

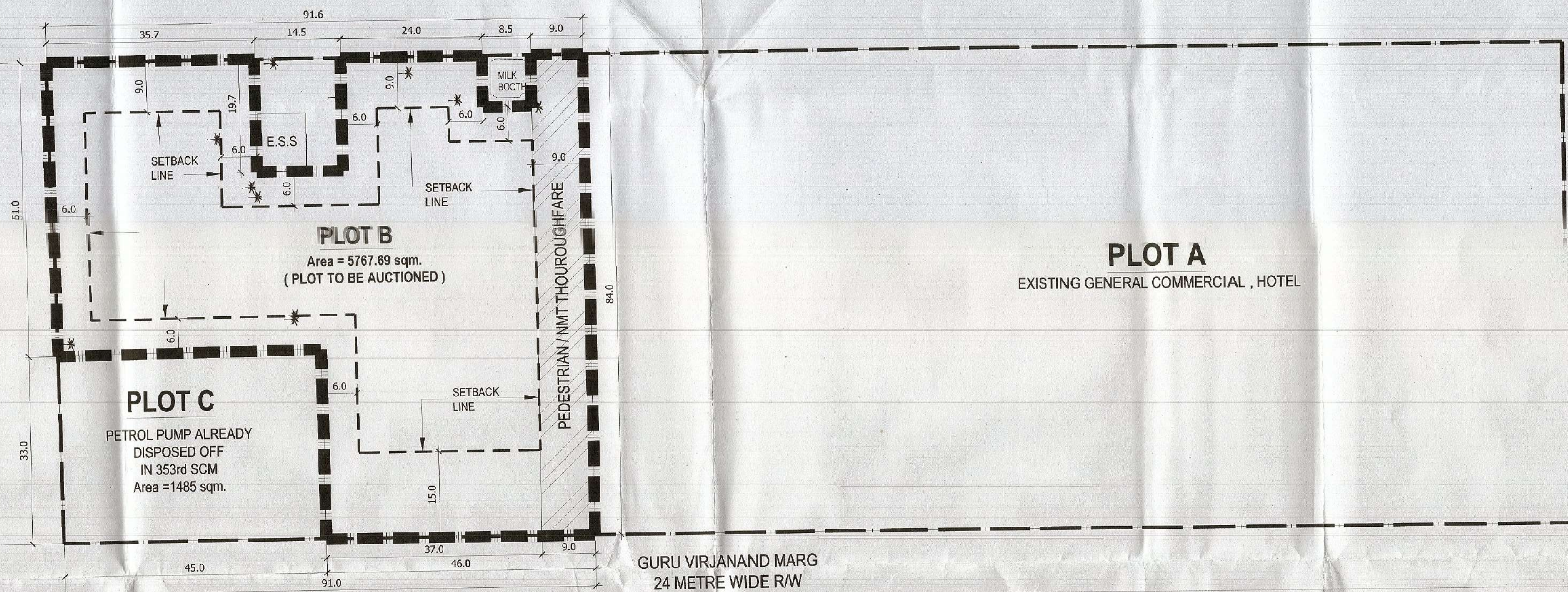
GOVERNMENT SARVODAYA VIDYALAYA AT "A" BLOCK

RESIDENTIAL

RESIDENTIAL

12 M R/W WIDE ROAD

EXISTING POLICE STATION



GURU VIRJANAND MARG  
24 METRE WIDE R/W

RESIDENTIAL

SHANKAR GARDEN

RESIDENTIAL

## DELHI DEVELOPMENT AUTHORITY

### AREA STATEMENT / CONTROLS/ NORMS-

Total plot area of Community Centre = 21243.19 sq.m  
Permissible FAR @125 as per MPD-2021 = 26553.98 sq.m  
Permissible Gr. Coverage @50% as/MPD-2021 = 10621.60 sq.m.

Area of Plot 'A'(Existing) = 13628.00 sq.m  
Ground coverage for Plot 'A' = 3174 +680 sq.m for Atrium  
Floor Area of Plot 'A' (FAR component) = 17500 sq.m.

Area of Plot 'C' (Existing Petrol Pump) = 1485 sq.m.

Area under Mother Dairy with circulation area = 76.50 sq.m.

Area under E.S.S (existing) with access area = 286.00 sq.m.

**Plot "B"**  
Area of Plot = 5767.69 sq.m  
{ 21243.19 - (13628+1485+76.5+286 ) }  
Ground Coverage = 2880 sq.m.

Enhanced FAR allocated to 'Plot 'B' (without apportionment)

Balanced FAR available = 9053.98 sq.m.  
Proposed Covered area for Plot 'B' (FAR component) = 8450 sq.m.  
Permissible height = NR (as approved from DUAC, AAI)

Parking requirement = As per MPD

- Other norms to be as per UBBL 2016 & MPD -2021.
- Activities shall be as permitted in table 5.1 of MPD-2021 except Petrol pump/CNG station/repair/services. Parking provided within the Plot-B may also be used as a public parking facility.

### Controls/Conditions for Plot "B" :

1. AUCTION BIDDER /OWNER OF PLOT "B" TO OBTAIN ALL REQUISITE STATUTORY APPROVALS .
2. AUCTION BIDDER /OWNER OF PLOT "B" TO PROVIDE FIRE ACCESS ROUTE WITHIN THE PLOT AS PER PROVISION OF DELHI FIRE SERVICE .
3. AUCTION BIDDER / OWNER OF PLOT "B" TO PROVIDE THE 9.0 METRE WIDE PEDESTRIAN / NMT THOROUGHFARE MANDATORY WITHIN THE PLOT AS SHOWN IN THE LAYOUT PLAN PER ARCHITECTURAL CONTROL.
4. THESE CONDISTIONS/CONTROLS FOR PLOT "B" SHALL BE PART OF LEASE CONDITIONS.

### NOTES :

1. ALL DIMENSIONS ARE IN METERS.
2. THE DRAWING IS TO BE READ NOT MEASURED.
3. ANY DISCREPANCY FOUND IN DRAWING; SAME MAY KINDLY BE BROUGHT TO THE NOTICE OF THIS OFFICE BEFORE EXECUTION AT SITE.
4. THIS DRAWING IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY RECEIVED VIDE No. F6(2)AE(P)/DMD-5/DDA/147 DATED 22-02-2022 FROM THE OFFICE OF EE/ DMD-5 (WD-07) .
5. THIS DRAWING IS ONLY APPLICABLE FOR "PLOT B"

### DELHI DEVELOPMENT AUTHORITY CERTIFIED

Approved with Observation 01 No.  
in The 409th SCM Dated 22-01-2023  
Vide Item No. 08.1.2023

Signature: [Signature]  
Name: PAROMIT KUMAR  
Designation: Sr. Architect (DWR & WZ)

DELHI DEVELOPMENT AUTHORITY  
HUPW-CO-ORDINATION UNIT  
**VERIFIED**  
This proposal was considered in the  
Meeting held on 23.01.2023  
Vide item No. 08.1.2023  
Dy. Director (Arch.) Co-ordin.

### LEGEND-

PROPOSED PEDESTRIAN/ NMT THOROUGHFARE TO BE MANDATORILY PROVIDED AS PART OF PLOT -B

### NOTE:

THE PROPOSAL WAS PRESENTED BY SA (Dwarka & WZ). AFTER DETAILED DELIBERATIONS THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED IN 409 SCREENING COMMITTEE MEETING HELD ON 23.01.2023 VIDE ITEM NO. 08:2023 WITH THE OBSERVATION THAT THE PROPOSED NMT/PEDESTRIAN THOROUGHFARE TO BE A PART OF PLOT -B AND SHALL BE MADE PART OF CONTROL CONDITIONS AND THE AREA STATEMENT TO BE REVISED ACCORDINGLY.

TITLE -  
**COMMUNITY CENTER AT  
A-BLOCK, VIKAS PURI**

SCALE-  
N.T.S

DATE- FEB 2023

DRAWING TITLE -  
**LAYOUT PLAN**

Arch. Asst. [Signature]  
Dy Director (Arch.) [Signature]  
Sr. Architect [Signature]

DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING  
SENIOR ARCHITECT (WEST ZONE & DWARKA ZONE)



KEY PLAN