N.20(4)/2019-MP. -28- Appendix - F

520

CENTRAL GOVERNMENT COMPLEX IN LODI ROAD AREA COMPRISES OF :-

I RESIDENTIAL QUARTERS.
II OFFICE COMPLEX.
III ATHLETIC STADIUM

I RESIDENTIAL QUARTERS	46.47 ha.	
OFFICE COMPLEX	34.00 "	
ATHLETIC STADIUM	41.27 "	
	TOTAL 115.748 ha.	

I RESIDENTIAL QUARTERS :-

1 TOTAL RESIDENTIAL AREA	46.47 ha.
2 OPTIMUM POPULATION	12500 PERSONS
3 POPULATION PROVIDED	14191 PERSONS
4 DWELLING UNITS PROVIDED	3250 D.U.s.

DESCRIPTION	PERMISSIBLE	ACHIEVED	REMARKS
DENSITY	125 P.P.A.	141.21 P.P.A.	WITHIN THE PERMISSIBLE VARIATION
GROUND COVERAGE	33⅓%	33.5%	
F.A.R.	150	101.0	

FOR DETAILS OF GRD. COVERAGE, F.A.R. & COMMUNITY FACILITIES AT LOCAL LEVEL & ZONAL LEVEL REFER LAY-OUT PLAN OF RESIDENTIAL COMPLEX DRG. No. T.P. 2951

II OFFICE COMPLEX :-

1 No. AREA OF OFFICE COMPLEX 34.00 ha.
2 Nos. OF ENVELOPS 10 Nos.
3 TOTAL AREA UNDER ALL THE ENVELOPS 11.53 ha.
4 TOTAL OPEN AREA 22.47 ha.
5 AREA FOR COMMON PARKING & ROADS 13.034-5.58 = 7.454 ha.
6 AREA FOR LANDSCAPING 15.47-5.58 = 9.89 ha.

FOR LAY-OUT PLAN REFER DRG. No. T.P. 2951/R

S. No.	DESCRIPTION	PERMISSIBLE %	PERMISSIBLE AREA	PROVIDED %	PROVIDED AREA	REMARKS
1	GROUND COVERAGE INCLUDING 5% COVERED PARKING	20%	68016 SQ.M.	20%	68011 SQ.M.	
2	EXTRA COVERED PARKING	5%	17004 SQ.M.	5%	17002 SQ.M.	
3	AGGREGATE FLOOR AREA @ 150 F.A.R.	150	510120 SQ.M.	150	510074 SQ.M.	
4	CAR PARKING	6260 NOS. SPACES		3968-7		2291-3 BALANCED CAR SPACES

NOTE :- BALANCE CAR PARKING SPACE WILL BE PROVIDED IN SEMI BASEMENT & BASEMENT FLOORS.

III ATHLETIC STADIUM

TOTAL AREA OF STADIUM COMPLEX 41.27 ha.

DESCRIPTION	PERMISSIBLE %	PERMISSIBLE AREA	ACHIEVED %	ACHIEVED AREA	REMARKS
GROUND COVERAGE	25%	10.3 ha.	10%	4.1 ha.	
F.A.R.	150	61.9 ha.	124	51.09 ha.	

REVISIONS

1. DRG. NO. T.P. 2959/1 DT. 7-11-82 ALLOTTMENT OF TELEPHONE EXCHANGE SITE & POST OFFICE SITE SHOWN
2. DRG. NO. T.P. 2959/5 DT. 21-11-85 ALLOTTMENT TO RAM KRISHNA MISSION & SOME CHARITABLE TRUST FOR SCHOOL SHOWN
3. DRG. NO. T.P. 2959/6 DT. 13-11-2019 LAYOUT REVISED ON ACCOUNT OF ALLOTMENT OF LAND TO CBI AND CBI AS SHOWN

NOTE :- THIS DRAWING SUPERCEDES DRG. No. T.P. 2956

NOTE :- SITE FOR COMMUNITY HALL MEASURING 1707.24 SQ.M. HAS BEEN APPROVED BY THE STANDING COMMITTEE VIDE RESOLUTION NO. 2346 DT. 23-6-88 SUBJECT TO THE FOLLOWING CONDITIONS.
(i) BUILDING SHALL BE DESIGNED AS PER THE DEVELOPMENT CONTROL NORMS FOR COMMUNITY HALL AS PER MPD-2001.

AREA CHART

PARTICULARS	AS PER APPROVED LAY OUT PLAN	AS PER REVISED LAY OUT PLAN
GROUND COVERAGE	19.45 %	22.68 %
F.A.R.	83.27	101.81
DENSITY	141 P.P.A.	141.21 P.P.A.

APPROVED LAY OUT PLAN OF CBI'S HQ. VIDE PLANNING BRANCH RESOLUTION NO. 1330 DATED 19-8-88 SUBJECT TO THE FOLLOWING CONDITIONS.

1. THE BUILDING PLANS OF THE PROPOSED DEVELOPMENT SHALL BE SUBMITTED TO DELHI DEVELOPMENT AUTHORITY FOR APPROVAL AND SHALL BE GOT APPROVED BY THE DDA BEFORE TAKING UP CONSTRUCTION.
2. THE CONDITIONS IMPOSED EARLIER BY THE STANDING COMMITTEE VIDE RESOLUTION NO. 944 DATED 9-8-84 SHALL BE ADHERED TO.

SENIOR ARCHITECT WORKS
NIRMAN BHAWAN NEW DELHI

Job No. | DRG. No. T.P. 2959/6

SCALE 1:2000

CENTRAL GOVT. COMPLEX
LODI ROAD, NEW DELHI
COMPOSITE LAY-OUT PLAN

ASSTT. AD | ASSTT. ARCH | DEPUTY ARCH | SR. ARCHITECT | ADG

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