

136:2016	Sub Division Plan of CS/OCF Pocket between B-2 & B-3 (Residential Pocket) w.r.t. Sub- Division of Plot earlier proposed for Multipurpose Community Hall + C.S.C., Sector-XVII, Rohini, Phase- I&II. File No.-Dir(plg)R/1003-17/CS/OCF/2014	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.Dir(Plg) R 2.Engg. Wing 3.LM Wing 4.LD wing
137:2016	Modification in Layout Plan of Sector-27, Ph.-IV w.r.t. allocation of site for construction of Under Ground Reservoir (UGR) of 433175 gallon capacity in Pocket -IV. Block-C, Sector-27, Rohini, Phase-IV File No.PPR/4001/2001/Ph.-IV-V	The proposal was presented by Dir.(Plg.) Rohini. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.Dir(Plg) R 2.Engg. Wing 3.Elect. Wing 4.LM Wing 5.LD wing 6.Landscape Unit
138:2016	Development of vacant land for new housing in Pocket IV, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/23/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing
139:2016	Development of vacant land for new housing Pocket in between Vegas Mall & MIG Flats, Sector-14, Dwarka to be taken up on "design and built" basis. File No. F/24/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing
140:2016	Development of vacant land for new housing Pocket opposite SPS, Sector-19B, Dwarka to be taken up on "design and built" basis. File No. F/25/SA/DWK/HUPW/016	The proposal was presented by SA(Dwk). After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1.SA(Dwk) 2.Engg. Wing

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....345th.....Screening
Committee Meeting Dated 09.12.2016
Vide Item No. 140:2016

Dr. Director (H.U.) Co-ordn.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....
Committee Meeting Dated.....
Vide Item No.....

Agenda for Screening Committee

File No. F/25/SA/Dwarka/KUAW/016

Screening Committee 345-14

Item No. 14082016

Sub: Development of vacant land for new housing Pocket opposite SPS, Sector 19B, Dwarka to be taken up on "design and built" basis.

Synopsis: Proposal regarding development of vacant land for new housing Pocket opposite SPS, Sector 19B, Dwarka to be taken up on "design and built" basis.

1.0 Background:

- 1.1 The revised sector plan of Sector-19 Dwarka was prepared by the Planning Wing, and it was approved in the 225th SCM vide item No.68:2003 dated 25.08.2003. Subsequently, modification in the plan based on the feasibility report by Engg. Wing have been approved by VC DDA on 06.05.2005.

The above has been verified by Director (Plg.) Dwarka on 22.11.2015.

- 1.2 In a meeting which was held in the office of EM/DDA on 9.11.2016 regarding Planning and Realisation of proposed Group Housing Schemes in Dwarka Zone, it was decided that two vacant pockets earmarked for Residential/ Housing in Sector-14 and one in Sector-19B in Dwarka Zone (K-II) be taken up for development on Design and Built Model.

Accordingly, the proposal for the pocket u/r identified by Engineering Wing in Dwarka, has been prepared and is placed below:

2.0 Location:

	Site:		Location
3.	Pocket opposite SPS, Sector 19B, Dwarka	1.54 Ha (3.85 Acre)	The site is situated opposite SPS along 60 m wide RW road in Sector-19B, Dwarka.

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3.0 Examination:

- The development control norms for the Residential Pocket opposite SPS, Sector 19B, Dwarka (1.54 Ha) are as per the provisions of MPD-2021 and its amendments till date.
- Site dimensions and areas are as per the approved LOPs of Sector-19B, Dwarka, as provided by Planning Wing.
- The housing pocket identified by Engineering Wing have been broadly examined w.r.t. MPD Norms, feasibility, applicability of TOD etc. as under:
 - a. The site is situated opposite SPS and the Sector-24 (proposed) golf-course in Sector-19B, Dwarka.
 - b. It has excellent connectivity with rest of the city, fronting on a 60m on west side and a 30 m road on north side. It is bound on the two other sides by an 18m wide greenbelt and a 12m wide cycle track which are yet to be developed.
 - c. A HIG housing scheme is under construction in the housing plot adjacent to the site u/r, on its south side. On the north side is a LSC site where local shopping facilities may come up in future.
 - d. The Sector-19 and surrounding area have a higher concentration of 2-4BHK flats. Therefore there is potential for addition of 1-2 BHK flats and studio apartments within the proposed project.
 - e. The applicable Architectural Development Control norms as per provisions of MPD-2021 and its amendments till date shall be as under:

ARCHITECTURAL DEVELOPMENT CONTROL NORMS

(As per MPD-2021 and its amendments till date)

1.	Maximum Ground Coverage	33.3%
2.	Permissible maximum FAR	200
3.	Permissible Density	200 DU's/Ha.
4.	Minimum FAR for CSP/EWS housing	15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between [25 to 40 sq.m.]
5.	Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
6.	Setbacks	15, 12, 12, 12 m.
7.	Parking	(I) 2.0 ECS/100 sq.m. built up area (ii) 0.5 ECS/100 sq.m.. for EWS/Service Personnel housing

4.0 PROPOSAL

The following is proposed for the project u/r at Pocket opposite SPS, Sector-19B, Dwarka (1.54 Ha):

It is proposed that the scheme for Group Housing in pocket u/r be taken up on Design & Build Model based on the architectural development control norms as follows:

1.	Total area of the Plot	1.54 Ha
2.	Maximum Ground Coverage @ 33.3%	5132 sq.m.
3.	Maximum FAR @ 200	30,800 sq.m.
4.	Mandatory No. of DU's (@200 DU's/Ha.)	308 DU's
	No. of 1 BHK / Lower (Plinth Area 45-60 sq.m.)	100 DU's
	No. of 2-3 BHK (Plinth Area 90-120 sq.m.)	207 DU's
5.	Minimum FAR for EWS housing @ 15% *	4620 sq.m.
	No. of CSP/EWS & Lower category DU's (Mandatory Plinth Area 40 sq.m.)	115 DU's (tentative)
6.	Height	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
7.	Setbacks	15, 12, 12, 12 m
8.	Parking	
	(I) 2.0 ECS/100 sq.m. built up area (ii) 0.5 ECS/100 sq.m. for EWS/Service Personnel housing	616* ECS 23* ECS *Other relevant norms as per MPD

General Conditions:

- * This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above the maximum permissible FAR and density for each site.
- The above Architectural Development Controls to be followed w.r.t. MPD 2021, UBBL-2016 and other mandatory norms/parameters.
- Necessary approvals from all statutory local bodies like DDA, DUAC, DJB/MCD, CFO, EIA, AAI etc. will have to be taken by the tenderer for scheme.
- Scheme shall conform to UBBL- 2016, MPD-2021 and notification issued by MOUD regarding barrier free environment.

- The circulation pattern should include segregation of pedestrian and vehicular traffic, entry control, access of emergency vehicles to every block, provision of adequate parking etc.
- The public roads and green areas surrounding the site as well as those providing access to the project site, shall be developed from nearest junction to junction, and upto the nearest metro station by developer, as per MPD-2021 and UTTIPEC Street Design guidelines.
- No. of DU's & plinth areas of 1 BHK & 2-3 BHK mentioned against each category can be varied up to $\pm 5\%$.
- The developer shall propose to maximise consolidated green areas within the schemes to be programmed for active sports facilities. Remaining green areas should provide dense tree plantation as per site conditions.
- Additional floor area minimum 400 sq.m or at the rate 0.6% of permissible FAR shall be provided free from FAR to cater to community needs such as community / recreational hall, crèche, library, reading room, senior citizen recreation room / club / swimming pool and society office.
- Developer shall propose at least 8 retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (on ground floor with an area of 20 sq.m.. each) along with space for Milk booth & fruit & vegetable shop, in addition to any other local requirements identified from time to time.
- The retail and community facilities shall be provided facing the street/ footpath/ setback line in a linear way, so as to be accessible to other local residents as well.
- Basement or podium if constructed and used only for parking, utilities and services shall not be counted towards FAR. Stack parking and any other modern forms of parking may be provided in the projects to meet the parking requirement. Cycle parking, two wheeler parking and bus-parking shall also be provided as per the guidelines provided in MPD-2021.
- If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.
- Space to be provided for ESS as per NDPL / BRPL norms.
- Scheme should confirm to minimum three-star GRIHA rating.
- The developer shall submit two alternative unit designs and Layout Plans to be placed before the SCM for consideration.
- To make the construction activity more environment friendly, the choice of alternative materials and techniques have to be prioritized for construction activity.
- Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be provided.

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- Ground water recharge through rain water harvesting and regulating ground water abstraction. Landscape areas within the scheme are also to be utilized for this purpose as working landscapes. No additional run-off shall be discharged out of the site.
 - Utilities, such as, underground water storage tank, roof top water harvesting system, separate dry and wet dustbins etc. are to be provided within the plot, as per requirement.
 - Provisions for decentralized sewage treatment plant and segregated waste disposal shall be made where centralized system is not available/ possible. It shall be ensured that no untreated effluent is allowed to exit/spill out of the scheme area. Treated sewage effluent should be recycled for non potable uses like gardening, washing of vehicles, toilet-flushing, cooling towers, etc.
 - Electric substation shall be provided as per requirement.
 - Provision of cavity walls, atriums, shading devices in buildings will be encouraged to make them energy efficient.
 - Non-Conventional sources i.e. solar energy is recommended. Solar heating system will be provided on all plots with roof area of 300sq.m and above.

5.0 Financial liabilities and social gains:

The housing schemes shall provide planned housing units along with other social infrastructure. Disposal of housing units will also generate revenue. Financial liability is to be seen by Engineering Wing.

6.0 Recommendation:

The case is put up for the consideration and approval of the Screening Committee to take up this housing on "Design and Built" basis.

7.0 Follow up action:

The proposal after approval of Screening committee shall be forwarded to Engineering Wing to ensure feasibility w.r.t. confirmation of the site areas and its dimensions, encroachment, status of de-notification, status of land, site demarcation, existing services, AMSL as well as verification of site area w.r.t. approved layout plan prepared by Planning Wing and preparation of Preliminary Estimate and NIT document subsequently.

Deepankar Singh
Senior Architect (Dwarka)

Arumita
Dy. Director (Arch.), Dwarka

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in.....345th.....Screening
Committee Meeting dated.....09-12-2016
Vide item No.....1458/2016
[Signature] 09/12
Dy. Director (Arch.) Co-ordn.

1402/2016



GOVERNMENT OF PUNJAB

DEPARTMENT OF URBAN DEVELOPMENT

CERTIFIED

 Approved by the Planning Commission Meeting on 24.12.16

 Date of Issue: 28.12.16

 No. of Observations: 0

 Name: *[Signature]*

 Designation: *[Signature]*

 Date: 28.12.16

VERIFIED

 This project is considered in the Planning Commission Meeting held on 24.12.16

 No. of Observations: 0

 Name: *[Signature]*

 Designation: *[Signature]*

 Date: 28.12.16

 Dr. Deepak Verma, Controller

KEY PLAN

AREA STATEMENT

TOTAL SECTOR AREA	132.00 ha
AREA OF PHASE I	132.00 ha
AREA OF PHASE II	102.11 ha
TOTAL POPULATION	112740 persons
GROSS RESIDENTIAL DENSITY	150 persons/ha
LAND USE STATEMENT PHASE II	
A. STRUCTURE PLAN USE	
1. STRUCTURE PLAN GREEN	28.00 ha
2. URBAN RESIDENTIAL	55.00 ha
3. INSTITUTIONAL	19.00 ha
4. COMMERCIAL	2.00 ha
5. B.L.S.	2.00 ha
B. SECTOR LEVEL USE	
1. NET RESIDENTIAL	25.00 ha
2. COMMERCIAL	2.00 ha
3. PUBLIC OPEN SPACE	2.00 ha
4. B.L.S.	2.00 ha
5. B.L.S.	2.00 ha

SECTOR IV - PHASE II	
NET RESIDENTIAL	
1. NET RESIDENTIAL	25.00 ha
2. COMMERCIAL	2.00 ha
3. PUBLIC OPEN SPACE	2.00 ha
4. B.L.S.	2.00 ha
5. B.L.S.	2.00 ha
SECTOR IV - PHASE I	
NET RESIDENTIAL	
1. NET RESIDENTIAL	25.00 ha
2. COMMERCIAL	2.00 ha
3. PUBLIC OPEN SPACE	2.00 ha
4. B.L.S.	2.00 ha
5. B.L.S.	2.00 ha

NOTES	
1. ALL THE PROPOSED ROADS SHALL BE BUILT UP TO THE FULL WIDTH.	
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APPROVAL	
1. APPROVED BY THE PLANNING COMMISSION MEETING ON 24.12.16	
2. APPROVED BY THE PLANNING COMMISSION MEETING ON 24.12.16	
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4. APPROVED BY THE PLANNING COMMISSION MEETING ON 24.12.16	
5. APPROVED BY THE PLANNING COMMISSION MEETING ON 24.12.16	

REVISIONS	
1. REVISION	DATE
2. REVISION	DATE
3. REVISION	DATE
4. REVISION	DATE
5. REVISION	DATE

SECTOR 19 ph-I

SPORTS COMPLEX

OIL PIPE LINE

RESIDENTIAL

RESIDENTIAL

SECTOR 23 ph-I

SECTOR 24 ph-II

APPROVAL

1. ALL THE PROPOSED ROADS SHALL BE BUILT UP TO THE FULL WIDTH.

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THIS PLAN IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY.

 ANY OTHER USE SHALL BE AT THE RISK OF THE USER.

 THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY.

 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.