AREA OF THE SCHEME : 11.92 HAC.

S.NO	PLOT NO	DETAIL OF PLOTS / SHOPS	SIZE IN MT.	NO OF PLOT	AREA IN SQ. MT.	TOTAL AREA IN SQ. MT.
1	1 TO 4	GAS GODOWN	26.0X20.0	4	520.0	2080.00
2	5	TOILET	13.50X5.0	1	67.50	67.50
3	6	ESS	13.50X18.0	1	243.0	243.00
4	7	AUTOMOBILE SERVICE / REPAIR	SDP SIZE	1	1080.0	1080.00
5	8	-DO-	SDP SIZE	1	1220.0	1220.00
6	9	-DO-	SDP SIZE	1	1200.0	1200.00
7	15	-DO-	SDP SIZE	1	1980.0	1980.00
8	11	-DO-	SDP SIZE	1	1690.0	1690.00
9	12 TO 22.	-DO-	16.0X28.26	11	452.16	4973.76
10	23	SPARE PARTS SHOP	5.0X3.97	11	19.09	210.00
11	24 TO 34	AUTOMOBILE SERVICE / REPAIR	16.0X28.26	11	452.16	4973.76
12	35 TO 34	SERVICE REPAIR / PACKAGING	15.0X20.0	2.	300.00	600.00
13	37	CGC NO-4	SDP SIZE	1	709.00	709.00
14	38	INFORMAL SHOPS	5.0X6.0	8	30.0	240.00
15	39-46	SERVICE REPAIR / PACKAGING	10X20.0	8	200.0	1600.00
16	47	INFORMAL SHOPS	6.0X6.0	6	36.0	216.00
17	48-53	SERVICE REPAIR / PACKAGING	6.0X16.0	6	96.0	576.00
18	54-63	- DO-	6.0X14.0	10	84.0	840.00
19	64-67	- DO-	9.0X14.0	4	126.0	504.00
20	68	DHALAO / TOILET	SDP SIZE	1	400.0	400.00
21	~~69~~	~~PARKING / INFORMAL SHOPS~~ DELETED	~~SDP SIZE~~	~~1~~	~~857.0~~	~~857.00~~
22	~~70~~	ESS ~~DELETED~~ & MODIFIED AS (70 TO 76)	~~SDP SIZE~~	~~1~~	~~244.0~~	~~244.00~~ 850.00
23	~~71~~	CGC NO-5 ~~DELETED~~ MODIFIED AS (78 TO 76)	SDP SIZE	1	~~1000.0~~	~~1000.00~~ 1000.00
24	~~72-75~~	~~SERVICE REPAIR / PACKAGING~~ TOILET AT PLOT NO-71	~~SDP SIZE~~ 200	~~4~~ 1	~~800.0~~ 100.0	~~800.00~~ 100.00
25	~~76~~	~~INFORMAL SHOPS~~ DELETED	~~9.0X6.0~~	~~1~~	~~54.0~~	~~54.00~~
26	~~77~~	~~PARKING / GREEN / INFORMAL SHOPS~~	~~SDP SIZE~~	~~1~~	~~736.0~~	~~736.00~~
27	~~78~~	~~PARKING / GREEN~~	~~SDP SIZE~~	~~1~~	~~561.55~~	~~561.55~~
28	~~79-81~~ 79-81	~~GAS GODOWN~~ GAS GODOWN ON PLOT NO-79 DELETED	~~26.0X20.0~~	~~3~~ 2	~~520.00~~	~~1560.00~~ 1040.00
29	82, 127	SERVICE REPAIR / PACKAGING	6.95X14.0	2	88.62	177.24
30	83-126	- DO-	7.0X14.0	44	98.0	4312.00
31	128-145	- DO-	7.0X14.0	18	98.0	1764.00
32	146	INFORMAL SHOPS	5.0X5.0	8	15.0	120.00
33	147-168	SERVICE REPAIR / PACKAGING	10.0X20.0	12	200.0	2400.00
34	169	TOILET / DHALAO	5.95X5.94.0	1	181.22	181.22
35	166-170	SERVICE REPAIR / PACKAGING	7.0X17.0	11	119.0	1309.00
36	171-188	- DO-	15.0X17.0	18	255.0	3060.00
37	189-199	- DO-	7.0X17.0	11	119.0	1309.00
38	200	PARKING / GREEN / INFORMAL SHOP	10.0X9.0	1	360.0	360.00
39	201-211	SERVICE / REPAIR / PACKAGING	10.0X18.0	11	180.0	1980.00
40	212	E.S.S	13.50X18.0	1	243.0	243.00
41	213	PARKING / GREEN / INFORMAL SHOP	10.0 X 36.0	1	360.0	360.00
42	214	OCF / NIGHT SHELTER / DHARAMSHALA	SDP SIZE	1	697.0	697.00
43	215-225	SERVICE / REPAIR / PACKAGING	10.0X18.0	11	180.0	1980.00
44	226	C.N.G. PUMP	36.0X30.0	1	1080.0	1080.00
45	227	PETROL PUMP	36.0X30.0	1	1080.0	1080.00
46	228-232	SHOW ROOM / SHOPS	18.0X30.0	5	540.0	2700.00
47	233	FIRE STATION MODIFIED	SDP SIZE.	1	10,600.0	10,600.00
48	234	U.G.R. & PUMP HOUSE	13.0X32.0	1	416.00	416.00
						60434.85 SQ.M
						6.0434 HAC.

AREA OF THE SCHEME : 60300.83 SQ.MT. : 119200.00 SQ.M

AREA UNDER SHOPS / FACILITIES / UTILITIES : ~~60434.85~~ 6706.83 SQ.MT.

AREA UNDER CIRCULATION (ROADS 18.0M, 12.0M, 9.0M) : ~~30434.85~~ 40346.38 SQ.MT.

AREA UNDER ENCROACHMENT : 8179.00 SQ.MT.

AREA UNDER PARKING : 2039.94 SQ.MT. 2316.85

AREA UNDER GREEN : ~~3332.85~~ 3332.85 SQ.MT.

AREA UNDER PARKING & OTHERS OPERATIONAL REQUIREMENT BY MRTS : 6700.00 SQ.MT.

TOTAL AREA : 119200.00 SQ.MT.

BUILDING CONTROLS

SHOW ROOM / SHOPS
(eg. AUTOMOBILES, FURNITURE / HOUSE HOLD FURNISHING, ELECTRONICS / ELECTRICAL ITEMS, BANKS etc.)

GROUND COVERAGE : 30 %
F.A.R. : 100
MAX. HEIGHT : 15 MT.
(OTHER CONTROLS AS PER MPD-2001, EXCEPT FRONT SET BACK)

SERVICE / REPAIR / PACKAGING
(eg. SWEET, BAKERY, ICE CUBES, DRY CLEANING, HARDWARE & HOUSE FURNISHING, PHOTO PROCESSING & PRINTING, AUTOMOBILE REPAIR etc.)

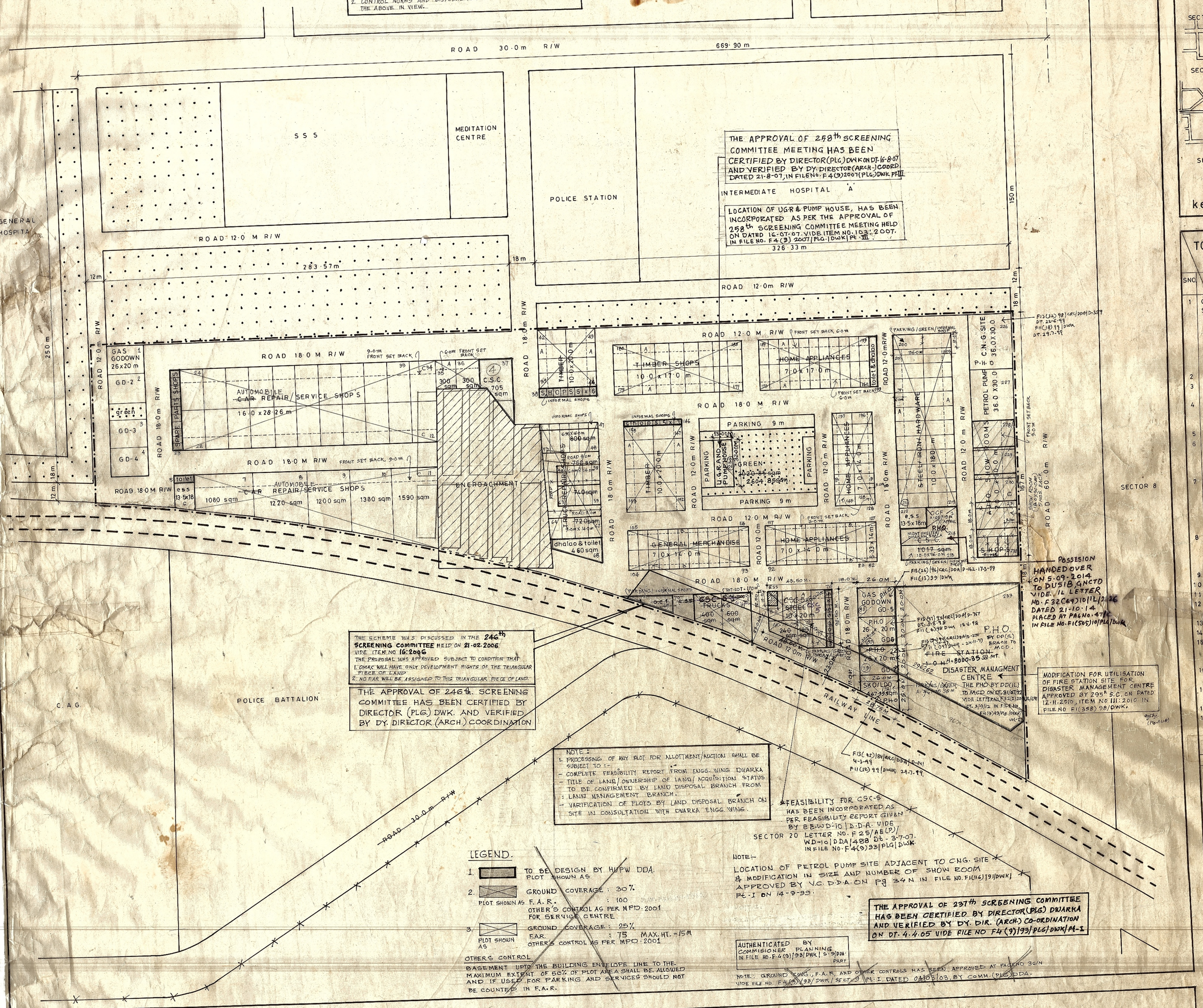
GROUND COVERAGE : 25 %
F.A.R. : 75
MAX. HEIGHT : 15MT.
(OTHER CONTROLS AS PER MPD-2001 EXCEPT FRONT SET BACK)

FRONT SET BACKS
A : 6.0 M
B : 3.0 M
C : 9.0 M
OTHER'S SET BACKS (eg REAR, SIDE I, SIDE II) AS PER MPD-2001

SHOPS TO BE DESIGNED BY HUPW DDA AS SHOWN

THE MODIFICATION AND CORRECTIONS IN THE AREA CHART HAS BEEN APPROVED BY THE COMM. (PLG) DR. 15-11-06 IN FILE NO. F.4(9)93/PLG./DWK/PE-II ON PAGE 6/N.

THE SCHEME WAS DISCUSSED IN THE 257th SCREENING COMMITTEE MEETING HELD ON 19.1.05 VIDE ITEM NO 01/2005 THE PROPOSAL WAS APPROVED SUBJECT TO :-
1. OPEN SPACE IN FRONT OF SERVICE / AUTO SERVICE SHOPS TO BE KEPT OPEN WITHOUT BOUNDARY WALL.
2. CONTROL NORMS AND DISPOSAL TERMS TO BE WORKED OUT KEEPING THE ABOVE IN VIEW.



THE APPROVAL OF 258th SCREENING COMMITTEE MEETING HAS BEEN CERTIFIED BY DIRECTOR (PLG) DWK ON DT-16-8-07 AND VERIFIED BY DY. DIRECTOR (ARCH.) COORD. DATED 21-8-07, IN FILE NO. F.4(9)2001/PLG/DWK/PE-III.

LOCATION OF UGR & PUMP HOUSE, HAS BEEN INCORPORATED AS PER THE APPROVAL OF 258th SCREENING COMMITTEE MEETING HELD ON DATED 16-07-07 VIDE ITEM NO. 153/2007. IN FILE NO. F.4(9) 2007/PLG/DWK/PE-III.

THE SCHEME WAS DISCUSSED IN THE 246th SCREENING COMMITTEE MEETING ON 21-02-2006 VIDE ITEM NO 16/2006 THE PROPOSAL WAS APPROVED SUBJECT TO CONDITION THAT
1. DWARKA WILL HAVE ONLY DEVELOPMENT RIGHTS OF THE TRIANGULAR PIECE OF LAND
2. NO FAR WILL BE ASSIGNED TO THE TRIANGULAR PIECE OF LAND.

THE APPROVAL OF 246th SCREENING COMMITTEE HAS BEEN CERTIFIED BY DIRECTOR (PLG) DWK. AND VERIFIED BY DY. DIRECTOR (ARCH.) COORDINATION

NOTE :
1. PROCESSING OF ANY PLOT FOR ALLOTTMENT / AUCTION SHALL BE SUBJECT TO :-
- COMPLETE FEASIBILITY REPORT FROM ENGG. WING DWARKA
- TITLE OF LAND / OWNERSHIP OF LAND / ACQUISITION STATUS TO BE CONFIRMED BY LAND DISPOSAL BRANCH FROM
2. LAND MANAGEMENT BRANCH
- VARIFICATION OF PLOTS BY LAND DISPOSAL BRANCH ON SITE IN CONSULTATION WITH DWARKA ENGG. WING.

FEASIBILITY FOR CSC-9 HAS BEEN INCORPORATED AS PER FEASIBILITY REPORT GIVEN BY B.S.U.D-10 D.D.A. VIDE WD-10 DDA/488 DT. 3-7-07 IN FILE NO-F.4(9)93/PLG/DWK

NOTE :-
LOCATION OF PETROL PUMP SITE ADJACENT TO CNG. SITE & MODIFICATION IN SIZE AND NUMBER OF SHOW ROOM APPROVED BY V.C. DDA. ON PG 34 N IN FILE NO. F.4(16)/91/DWK/PE-I ON 14-9-93

THE APPROVAL OF 237th SCREENING COMMITTEE HAS BEEN CERTIFIED BY DIRECTOR (PLG) DWARKA AND VERIFIED BY DY. DIR. (ARCH) CO-ORDINATION ON DT. 4.4.05 VIDE FILE NO F.4(9)93/PLG/DWK/PE-I

AUTHENTICATED BY COMMISSIONER PLANNING IN FILE NO. F.4(9)93/DWK/S.P. PART

NOTE : GROUND COVG., F.A.R. AND OTHER CONTROLS HAS BEEN APPROVED AT PAGE 30/N VIDE FILE NO. F.4(9)93/DWK/SET-3 PE-I DATED 04/05/03 BY COMM. (PLG) DDA.

LEGEND.
1. TO BE DESIGN BY HUPW DDA PLOT SHOWN AS
2. GROUND COVERAGE : 30 %
PLOT SHOWN AS F.A.R. : 100
OTHER'S CONTROL AS PER MPD 2001 FOR SERVICE CENTRE.
3. GROUND COVERAGE : 25 %
PLOT SHOWN AS F.A.R. : 75 MAX. HT. - 15M
OTHER'S CONTROL AS PER MPD : 2001

OTHER'S CONTROL
BASEMENT UPTO THE BUILDING ENVELOPE LINE TO THE MAXIMUM EXTENT OF 50% OF PLOT AREA SHALL BE ALLOWED AND IF USED FOR PARKING AND SERVICES SHOULD NOT BE COUNTED IN F.A.R.

DWARKA SUB-CITY (PAPANKALA)

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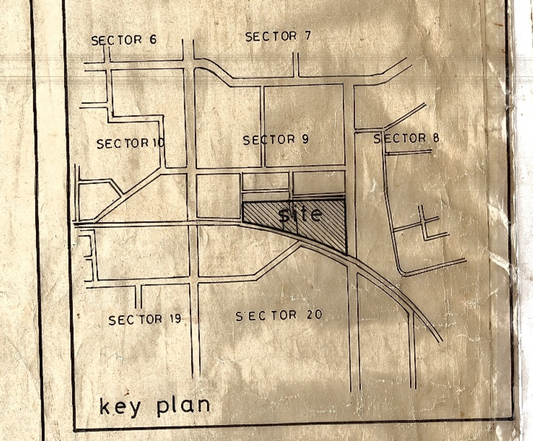

key plan

TOTAL AREA OF THE SCHEME 11.92 ha

SNO	DETAIL OF PLOTS / SHOPS	NOs	SIZE m	AREA sqm	TOTAL AREA sqm
1	CAR REPAIR SERVICE	22	16 x 28.26	452.16	9947.52
		2	15 x 20	300	600
		1	odd	1080	
		1	odd	1220	
		1	odd	1200	
		1	odd	1980	
		1	odd	1690	
2	SPARE PARTS	11	9.57 x 5.13	49.09	540
3	TIMBER	20	10 x 20	200	4000
		18	10 x 17	170	3060
4	HOME APPLIANCES	22	7 x 17	119	2618
		38	7 x 14	98	3724
		2	6.33 x 14	88.62	177.24
5	GENERAL merchd.	24	7 x 14	98	2352
6	GENERAL kiosk	8	5 x 6	30	240
		8	5 x 5	25	200
		8	5 x 3	15	120
		4	5 x 15	75	300
7	TRUCK REPAIR	1	odd	800	
		1	odd	760	
		1	odd	740	
		1	odd	720	
		1	odd	600	
		1	odd	400	
8	STEEL	5	10 x 20	200	1000
		24	10 x 18	180	4320
		1	odd	180	
		1	odd	240	
9	AUTO SHOWROOM	4	20 x 30	600	2400
10	GAS GODOWN	7	26 x 20	520	3640
11	SKO / LDO	1	odd	458	
		1	odd	705	
12	C.S.C.	1	odd	1017	
13	E.S.S.	3	13.5 x 18	243	729
14	O.C.F.	1	odd	257	
15	DHALAO & TOILET	1	5.33 x 34	181.22	
		1	odd	150	
		1	6 x 13.5	81	
16	PARKING	2	9 x 80.33	722.97	1445.94
		2	9 x 31	279	558
		1	odd	302.85	
17	GREEN	1	26 x 12	312	
		1	odd	10000	
18	FIRE STATION	1	30 x 36	1080	
19	P.H.O. PUMP HOUSE				26851.82
	road 18m r/w				12675.93
	road 12m r/w				8175
	encroachment	1	35 x 30	1080	
20	PETROL PUMP				1080
	TOTAL AREA				119200.00 sqm

NOTE :
1. THIS DRG. IS BASED ON THE APPROVED LAY OUT OF SECTOR-9
2. DETAIL OF ENCROACHMENT IS SUPPLIED BY E.E. WD-8 VIDE LETTER NO F.1(273) AE(P) WD.8/DDA/1312 dt 26.4.96
3. ALL THE DIMENSIONS / AREA TO BE VERIFIED AT SITE
4. LAYOUT PLAN OF SERVICE CENTRE APPROVED BY 86th S.C. COMMITTEE HELD ON 26/11/97. VIDE ITEM NO. F.4(9)DWK/9 - DDA/PI

SERVICE CENTRE sector - 9

LAY OUT PLAN (revised)

10 5 0 10 20 30 40 50 60 m

PLG. D MAN	K. J. SINGH PLG ASSTT.		DRG. NO. DWK/SER/CENT/9
S. AGGARWAL ASSTT. DIR.	ANIL BARAI IT DIRECTOR		JULY 98 DATE
			VIJAY RISBUD DIRECTOR (PLG)

DELHI DEVELOPMENT AUTHORITY