



दिल्ली विकास प्राधिकरण Delhi Development Authority नरेला परियोजना, योजना इकाई Narela Project Planning Unit 11वीं मंजिल, विकास मीनार, आई. पी. एस्टेट 11<sup>th</sup> Floor, Vikas Minar, I. P. Estate नई दिल्ली. ११०००२ / New Delhi -110002 फोन नंबर: ०११ - २३३७०३२६/ Phone: 011-23370326

A. LANDUSE DISTRIBUTION OF SECTOR A1-A4 at ZONAL LEVEL (As per Notified Zonal Plan of P-I)

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		(As per previous LOP) (in HA.)	(As per ZDP-2021) (in HA.)	Proposed(As per TSS)(in HA.)
1.	GROSS RESIDENTIAL	149 (46.56%)	167.6 (47.53%)	170.09 (49.47%)
2.	COMMERCIAL (CC)	11 (3.44%)	11.50 (3.26%)	11.9 (3.46%)
3.	PUBLIC & SEMI PUBLIC	10 (3.12%)	9.8 (2.78%)	10.8 (3.14%)
4.	UTILITY	2 (0.63%)	1 (0.29%)	1 (0.29%)
	RECREATIONAL	106 (33.13%)	123.5 (35.02%)	111.28 (32.37%)
6.	CIRCULATION	42 (13.12%)	39.2 (11.12%)	38.75 (11.27%)
TO	OTAL AREA	320.0	352.60	343.82

Area of the sector as per TSS = 343.82 Ha.,

Gross Residential Area as per TSS = 170.09 Ha.,

Area of the sector as per previous LOP (Approved in 2004) = 320.0 Ha.

## B. DISTRIBUTION OF GROSS RESIDENTIAL AREA (LAYOUT LEVEL)

Previous LOP (Approved in 2004)		Modified LOP as per TSS provided		
(in hact)	(%)	(in hact)	(%)	
82.00	55	102.40	60.20	
2.67	1.8	3.98	2.34	
26.33	17.7	31.3	18.40	
22.0	14.8	22.40	13.16	
16.0	10.7	10.01	5.89	
149.0	100	170.09	100	
	in 200 (in hact) 82.00 2.67 26.33 22.0 16.0	in 2004) (in hact) (%) 82.00 55 2.67 1.8 26.33 17.7 22.0 14.8 16.0 10.7	in 2004) pro (in hact) (%) (in hact)  82.00 55 102.40  2.67 1.8 3.98  26.33 17.7 31.3  22.0 14.8 22.40  16.0 10.7 10.01	in 2004)     provided       (in hact)     (%)     (in hact)     (%)       82.00     55     102.40     60.20       2.67     1.8     3.98     2.34       26.33     17.7     31.3     18.40       22.0     14.8     22.40     13.16       16.0     10.7     10.01     5.89

## C. DISTRIBUTION OF FACILITIES D. DISTRIBUTION OF COMMERCIAL AREA

1 Higher Sec School	(Nos) 10	(Hac) 8.0	COMMERCIAL AREA			
<ol> <li>Higher Sec. School</li> <li>Primary School/ Nursery School</li> <li>Other Community Facility</li> <li>DISPENSARY</li> <li>COMMUNITY HALL</li> <li>ESS</li> <li>THREEE WHEELER/</li> <li>STAND</li> </ol>		8.4 2.55 1.0 1.0 0.46 0.25	Convenient Shopping     Local Shopping	(Nos) 15 5	(Hac) 1.65 2.30	

NOTES:

1. The scheme was discussed in the 234th S.C. held on 4.10.04 vide item No. 159:2004 and was approved in principle subject to the following conditions:

(i)The Service Centre proposed on the junction of G T Karnal Road & 80 m R/W road shall be replaced by PSP use.

(ii)The item would also be brought before the T.C. for necessary adjustments in the zonal level land uses.

Ref. F.15 (190) 2003-NP (PG 17/ N)

2. The proposal of distribution of housing types in Sector A-1 to A-4 was approved in 282nd S.C. meeting held on 28/8/09 vide item no. 116:2009 in file no. F-15(190)/2003/NP

3. The modified LOP is prepared on the basis of Total Station Survey report supplied by Engineering Division vide letter No. F 12(2)EE/ND-4/DDA/Report/135 dated 24.01.2013 in file No. F.3(02)/2013-MP.

4. Demarcation /feasibility and provision of peripheral services by Engg. wing.

5. Confirmation of land ownership status by L.M. Branch.

6. The Areas shown in ( ) are as per Previous LOP (Approved in 2004) of Sector A1-A4.

7. All dimensions are in metre.

8. Any discrepancy in plan to be informed to Narela Project office, 11th Floor, Vikas Minar, New Delhi.

9. Proposed Sewage Pumping Station Sire (size - 40.0 m x 50.0 m) has been approved by Comm.(Plg) DDA vide file no. F-15 (190) 2003/NP at Page no. 52/N on dated 24/08/07.

10. EWS housing in three Pockets has been approved in 310th Screening Committee meeting vide item no. 177/2012 by HUPW.

11. Proposed IDTR plot of 40000.00 sq.m has been approved by VC DDA in File No. F.14(244)2014/NP on 04/08/2014 at Page 23/N. The scheme was discussed and approved in the 325th Screening Committee Meeting held on 07/10/2014 vide item no. 104:2014. The same was authenticated by HUPW in File No. F14(244)2014/NP on 02/12/2014.

12. The proposal of two 12m wide ingress and egress to the IDTR plot was considered and approved in 328th Screening Committee Meeting held on 24/02/2015 vide item no. 05:2015.

13. Location of 66 KV ESS was approved in the 349th Screening Committee Meeting held on 13/04/2017 vide item no. 40:2017.

14. An unacquired land of an area measuring 2220.48 sqm. is excluded from Group Housing pocket11 and same area (having width 7.35 m) is added from adjacent neighborhood green to maintained the total area with respect to FAR and Dwelling Units.

15. THE COLEME HAS REEN APPROVED IN THE ALL SCM HELP ON 21.04.2022

AND CHIP: ON 24.04.2023 VIDE TEM NO. 4 19: 2023

E-FILE NO.: PLG/NP/0001/2023/LOP/-O/O ADDL COMMISSIONER(PLG)-II COMPUTER NO.: 54250

## MODIFIED LAYOUT PLAN OF SECTOR A-1 TO A-4, NARELA SUB-CITY

DATE: 20/04/2023 DRAWING NO.:
NP/2023/02
NORTH:
PLG. ASST.: ASST. DIR. (PLG.): DY. DIR. (PLG.):

DIRECTOR:(PLG)

ADDL.COMMR.(PLG)



NARELA PROJECT (DDA PLANNING UNIT)