

# DELHI DEVELOPMENT AUTHORITY

## AREA STATEMENT/CONTROLS/NORMS:

Total Area of District Centre	= 1,29,536 sq.m
Permissible FAR @150 as per MPD 2021	= 1,94,304 sq.m.
Permissible Ground Coverage @50% as per MPD 2021	= 64,768 sq.m.
Total Covd. Area (FAR component) already allocated till date (As per Table no. 1)	= 40,122 sq.m.
Balance FAR available	= 1,54,182 sq.m.
Ground Coverage already allocated (As per Table no. 1)	= 6,441 sq.m.
Balance Gr.Coverage available	= 58,327 sq.m.
Proposed Total Covd. area (FAR component)	= 1,53,500 sq.m.
Proposed Ground Coverage including Atrium	= 50,525 sq.m.
Parking ECS	= As per MPD

## DETAIL OF PROPOSED PLOTS

EARLIER PLOT NO.	NOW PLOT NO.	PLOT AREA (SQ.M)	PROPOSED GROUND COVERAGE INCLUDING ATRIUM (SQ.M)	USE PREMISE	PROPOSED COVERED AREA (FAR COMPONENT) (SQ.M)
A	A1	7183	5746	COMMERCIAL	17762
	A2	6890	5200	COMMERCIAL	16044
B	B1	6500	5200	COMMERCIAL	18156
	B2	7356	6885	COMMERCIAL	18900
C	C	7642	6613	COMMERCIAL	18350
E	E1	7442	5953	COMMERCIAL	18350
	E2	7441	5953	COMMERCIAL	11850
F	F	4795	3838	COMMERCIAL	11850
G,H & I	G	4795	3838	COMMERCIAL	5200
K & M	K	3448	2491	COMMERCIAL	50,525
TOTAL			50,525		1,53,500

• Other norms shall be applicable as per UBBL 2016 & MPD -2021

TABLE NO. 1

EXISTING PLOTS NO.	STATUS	PLOT AREAS (SQ.M)	GROUND COVERAGE ALLOCATED (sq.m)	TOTAL COVD. AREA ALLOCATED (sq.m)
"D"	Existing Hotel	1,31,58.70	4968.89 + 181.14 (atrium)	35422.84
"J"	Police post (Under construction)	1447	354.82	1448.76
"L1"	Built Fuel station (Petrol)	1080	216	432
"L2"	Built Fuel station (Petrol)	993.06	198	396
"N"	Built UGT & Pump House	984.63	244.04	993.94
"O"	Built Service Plot	984.63	243.37	995.53
"P"	Built Fuel station (CNG)	1080	216	432
TOTAL		1,97,28.02	6441.12	40121.07

### NOTES:

- ALL DIMENSIONS ARE IN METERS.
- THE DRAWING IS TO BE READ NOT MEASURED
- ANY DISCREPANCY FOUND IN DRAWING, MAY KINDLY BE BROUGHT TO THE NOTICE OF THE OFFICE BEFORE EXECUTION AT SITE
- NO BOUNDARY WALL SHALL BE PERMITTED AROUND THE OVERALL PASCHIM VIHAR DC SITE POST-DISPOSAL OF PLOTS.
- ACTIVE FRONTAGE SHALL BE PROVIDED AS SHOWN IN THE DRAWING.
- HORTICULTURE DEPARTMENT TO TRANSPARENT ANY EXISTING TREES WITHIN THE SITE AND PLANT ALL PROPOSED TREES AS PER DRAWING (ALL PROPOSED TREES ARE SHADE-GIVING DECIDUOUS TREES).
- ALL THE INTERNAL ROADS PROPOSED WITHIN THE SITE SHALL BE PROVIDED FOR FIRE TENDER MOVEMENT ALSO.
- ARCHITECTURAL CONTROLS OF THE LAYOUT PLAN TO BE PART OF LEASE CONDITIONS.
- ALL ACTIVITIES UNDER DISTRICT CENTRE AS PER TABLE 5.1 OF MPD-2021 SHALL BE PERMITTED WITHIN THE COMMERCIAL PLOTS, WITH THE EXCEPTION OF PETROL PUMPING STATION REPAIR SERVICES.
- PARKING PROVIDED WITHIN THE COMMERCIAL PLOTS MAY ALSO BE USED AS A PUBLIC PARKING FACILITY.

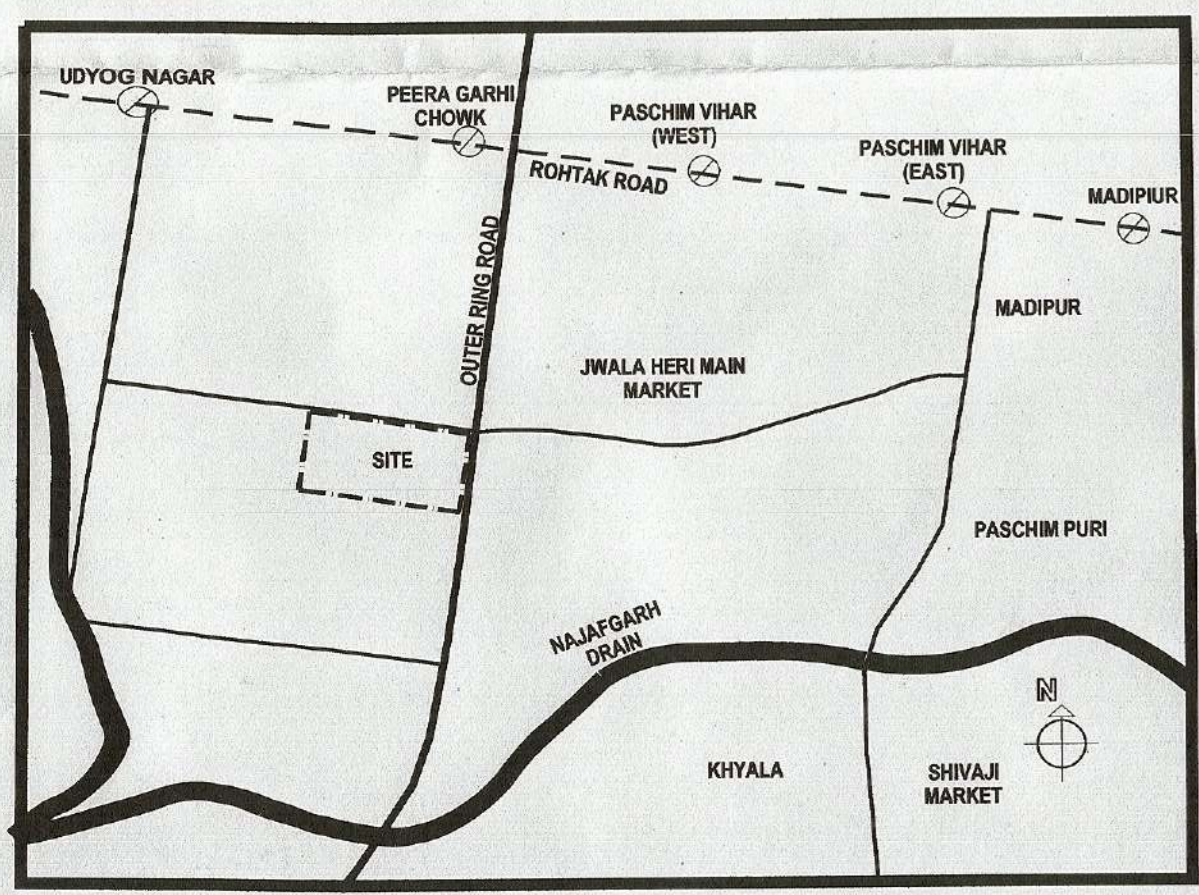
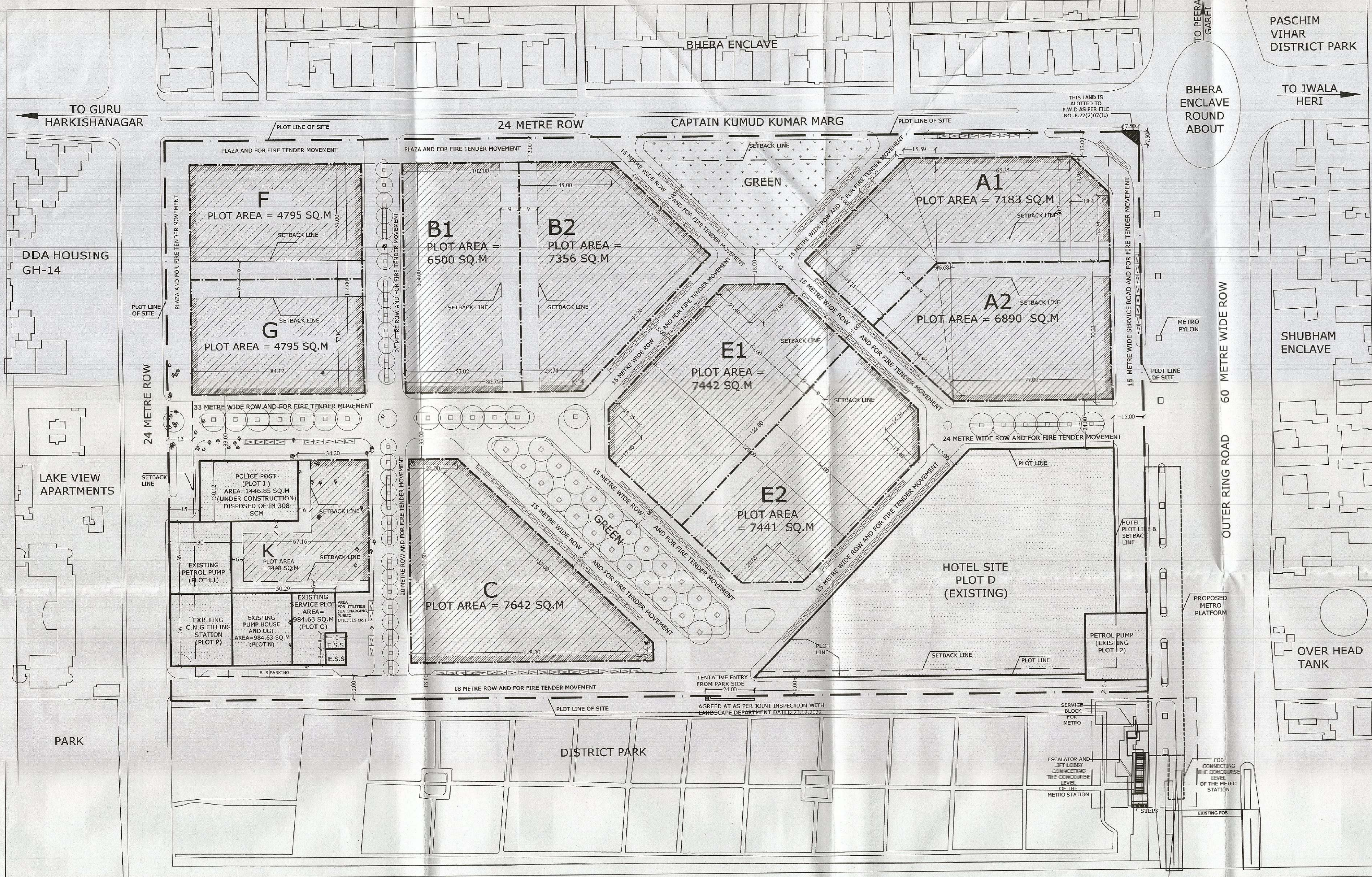
TITLE - **DISTRICT CENTRE PASCHIM VIHAR**

SCALE : N.T.S. SCH. NO. \_\_\_\_\_  
 DATE : FEB 2023 DWG. NO. \_\_\_\_\_

## DRAWING TITLE - LAYOUT PLAN

Arch. Asst. \_\_\_\_\_  
 Dy. Director (Arch). \_\_\_\_\_  
 Sr. Architect \_\_\_\_\_

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



LEGEND-

	EXISTING PLOT BOUNDARY		EXISTING PLOT HATCH
	PLOT BOUNDARIES OF NEW PLOTS		EXISTING TREES
	ACTIVE FRONTAGE		PROPOSED TREES WITH TREE GUARD
	ENVELOPE AREA		PROPOSED PARALLEL PARKING

NOTE:  
 THE PROPOSAL WAS PRESENTED BY Sr.Architect (Dwk & WZ). AFTER DETAILED DELIBERATIONS THE PROPOSAL AS REFLECTED IN THE AGENDA WAS APPROVED IN THE 409th SCREENING COMMITTEE MEETING HELD ON 23.01.2023 VIDE ITEM NO. 10:2023 WITH THE OBSERVATION THAT PARKING TO BE PROVIDED AS PER MPD-2021 NORMS.

DELHI DEVELOPMENT AUTHORITY  
 HUPW-CO-ORDINATION UNIT  
**VERIFIED**  
 This proposal was considered in the 409th Screening Committee Meeting held on 23.01.2023 vide item No. 10:2023  
 Dy. Director (Arch), Co-ord.

DELHI DEVELOPMENT AUTHORITY  
 CERTIFIED  
 Approved with Observation \_\_\_\_\_ No. \_\_\_\_\_  
 in The 409th SCM Dated 23.01.2023  
 Vide Item No. 10:2023  
 Sign: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Sr. ARCHITECT (DWARKA & WEST ZONE)

TENTATIVE LOCATION OF METRO STATION AS PER DRAWINGS PROVIDED BY DMRC VIDE EMAIL DATED 13.09.2022