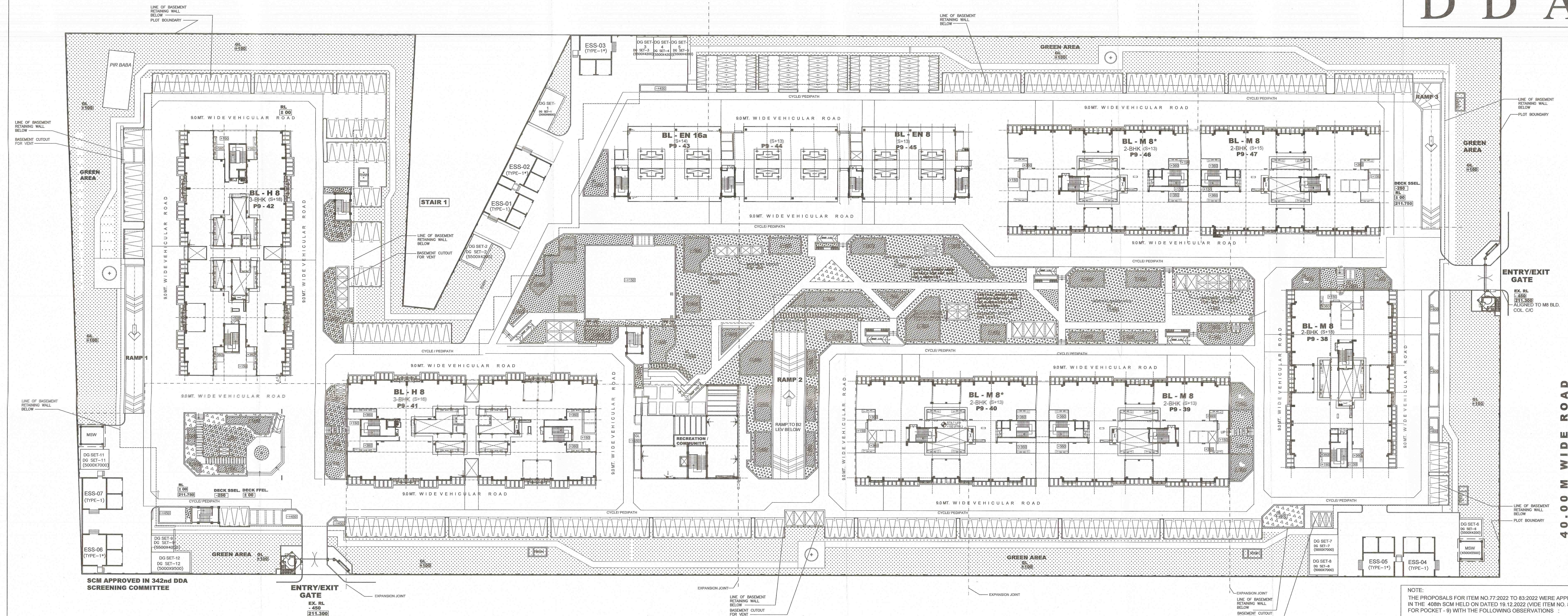


DDA



GROUP HOUSING POCKET- 9, SECTOR A1 to A4, NARELA

AREA STATEMENT :		45547 sqm
Site Area		
Ground Coverage		8321.317 sqm (18.27 %)
Max. Permissible @ 33.3% = 15167.15 sqm		
FAR		
Max. Permissible @ 200 = 91094.00 sqm		
Parking		1813 ECS
No. of Dwelling Units		848 DU's
3BHK & 2BHK		3BHK-272, 2BHK-576
Density		186.18 DU's/Ha
Max. Permissible @ 200 DU's/Ha		
Community Facilities		543.567 sqm
EWS		
Min. 15% of FAR = 13664.10 sqm		14487.40 sqm
No. of Dwelling Units		320 DU's
Parking		72 ECS
Basement		
Basement Lk-1		32030.36 sqm
Basement Lk-2		32233.18 sqm
Total Built-Up Area		217482.96 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 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	3600.23 sqm	35002.32 sqm	272
2 BHK (S+18)-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+15)-M8	1	860.66 sqm	771.08 sqm	771.08 x 15 = 11566.2 sqm	860.66 x 1 = 860.66 sqm	11566.2 x 1 = 11566.2 sqm	120
2 BHK (S+13)-M8	3	860.66 sqm	771.08 sqm	771.08 x 13 = 10024.04 sqm	860.66 x 3 = 2581.98 sqm	10024.04 x 3 = 30072.12 sqm	312
TOTAL FOR 2 BHK	5			4303.3 sqm	55517.76 sqm	90520.08 sqm	576
TOTAL							

AREA STATEMENT : DETAIL - EWS					
Block Type	No. of Blocks	Gr. Cov. /Block	Total Gr. Cov	Total FAR	Total no. of DU's
EN 16A+EN16+EN8 (S+13 & S+14)	1	1349.135 sqm	1349.135 sqm	14467.40 sqm	320
TOTAL FOR EWS	1		1349.135 sqm	14467.40 sqm	

AREA STATEMENT : DETAIL - UNIT AREA			
	3BHK	2 BHK	EWS
Carpet Area	100.121 sqm	73.938 sqm	29.509 sqm
Unit Area	126.60 sqm / corner	95.51 sqm / corner	44.00 sqm / corner
with walls & circulation area	126.00 sqm / middle	94.91 sqm / middle	43.52 sqm / middle

30.00 M WIDE ROAD

AREA FOR COMMUNITY FACILITIES	(out of FAR)	0.06% of FAR	543.93 SQM
Max permissible floor area (out of F A R)			
FACILITY building with recreation room, creche, Reading room, Sr. Citizen Room -	floor area		543.57 SQM
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 REQUIREMENT			
FOR 3 BHK & 2 BHK	@ 2.0 ECS FOR 100 SQM		1813 ECS
FOR E W S	@ 0.5 ECS FOR 100 SQM		72 ECS
TOTAL PARKING REQUIRED			1885 ECS
PARKING PROPOSED			
FIRST BASEMENT			700 ECS
SECOND BASEMENT UNDER THE STILTS			736 ECS
OPEN SURFACE PARKING			217 ECS
			235 ECS
TOTAL PARKING PROPOSED			1888 ECS
PROPOSED TOTAL GREEN AREA		35.87 %	13160 SQM

POCKET - 9 BUILT UP AREA

SITE LOCATION	POCKET 9, SEC A1A4, NARELA	
SITE AREA (AS PER TENDER)	4.7 HA	OR 47000 SQM
SITE AREA AS ACTUAL	(for FAR calc etc.)	45547 SQM

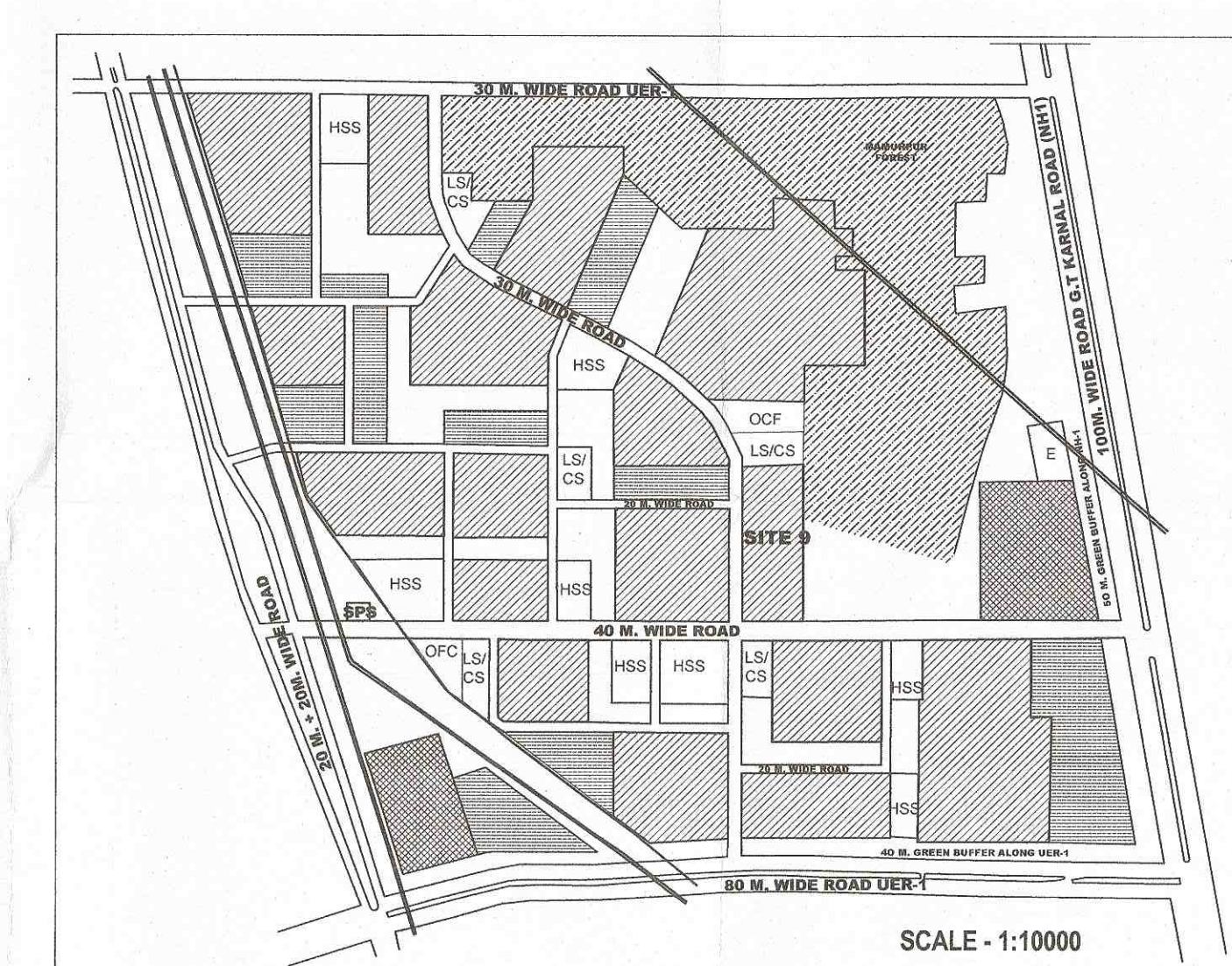
BUILDING B.U.A AREA

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+16	22553.770	22553.770
TOTAL BUA FOR 3BHK				47895.590
2 BHK BLOCKS AREA				
M8	1	S+18	19595.560	19595.560
M8	1	S+15	16361.510	16361.510
M8	3	S+13	14205.470	42616.410
CONNECTING CORRIDOR AREA				
M8	1		29.782	
M8 (S+13)	6	per level	29.782	178.692
M8 (S+13)	6	per level	29.782	178.692
TOTAL BUA FOR 2BHK				78930.864
EWS BLOCKS AREA				
EN 16A	1	S+13	12194.833	12194.833
EN16 (Ex	1	per level	522.686	522.686
EN 8	1		6879.449	6879.449
TOTAL BUA FOR EWS				19596.978
STILT AREAS				
H8	2		1008.812	2017.624
M8	5		765.265	3826.325
EN 16A	1		640.719	640.719
EN 8	1		311.325	311.325
TOTAL STILT AREA				6795.991
BASEMENT AREA				
BASEMENT - B1				32030.360
BASEMENT - B2				32233.180
TOTAL BASEMENT AREA				64263.540
TOTAL BUA AREA				217482.963

FACILITY BLOCK B.U.A AREA

682.78 SQM



LEGEND		
	RESIDENTIAL	
	COMMERCIAL	
	PUBLIC / SEMI-PUBLIC FACILITY	
	POWER	
	GREEN BUFFER	
	RT LINE	
	HIGHER SECONDARY SCHOOL	
	DCF	
	OTHER COMMUNITY FACILITY	
	SHOPS / SHOPPING CENTER	
	LOCAL SHOPPING	
	CONVENIENT SHOPPING	



NOTE:
THE PROPOSALS FOR ITEM NO.77-2022 TO 83-2022 WERE APPROVED IN THE 40th SCM HELD ON DATED 18.12.2022 (VIDE ITEM NO. 81-2022 FOR POCKET - 9) 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 D'S VIDE NO. NO. F.60/2016-2017 DATED 25.10.2016 AND DUAC VIDE LETTER 11/08/2016-DUAC/644 DATED 28.04.2017.

SL.NO.	REMARKS	DATE	SIGN
11	DRG. REVISED AND UPDATED AS PER OBSERVATIONS FROM D'S / DUAC AND INCORPORATION OF STRUCTURE AND OTHER ALLIED ENGG. SERVICES.	23/01/2023	

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 - 9, SECTOR - A1 TO A4, NARELA

SITE LAY OUT

SCALE - 1 : 350

DRG NO : A/WD/0/2

DATE : JAN'23

REV : 11

Consulting Architect, Regn. No. CA/53/16412

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