

DDA

AREA STATEMENT:
DEVELOPMENT CONTROL NORMS AS PER MPD-2021

TOTAL PLOT AREA (As/LOP)	:5000.00 SQ.M
TOTAL PLOT AREA (As/T.S.S)	:4950.00 SQ.M
PERMISSIBLE FAR @ 100	:4950.00 SQ.M
PERMISSIBLE GR.COV.@ 50 %	:2475.00 SQ.M
HEIGHT	: N.R*(subject to AAI & CFO clearance)
PARKING	:@ 2 ECS/100 SQ.M OF FLOOR AREA
SETBACK	:FRONT-9M, SIDES-6M,6M, REAR-6M

•The maximum Ground Coverage shall be inclusive of Atrium.

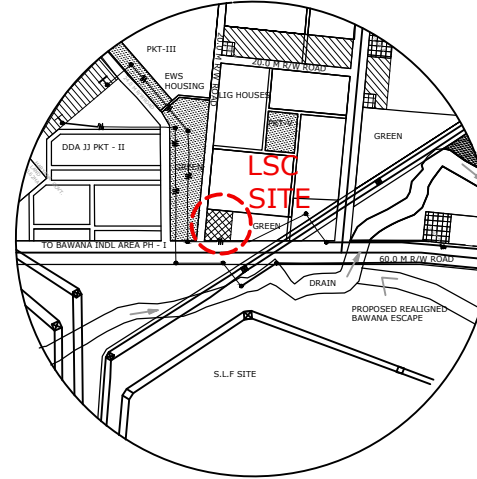
OTHER DEVELOPMENT CONTROLS FOR PLOT

- Provision of Basement : As per MPD -2021
- Activities Permitted : As per MPD -2021
- Provision of Facilities : As per MPD-2021
- As per MPD-2021 Table 5.3 Planning Norms- the number of informal shops/units 3-4 units per 10 formal shops to be provided/constructed as part of the comprehensive scheme with easy accessibility, to cater the daily needs including shop for availability of milk, fruits & vegetable. These shops should be developed by the auction purchaser within six months of acquiring the plot.
- The auction purchaser shall propose the scheme compatible for the differently abled and confirm to building bye laws and notification issued by MOUD regarding barrier free environment/movement including accessible toilets
- The auction purchaser shall take necessary approvals from all statutory bodies.
- Rest of the controls shall be followed as per per MPD -2021,UBBL-2016.

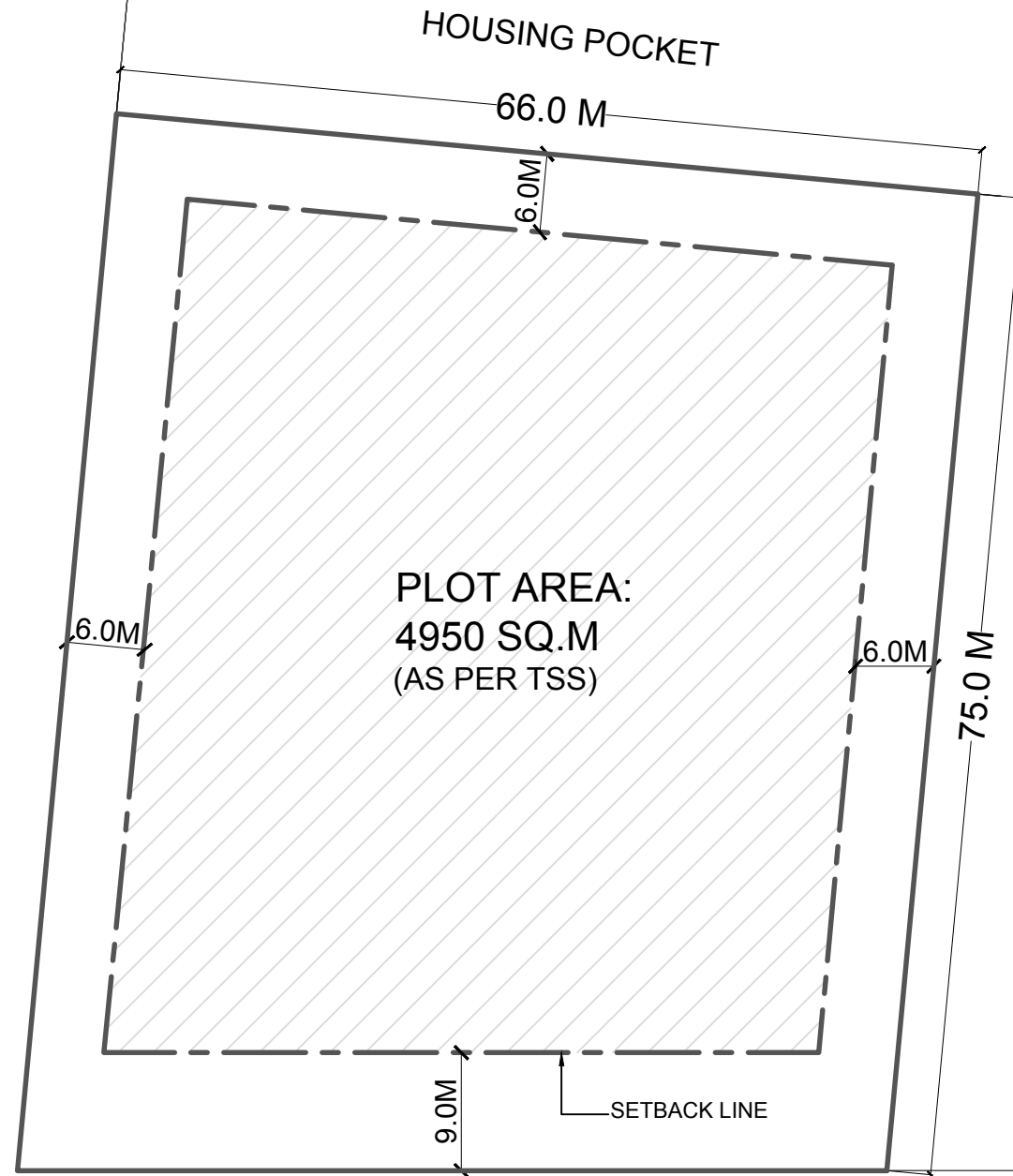
NOTES:

- A. The concerned Engineering Wing shall take:
1. Necessary action for confirmation from Legal Wing and from QRT-Wing to ensure that the plot is free from litigation, encroachment, encumbrances prior to auction of plot.
 2. Necessary action for Site demarcation/Feasibility check, area/dimension confirmation and shifting of the existing services and n/a regarding existing trees, if any, prior to auction of the plot.
- B. To Commercial Lands Branch for auction of plot as per policy vide Development control after above n/a has been taken by concerned Engg.Wing & Planning Wing.
- C. Discrepancy if any may be informed to office of SA(NZ)

The scheme has been approved in 368th Screening Committee Meeting held on 22-04-2019 vide Item no. 30:2019 .
 As per MPD-2021 the activities permitted in LSC are Retail Shopping, Stockists and dealers of medicines & drugs, Commercial offices, Clinical Laboratory, Clinic & Polyclinic, Repair/Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres/Training Institutes, Restaurant



KEY PLAN



PLOT AREA:
4950 SQ.M
(AS PER TSS)

SETBACK LINE

20 M. RW ROAD AS/LOP

60 M. R/W ROAD AS/LOP

GREEN

GREEN



PROJECT TITLE :
LOCAL SHOPPING CENTRE,
AT POCKET V, SECTOR G7-G8, NARELA.

DRG. TITLE SITE PLAN		DRG. NO.	
SCALE : N.T.S	DATE : MAY 2019	SCHEME NO.	DRG. NO.
ARCH. ASST	ASST. DIR. (ARCH)	DY.DIR. (ARCH)	
SR ARCHITECT	ADDL. CH. ARCHITECT	CHIEF ARCHITECT	



HOUSING & URBAN PROJECT
WING, NORTH AND NARELA ZONE,
VIKAS MINAR, NEW DELHI-110002