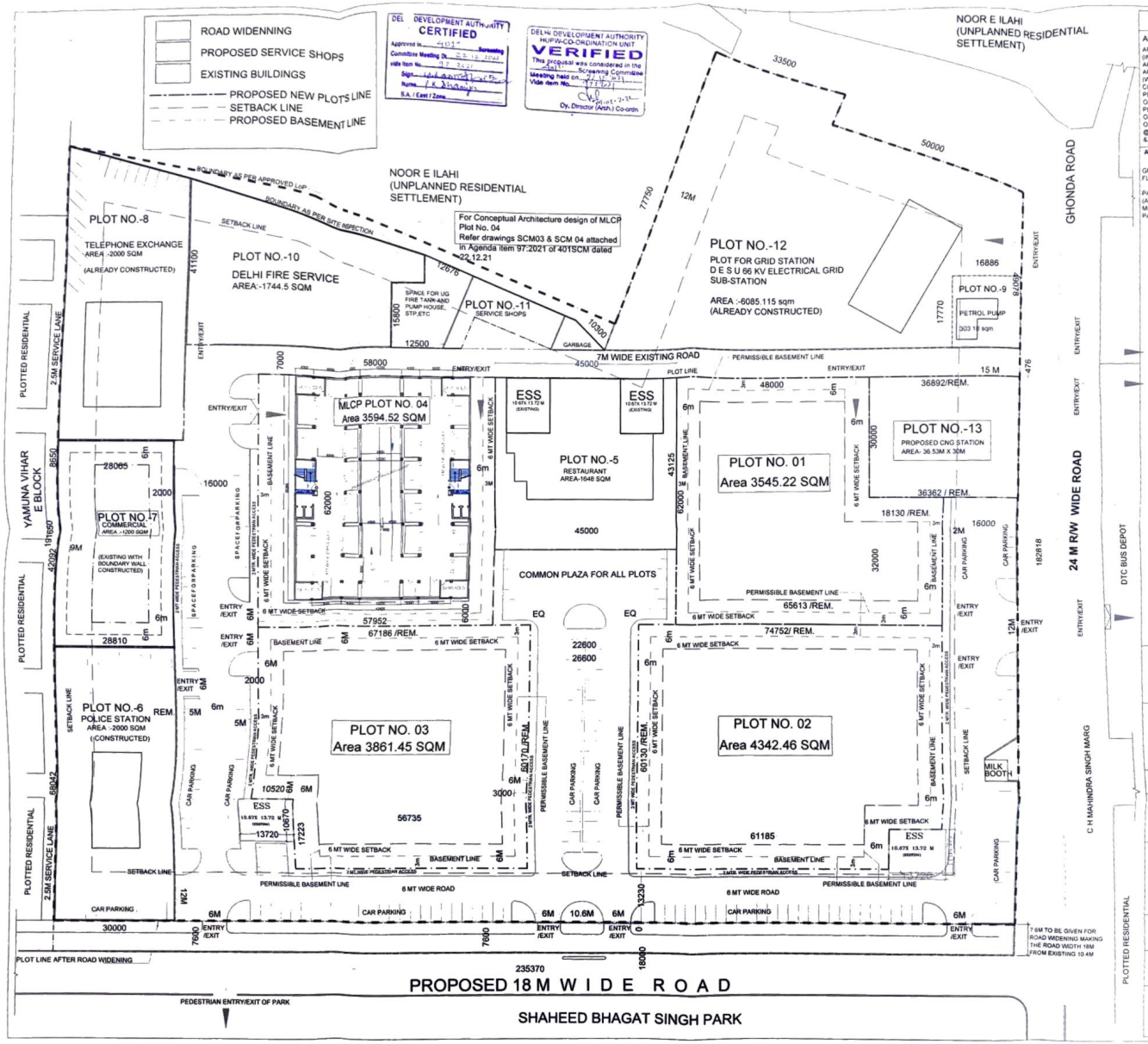

D.D.A.

AREA STATEMENT

AREA OF COMMUNITY CENTRE (INCLUSIVE OF DESU SWITCHYARD AND ROAD WIDENING	44329.47 SQ M
AREA UNDER DESU SWITCHYARD	9365.115 SQ M
AREA UNDER ROAD WIDENING (WITH REFERENCE TO DEMARCATION PLAN CONSULTATION DRG. NO. W/402, R-3 DT. 22.12.1993)	1788.812 SQ M
PERMISSIBLE GR. COVERAGE ON OVERALL SCHEME @ 50%	22164.735 SQ M
PERMISSIBLE F.A.R ON OVERALL SCHEME @ 125	55411.84 SQ M
OVERALL REQUIRED PARKING @3.0 E.C.S/1000SQM FOR COMM 42ECS/100SQM FOR OFFICE	1603 E.C.S

AREA OF COMMUNITY CENTRE : 44329.47 SQ.M.

	PERMISSIBLE	ACHIEVED
GROUND COVERAGE @ 50% =	22164.735 SQ M	11987.06 SQM
FLOOR AREA RATIO@125 =	55411.84 sq m	55411.84 SQM
PARKING REQUIRED @ 3.0 ECS	1603	1603ECS

(ACHIEVED SURFACE PARKING = 339ECS
MLCP PARKING = 466ECS
PARKING IN BASEMENT = 783ECS)

4.2 OPTION I : Commercial FAR for Plot No. 4 as per new amendments in the MLCP norms and distributing the remaining FAR on Plots 1,2,3,5 and 7.(Ref. Drawing SCM 01 attached)

AREA CHART (FAR & GR. COVERAGE) OF PROPOSED AND EXISTING AUCTIONED/ALLOTTED PLOTS

STATUS OF PLOTS	PLOT NO. AND PLOT USE	PLOT AREA (IN SQM)	MAX. PERMISSIBLE SPACE D COVE. IN SQM	MAX. PERMISSIBLE F.A.R. IN SQM.	PARKING REQ	PARKING NO. REQ. WITHIN THE PLOT	PARKING LOADED IN COMMON SURFACE & MLCP
PROPOSED PLOTS	PLOT NO. 1 COMMERCIAL	3545.22	1800	12000.00	360	200	160
	PLOT NO. 2 COMMERCIAL	4342.46	2500	13500.00	405	242	163
	PLOT NO. 3 COMMERCIAL	3861.45	1900	13010.00	391	236	155
	PLOT NO. 4 COMMERCIAL & MLCP (3206.71 COMM. FAR AS/ MLCP NORMS)	3594.52	(1800%) 2372.38	3206.71	(101+303 =404) 101	101	0
EXISTING AUCTIONED D/PLOT	Plot No. 5 RESTAURANT(EXISTING FAR 1600 +ADDITIONAL FAR 736 SQM)	1648.00	500.50	1000+736 =1736	53	0	53
EXISTING ALLOTTED PLOT	Plot No. 6 POLICE STATION (PARKING@2ECS/100SQM)	2000.00	500.00	2000.00	40	40	0
PROPOSED PLOT	Plot No. 7 COMMERCIAL	1433.33	500	4913.29	147	75	72
EXISTING ALLOTTED CONSTRUCTED PLOT	Plot No. 8 TELEPHONE EXCHANGE (PARKING@2ECS/100SQM)	2000.00	400.00	1600.00	32	32	0
	Plot No. 9 PETROL PUMP	303.18	40.00	40.00	2	0	2
	Plot No. 10 DELHI FIRE SERVICE (FIRE POST) (PARKING@2ECS/100SQM)	1744.50	650.00	2250.00	45	30	15
PROPOSED	Plot No. 11 UGB PUMP ROOM AND SERVICE SHOPS (As per Approved LoP)	1045.16	220	228.84	7	0	7
EXISTING ALLOTTED CONSTRUCTED PLOT	PLOT NO.12 ELECTRICAL GRID STATION (PARKING@2ECS/100SQM)	6085.12	300.00	300.00	6	6	0
PROPOSED PLOT	PLOT NO.13 CNG FILLING STATION	1095.3	219.18	438	13	0	13
EXISTING ALLOTTED CONSTRUCTED PLOT	MILK BOOTH	25.00	25.00	25.00	1	2	1
	Total	33723.84	11987.06	55411.84	1603	961	642

4.2.1 Proposed Car Parking detail:

PROVISION OF CAR PARKING	Surface car parking	339 ECS
	Car parking in MLCP plot no 4	466 ECS
	Car parking within the plots	961 ECS
	Total ECS Provided	1607 ECS
	Against req.	1603 ECS

SCM NOTE:
The agenda was put up in 401SCM dated 22.12.2021 vide item No. 97:2021. The proposal was presented by the SA(EZ). After detailed deliberations the Option-1 as per the proposal was **Approved.**

PROJECT TITLE :
Redesign/Modification of approved layout plan of Community Center at C-Block Yamuna Vihar to accommodate new Commercial plots, CNG Filling Station, Multi Level Car Parking plots.

SCM APPROVED DRAWING ISSUED FOR AUTHENTICATION — DATE : 07 FEB 2021

SHEET TITLE : Proposed Modified Layout Plan — DRG. NO. SCM 01

SCALE : NTS

OPTION I : Commercial FAR for Plot No. 4 as per new amendments in the MLCP norms and distributing the remaining FAR on Plots 1,2,3,5 and 7.

N

ARCHASSTT	ASSTT DIRECTOR (ARCHITECTURE)	DY DIRECTOR (ARCHITECTURE)
SENIOR ARCHITECT	ADDL. CHIEF ARCHITECT	CHIEF ARCHITECT

OFFICE OF SR. ARCHITECT -EZ 8TH FLOOR
HOUSING & URBAN PROJECTS WING
VIKAS MINAR, NEW DELHI-110002