARKING			177 ECS
	TOTAL PARKING PROPOSED		1181 ECS
PRPOSED TOTAL GREEN AREA		21.15 %	6049 SQM

POCKET - 7 BUILT UP AREA

SITE LOCATION			POCKET 7, SEC A1A4, NARELA
SITE AREA (AS PER TENDER)	2.84 HA	OR	28400 SQM
SITE AREA AS ACTUAL	(for FAR calc etc.)		28579 SQM
BUILDING B.U.A AREA			

STATEMENT OF BUILT UP AREA

BLOCK TYPE	NO OF BLOCKS		NO OF FLOORS	BULT UP AREA PER BLOCK		TOTAL BUILT UP AREA
3 BHK BLOCKS AREA						
H8	2		S+12	16971.080		33942.160
CONNECTING CORRIDOR AREA						
H8	1	per level		45.725		
H8 (S+12)	6	per level		45.725		274.350
				TOTAL BUA FOR 3BHK		34216.510
2 BHK BLOCKS AREA						
M8	1		S+15	16361.510		16361.510
M8	2		S+13	14205.470		28410.940
CONNECTING CORRIDOR AREA						
M8	1			29.782		
M8 (S+13)	6	per level		29.782		178.692
				TOTAL BUA FOR 2BHK		44951.142
EWS BLOCKS AREA						
EN 16	1		S+12	11797.615		11797.615
EN 16(Ex)	1	(1 floor)	S+13	522.696		522.696125
				TOTAL BUA FOR EWS		12320.3109
STILT AREAS						
H8	2			1008.812		2017.6243
M8	3			765.265		2295.794
EN 16	1			631.059		631.059
				TOTAL STILT AREA		4944.477
BASEMENT AREA						
BASEMENT - B1						20347.230
BASEMENT - B2						20469.930
				TOTAL BASEMENT AREA		40817.160
TOTAL BUA AREA						137249.600

FACILITY BLOCK B.U.A.SHOP AREA	165.67 SQM
FACILITY BLOCK COMMUNITY B.U.A AREA	485.88 SQM

Delhi Development Authority
CERTIFIED
Approved in ... Screening Committee Meeting on 19.12.2022
Vide Item No. 79.2022
Sign. ... Sign. ...
Name ... Name ...
Dy. Dir. (ARCH) ACA (HQ) & Member

HQ DEVELOPMENT AUTHORITY
VERIFIED
This proposal is in the Meeting held on 19.12.2022
Vide Item No. 79.2022
Dy. Director (Arch) Co-ordn.

SL.NO.	REMARKS	DATE	SIGN
11	DRG REVISED AND UPDATED AS PER OBSERVATOONS FROM DFS /DUAC AND INCORPORATION OF STRUCTURE AND OTHER ALLIED ENGG. SERVICES.	230106	

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 - 7 , SECTOR - A1 TO A4 , NARELA

SITE LAY OUT

SCALE – 1 : 300
DRG NO : A/WD/0/1 REV : 11
DATE : JAN'23

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

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23.01.06