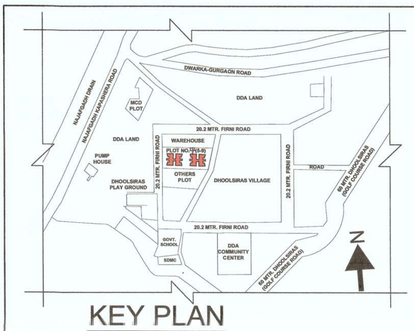
E-15
12/1/22

27/c



KEY PLAN

Sr. No.	Description	Development Norms as per MPD - 2021	As per MPD	As per proposal
1	Minimum area of plot (refer point no. 10 of clauses 8 under subheading 4.3.3 of MDP 2021)	In case of Redevelopment Area/ Rehabilitation area/ Village/ (Lal Dora/Firni)/ Extended Lal Dora, (the minimum size of plot for Group housing shall be 1670 sqm.)(2000sq.yds).	1670sqm. (2000sq.yds.	4594.87sqm. (5495.41)sq.yds.
2	Plot area as per ownership documents (gross plot area)	In case Redevelopment Areas/ Rehabilitation Area/ Special Area/ Villages/ (Lal Dora/Firni)/Extended Lal Dora , the minimum size of the plot Group Housing shall be 1670sqm.)(2000sq.yds.).	1670sqm. (2000sq.yds.)	4594.87sqm. (5495.41)sq.yds.
3	Area under road widening			No area for road widening
4	Net plot Area			4594.87sqm.
5	Maximum Ground Coverage	Maximum Ground Coverage: 33.3% (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed).	4594.87x33.3/100 = 1530.09 sqm.	1082.22 sqm. (23.55%)
6	F.A.R	Maximum FAR : 200	4594.87x200/100 = 9189.74 Sqm.	Total Area of DU's = 88[104.42 sqm. each) = 104.42x88 =9188.96 sqm.
7	Height	NR (Subject to clearance from AAI/Fire, Department and other statutory bodies.	55.0 mtr	39.89 mtr. Terrace level.
8	Parking	2.0 ECS/ 100 sqm built up area and 0.5 ECS/100sqm For EWS/Service Personal housing.	1. Main DU parking:- achieved FAR X 2 / 100) = 9188.96 X 2 / 100 =184 ECS 2. For EWS:- Total achieved Far for EWS Du's X 0.5 / 100 = 1386 X 0.5 / 100 = 7 ECS 3. 10 % for guest parking (184 + 7) = 191 x 10 / 100 = 19 ECS 4. Parking for CLUB = 400 x 3 / 100 = 12 ECS 5. Total ECS required = 184 +7+19+12 = 222 ECS	Total Area used for parking in both Basements i.e 1&2 (2368 Sq.m. + 1500 Sq.m.) = 3868 Sq.m. Stacked parking in basement 1 and 2 @ 16 Sqm on 3868 Sq.m. = 241 ECS Total Proposed parking = 241 ECS
9	Upper limit of density	The upper limit density be taken as 200 Du's/ha(900pph).	Area of the site in Hectare=0.46 =0.46X200 =92 DU/ha	Total no. of DU's proposed = 88 Total Area = 104.42sq.m. X 88 = 9188.96 sq.m.
10	Population Density	The upper limit density be taken as 200 Dus/ha(900pph).	Area of the Site in hectare = 0.46 0.46 X 900 = 414 PPH 900/200=4.5 for Each Du's	Total no. of Du's proposed = 88Du's = 88 x 4.5 = 396 pph
11	Community-Service Personnel/ EWS housing density	The density for slum & JJ clusters (in-situ up-gradation/ Rehabilitation/ Redevelopment of slums & JJ clusters, Resettlement Colonies) and EWS Public Housing Schemes be maximum 900 DUs/ha.	Area of the site in Hectare=0.46 =0.46X900= 414 DU's	Total no. of Du's proposed for EWS = 36 Du's (38.50 Sqm each) Total Area = 38.50 sq.m. X 36 = 1386 sq.m.
12	Abutting / Facing Row	In case of Redevelopment Areas/ Rehabilitation Areas/ Special Areas/ Village/ Lal Dora/ Firni)/ Extended Lal Dora, on roads having a minimum width of 7.5m ROW.	Min. R.O.W= 7.5 mtr.	19.8 mtr.
13	Area Community Facilities	Additional floor area minimum 400 sqm or at the rate of 0.6% of permissible FAR shall be allowed free from FAR to cater to community needs such as community/ recreational hall, creche, library, reading room, senior citizen recreational room,/ club and society office.	400 sq.m.	Club (12th Floor of towers B and tower c) = 400 sq.m.
14	Community-Service Personnel/ EWS	The developer shall ensure that minimum 15% of the proposed Far to be constructed for Community-service Personnel / EWS and lower category. Such flats should have a area between 25 to 40 sqm. This 15% of the proposed FAR for community services Personnel / EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs.	F.A.R achieved for main DU's = 9188.96 sqm. =9188.96X 15/100 = 1378.34 sq.m.	Total no's of DU's proposed for EWS = 36 Total Area= 38.50 sq.m.x36 = 1386 sq.m.
15	Stilts	If the building is constructed with stilt area of non - habitable height and is proposed to be used for parking, landscaping etc. the stilt floor needs to be included in FAR and shall be counted towards height.		No Stilt has been proposed
16	Basement	Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.		Basement is used for only parking & services. Total area of Basement 1 = 3070.80 sq.m. Area used for services in basement 1 = 702.8 Sq.m Area used for parking in basement 1 = 2368 Sq.m Area of basement 2 = 1500 Sq.m. (Totally used for parking) Total area used for parking in both basement (2368 Sq.m. + 1500 Sq.m) = 3868 Sq.m.
17	Permissibility of group housing in Lal Dora/ Firni)/ Extended Lal Dora	In case of Redevelopment Areas/ Rehabilitation Areas/ Special Areas/ Village/ Lal Dora/ Firni)/ Extended Lal Dora, The minimum size of plot for group housing shall be 1670 sqm. (2000 sq.yds.) on roads having a minimum width of 7.5m ROW subject to meeting parking requirements within the plot and NOC from the traffic police deptt. of GNCTD. Such plots shall be incorporated as group housing in the Development/Layout Plans of these areas to be prepared, subsequently, if such, plans area not already approved.	Minimum size of plot = 1670 sq.m.= 2000 Sq.yards. Minimum 7.5m ROW.	Area of Site= 4594.87 Sq.m. ROW= 19.8 mtr.
18	Relaxation	The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.		No Relaxation Considered.
19	Swimming pool	Point i.e. under clause 13.3.3: To incentivize development of sports facilities and swimming pool (upto maximum 100sqm) within the group housing areas shall not be counted towards ground coverage and FAR.		Area of open to sky pool Free From FAR = 100 sq.m. Changing room open to sky free from FAR but counted in Ground coverage = 6.0 SQ.M

F.A.R AREA CALCULATION (IN SQ. MTS.)

FLOORS	TOWER-A 3BHK GROUND+12FLOORS AREA OF UNIT	NO. OF UNITS	TOTAL AREA	TOWER-B 3BHK GROUND+11FLOORS+CLUB AREA OF UNIT	NO. OF UNITS	TOTAL AREA	TOWER-C EWS GROUND+11FLOORS+CLUB AREA OF UNIT	NO. OF UNITS	TOTAL AREA
GROUND FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
1ST FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
2nd FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
3rd FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
4th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
5th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
6th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
7th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
8th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
9th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
10th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
11th FLOOR	104.42	X 4	= 417.68	104.42	X 3	= 313.26	38.50	X 3	= NON F.A.R
12th FLOOR	104.42	X 4	= 417.68			400 SQ.M. CLUB AREA (NON F.A.R)			
TOTAL	5429.84			3759.12			0.00		
	9188.96								

CALCULATION OF DWELLING UNIT

FLOORS	TOWER-A 3BHK UNITS GROUND+12FLOORS NO. OF UNITS	FLOOR	TOTAL UNITS	TOWER-B 3BHK UNITS GROUND+11FLOORS+CLUB NO. OF UNITS	FLOOR	TOTAL UNITS	TOWER-C EWS GROUND+11FLOORS+CLUB NO. OF UNITS	FLOOR	TOTAL UNITS
GROUND FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
1ST FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
2nd FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
3rd FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
4th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
5th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
6th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
7th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
8th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
9th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
10th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
11th FLOOR	4	X 1	= 4	3	X 1	= 3	3	X 1	= 3
12th FLOOR	4	X 1	= 4			CLUB AREA			
TOTAL	52 UNITS			34 UNITS			36 EWS UNITS		
	88 UNITS								

EWS AREA CALCULATION

S.NO.	DISCRIPTION	AREA	UNIT
1	REQUIRED AREA FOR EWS @15%OF PROPOSED F.A.R AREA(15% OF 9188.96 sq.m.)	1378.34	SQ.M.
2	PROPOSED EWS AREA UNDER TOWER-C	1386	SQ.M.
	TOTAL PROPOSED EWS AREA	1386	SQ.M.
c)	TOTAL NO. OF PROPOSED EWS UNITS	36	Nos.
	AREA OF EACH UNIT	38.50	SQ.M.

ROAD AREA CALCULATION

S.NO.	SIZE			AREA		NO.s		TOTAL	UNITS
R1	10.00	X	7.66	76.60	X	1	=	76.60	sq. m.
R2	91.44	X	6.00	548.64	X	1	=	548.64	sq. m.
R3	Area taken from polyline			127.45	X	1	=	127.45	sq. m.
R4	12.17	X	6.00	73.02	X	1	=	73.02	sq. m.
R5	Area taken from polyline			99.87	X	1	=	99.87	sq. m.
R6	73.21	X	6.00	439.26	X	1	=	439.26	sq. m.
R7	Area taken from polyline			108.45	X	1	=	108.45	sq. m.
R8	11.08	X	6.00	66.48	X	1	=	66.48	sq. m.
R9	Area taken from polyline			74.90	X	1	=	74.90	sq. m.
	TOTAL PROPOSED ROAD AREA							1614.67	sq. m.

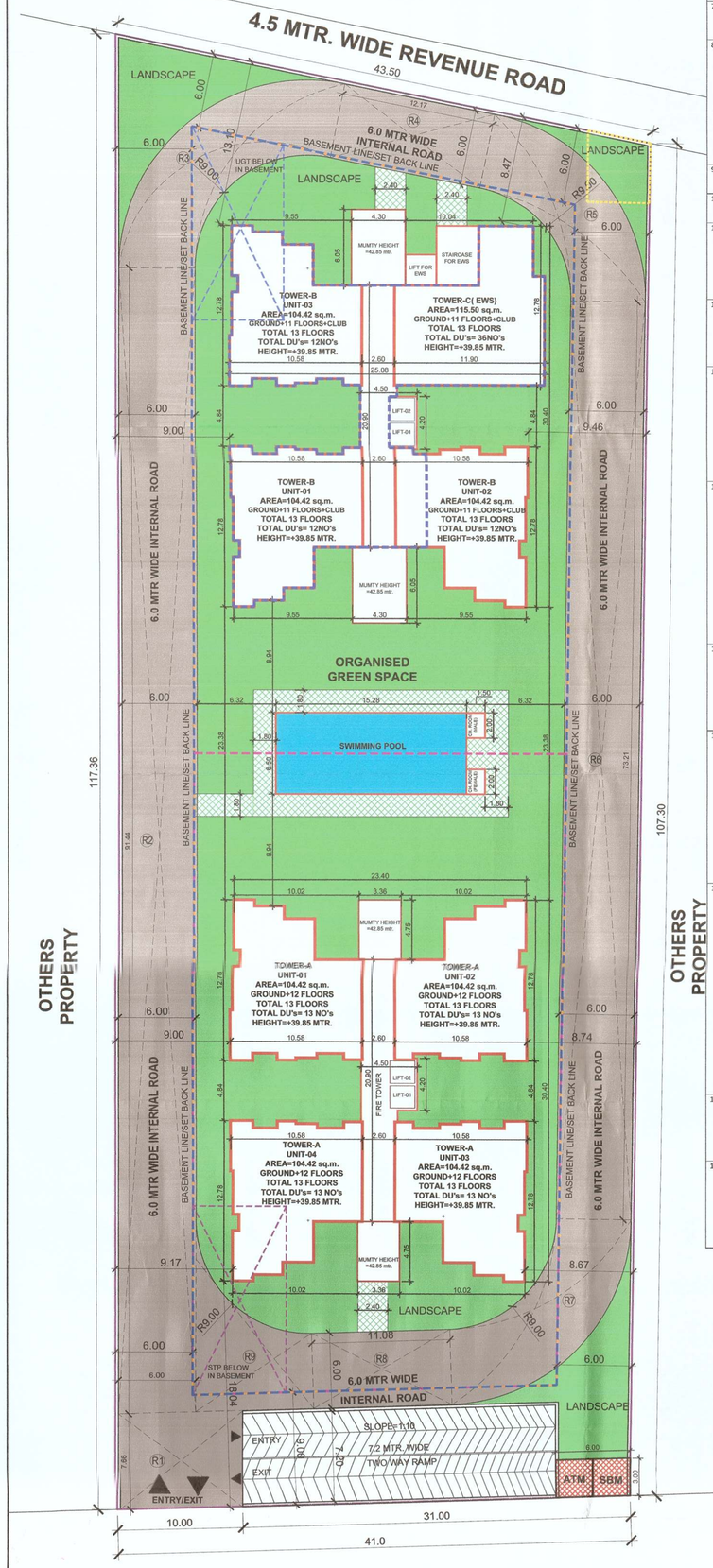
Green area / open area calculation Sr. no.	Description	Area
	Total plot area as per ownership documents	4594.87 Sqm
	Total Permissible Ground Coverage	1530.09 Sqm
	Required Open Green Area= 50% Of (Total Plot Area- Permissible Ground Coverage)	1532.39 Sqm
A	Total Ground Coverage achieved for all towers	1076.22 Sqm
B	Area Under Road	1614.67 Sqm
C	AREA under S.B.M.+ ATM BLOCK	18.0 Sqm
D	Area Of open to Sky Swimming Pool	100 Sqm
E	Ground coverage achieved for Changing Room	6.0 SQ.M.
F	Area Used For Ramps	193.41 SQM.
G	Area To Subtracted from net plot area For Calculating Green Area / open area (A+B+C+D+E+F)	3008.30 SQ.M.
4.	Total Green area proposed including hard green (1-G)	1586.57 SQM.
5.	TOTAL Hard Green Area Proposed	129.27 SQ.M.

The layout plan of group housing on plot no./ Khasra no 112/2 at village Dhoolsiras, Tehsil Dwarka, New Delhi has been approved by the standing committee of the South Delhi Municipal corporation vide resolution no 102 Dated 26-10-2021 Subject to the following Conditions:

1. The plot owners shall get the building plan approved from Building Department/SDMC as per as per approved layout plan / zoning / regulations of Master Plan / Zonal Plan and UBBL - 2016.Non FAR calculation be checked by building department at the time of sanction of building plans.
2. The services shall be maintained as per the laid down norms of respective service Department/ Engineering Department, SDMC. The development charges, augmentation charges and other charges including use conversion charges shall be recovered from applicant by the Building Department SDMC as and when required. The applicant/developer shall deposit the levy on additional FAR at the rates notified with approval of Govt. from time to time at the time sanction of building plans.
3. The applicant shall get the services plans approved from respective Services Dept. before release of building completion certificate and shall lay and maintain the services including roads, parking, as per approved layout plan / landscape plans / services plans and standard cross sections and other regulations of South DMC to the complete satisfaction of Commissioner, South DMC, failing which the sanction shall be lapsed. However, a further period of one year may be permitted for development work by the Commissioner, South DMC for the reasons to be recorded.
4. The Commissioner, South DC shall have the right to forfeit a part or whole of the security amount in case the services are not provided to the satisfaction of the Commissioner, South DMC, within the period as mentioned in condition No. 3 above.
5. The applicant shall comply with all conditions of approval of services plans.
6. The applicant shall deposit a security amount @Rs. 5/-per sq. yd. of the gross area of plot under the scheme within 15 days of having been intimated of the approval of the layout plan, as a guarantee and laying of services including roads and parking as per the approved layout plan failing which the approval shall not be considered as valid.
7. The applicant would be allowed to develop the site including laying of services and to carry out construction of bldg. simultaneously. The security as guarantee shall only be released after it has been verified by Building Dept/Services Deptt. that entire development work and laying services has been completed as per approved layout plan /services plan. The completion certificate shall also be issued only after confirming that development work and laying of services has been carried out as per approved layout plan /services plans.
8. The applicant shall demolish / remove all structures earmarked on proposal for demolition. No further sub- division of flats as originally approved for one dwelling unit shall be permitted.
9. All Clearances/NOCs from external agencies namely Delhi Fire service, Delhi urban art Commission, Airport authority of India, DUB, DMRC, ASI, Environment, DDA & LBDO, eic (as applicable) Shall be submitted to building Department/SDMC at the time of processing of Building Plan as per circular dt 26.05.2020.
10. Final proposal including calculations shall be examined by Building Department as per the permissible Development Control Norms as per MPD 2021 (and its latest amendments) after obtaining requisite NOs/ Clearances from the external agencies at the time of sanction of building plans as per circular dated 26.05. 2020.
11. The Building Department shall ensure that Right of way of the abutting road(s) be maintained as per the approved alignment plan/Zonal development Plan/Layout plan etc. at the time of sanction of Building plan.
12. Trees, if any affected in the proposal shall not be felled without the permission of Competent Authority.
13. If the land under proposal forms a part of UER1, UER2, UER3 and any proposed road, then applicant shall surrender the land to concerned road owning agency free of cost at any stage.
14. The disposal of dwelling unit meant for EWS shall be as per the as per the provisions of MPD. 2021 / DDA.
15. As per circular dated 17.2.09 the applicant shall file an undertaking stating that no equity shall be claimed by them if ultimately it is found that MPD-2021 suffers from infirmity and demolition of unauthorized and or impermissible construction is to be made, the same shall be carried out and the SDMC shall not be responsible for any loss/damage as a result of granting the aforesaid sanction.
16. The applicant shall provide toilet blocks and area for solid waste management for Swatch Bharat as per UBBL-2016.
17. Applicants shall indemnify South DMC through an Indemnity Bond keeping it harmless in case of any dispute if arises at any stage with respect to the shapes, size extent title/ownership of land.
18. Any misuse carried out by the applicant is liable to be municipalced/ taken over by the Local body/Authority.

THIS IS TO CERTIFY THAT THE LAYOUT PLAN PRESENTS FULLY THE DECISION OF THE STANDING COMMITTEE CONTAINED IN ITS RESOLUTION NO. 102 DATED 26.10.2021 SUBJECT TO THE CONDITIONS LAID DOWN IN THE SAID DECISION

Chief Town Planner (SDMC) | Addl. Commissioner (SDMC) | Municipal Secretary (SDMC)



LEGENDS

- SITE LINE
- SET-BACK LINE
- BASEMENT 1 LINE
- BASEMENT 2 LINE
- PROPOSED BUILDING
- CLUB
- TEMPORARY STRUCTURE TO BE DEMOLISH
- RAMP
- GREEN AREA
- HARD GREEN AREA
- ROAD
- SWIMMING POOL
- SBM TOILETS+ ATM

DRAWING NAME:

SITE PLAN

PROJECT NAME:

PROPOSED DESIGN OF CONSULATE APARTMENTS AT PLOT IN KHASRA NO.112 (5-9), EXTENDED LAL DORA ABADI OF VILLAGE - DHOOLSIRAS FIRNI ROAD, TEHSIL DWARKA, NEW DELHI. FOR : SMT. SANJAYA SAIN

OWNER SIGNATURE:

N

ARCHITECTS:

AJAY GAUTAM (ARCHITECT)
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS • ENGINEERS • VALUERS
S- 484, Lower GF, GK-II, New Delhi-110048
CA/91/13814
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS . INT. DESIGNERS. VALUERS
S-484, LGF, ALAKNANDA RD.,GK-II, NEW DELHI