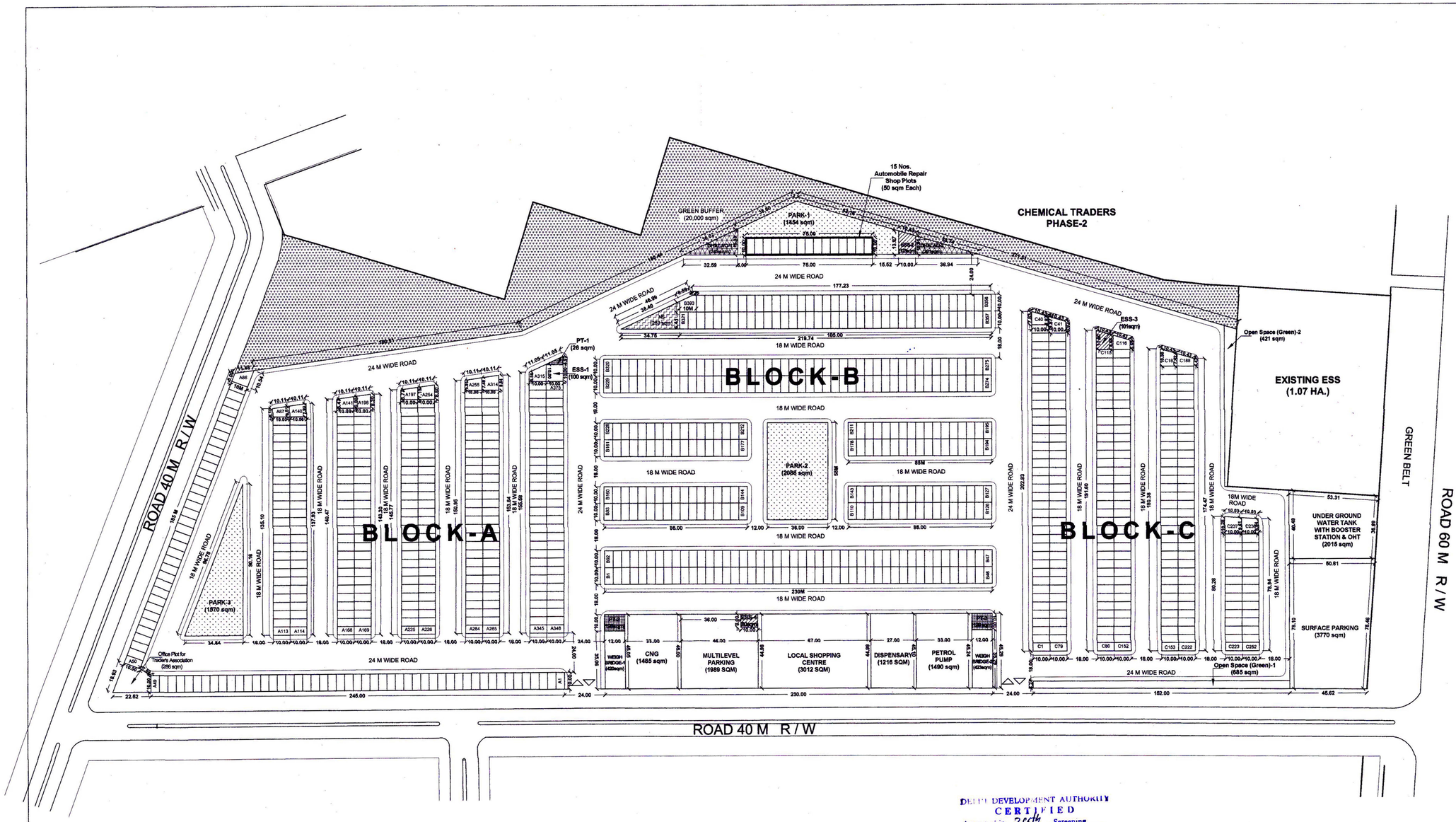


Following are the conditions by DFS vide letter dated 06.11.2018 :

1. Two underground water storage tanks of capacity 5,00,000 litres each, as marked on the plan shall be provided for fire-fighting only. The same shall be flushed to the ground level and slab shall be constructed to take the weight of the fire engines. Suitable numbers of manholes shall also be made and replenishment through bore well or from the town main be ensured @ 1000 LPM. This shall confirm to the requirements given in Part 4 National Building Code of India 2016.
2. The approach road to each plot shall be in conformity with provisions of MPD 2021/UBBL-2016. High rise buildings having height 15 meters and above shall be provided six meters clear cut motorable road with nine meters turning circle for fire tender movement all around the building and buildings having height 40 meters and above shall be provided nine meters clear cut motorable road with twelve meters turning circle for fire tender movement height, internal road shall be ensured as mentioned above.
3. The archway (if any) on the road/on main entrance of the complex shall not be at a height less than 5 meters.
4. The approach road and internal roads shall always be kept free from parking of al type or form any other hindrance. In no case, the parking shall be allowed in entire complex near the building upto 6 meters for free movement and positioning of the fire vehicles.
5. The NDMC Building department shall verify/ensure the load bearing capacity of road and plaza/ramp near the building blocks in entire complex. The proper ramp shall be provided if any level difference is there.
6. The fire protection system in each building, as stipulated in Rule 33 of Delhi Fire Services Rules 2010 shall be provided as per UBBL-2016/NBC Part-IV in r/o building covered under Rule 27 of Delhi Fire Service Rule 2010.
7. The front/rear set back area in each building shall be as per UBBL-2016.
8. The high hazard storage shall be located in separate pocket and lower/moderate hazard storage shall be located in separate pockets.
9. The fire hydrants shall be provided on main water line as per relevant IS Code: 908: 1995 & IS Code: 909:1992.
10. The building plans of proposed buildings which are covered under Rule 27 of Delhi Fire Service Rule 2010 shall be referred to this department for further scrutiny and approval from fire and life safety point of view before starting the construction.

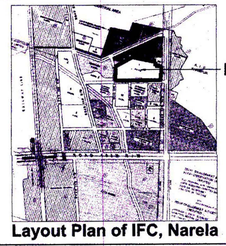
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the 366th ..... Screening Committee Meeting ..... Vide item no. 05.2019 ..... 25.1.19
Sd/- Dy. Director (Arch) Coord

DELHI DEVELOPMENT AUTHORITY
CERTIFIED
Approved in....366th..... Screening Committee Meeting Dt. 25.01.2019
Vide Item No....05.2019
Sign. Sd.
Name: H.K. Bhartiya 02/19

DELHI DEVELOPMENT AUTHORITY
HUPW-COORDINATION UNIT
VERIFIED
This Proposal Was Considered in the 366th..... Screening Committee Meeting Held on 25.01.2019 Vide Item No. 25.01.2019
Sd/-
Dy. Director (Arch) Coord

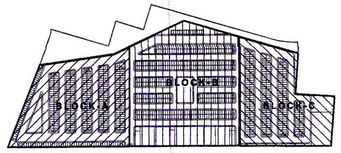
Delhi Developoment Authority
Planning Zone P-1 & P-II (Narela Sub-City)
11th Floor, Vikas Minar, I.P. Estates, New Delhi-110002

KEY PLAN



Layout Plan of IFC, Narela

BLOCK PLAN



TOTAL SCHEME AREA FOR RE-LOCATING THE TRANSPORT TRADERS IN LOT NO. 1, IFC, NARELA SUBCITY — 17.75 Ha. / 1,77,500 sqm

S. No.	LAND USE ZONE/USE PREMISES	AREA (in sqm)
1	2	3
A.	COMMERCIAL	
1.	Godown/Booking Offices [Total 1020 Nos. of plots*]	51,457.00
(a)	693 Nos. Plots of 50 sqm. each [6m X 10m]	35,150
	• A-Block 363 Nos. [Plot No. 1 to 275 except listed in (b) below]	
	• B-Block 282 Nos. [Plot No. 1 to 193 except listed in (b) below]	
	• C-Block 348 Nos. [Plot No. 1 to 232 except listed in (b) below]	
(b)	18 Nos. of Plots of varying sizes [from 18 to 99 sqm.]	1,337
	• A-Block 10 Nos.	
	(i) Plots No. A-68 : 77 sqm. (approx.)	
	(ii) Plots No. A-87 : 58 sqm. (approx.)	
	(iii) Plots No. A-140 : 72 sqm. (approx.)	
	(iv) Plots No. A-141 : 81 sqm. (approx.)	
	(v) Plots No. A-194 : 84 sqm. (approx.)	
	(vi) Plots No. A-196 : 75 sqm. (approx.)	
	(vii) Plots No. A-254 : 83 sqm. (approx.)	
	(viii) Plots No. A-255 : 66 sqm. (approx.)	
	(ix) Plots No. A-314 : 81 sqm. (approx.)	
	(x) Plots No. A-315 : 79 sqm. (approx.)	
	• B-Block 1 No.	
	(i) Plots No. B-193 : 86 sqm. (approx.)	
	• C-Block 3 Nos.	
	(i) Plots No. C-40 : 61 sqm. (approx.)	
	(ii) Plots No. C-41 : 83 sqm. (approx.)	
	(iii) Plots No. C-116 : 71 sqm. (approx.)	
	(iv) Plots No. C-117 : 88 sqm. (approx.)	
	(v) Plots No. C-188 : 59 sqm. (approx.)	
	(vi) Plots No. C-117 : 99 sqm. (approx.)	
	(vii) Plots No. C-118 : 92 sqm. (approx.)	
2.	Automobile Repair Shops/Workshops [15 Nos. of plots of 50 sqm. each (5m X 10m)]	750.00
3.	Office Plot for Traders Association	286.00
4.	Local Shopping Centre	3,012.00
	Sub-total	55,805.00
B.	PUBLIC & SEMI-PUBLIC (PSP)	
1.	Weigh Bridge [2 Nos. of plots]	840.00
	(i) Weigh Bridge-1 : 420 sqm.	
	(ii) Weigh Bridge-2 : 420 sqm.	
2.	Dispensary	1,216.00
3.	Night Shelter (NS) [1 No. of plot]	283.00
	Sub-total	2,339.00
C.	UTILITY	
1.	ESS [6 Nos. of plots]	404.00
	(i) ESS-1 : 100 sqm.	
	(ii) ESS-2 : 133 sqm.	
	(iii) ESS-3 : 101 sqm.	
	(iv) ESS-4 : 80 sqm.	
2.	Dhalao including Segregation [2 Nos. of plots]	490.00
	(i) Dhalao including Segregation-1 : 249 sqm.	
	(ii) Dhalao including Segregation-2 : 241 sqm.	
3.	Underground Water reservoir with Booster Stations & Overhead tank (OHT) [1 No. of plot]	2,015.00
4.	Public Toilet (PT) [3 Nos. of plots]	246.00
	(i) Public Toilet (PT)-1 : 26 sqm.	
	(ii) Public Toilet (PT)-2 : 120 sqm.	
	(iii) Public Toilet (PT)-3 : 120 sqm.	
	Sub-total	3,155.00
D.	RECREATIONAL (GREEN BUFFER/PARK/OPEN SPACE)	
1.	Green Buffer	19,080.00
2.	Park and open space (green)	6,218.00
	(i) Park-1 : 1,454 sqm.	
	(ii) Park-2 : 2,086 sqm.	
	(iii) Park-3 : 1,570 sqm.	
	(iv) Open Space (green)-1 : 685 sqm.	
	(v) Open Space (green)-2 : 421 sqm.	
	Sub-total	25,298.00
E.	TRANSPORTATION	
1.	Petrol Pump	1,490.00
2.	CNG Station	1,485.00
3.	Multi Level Parking	1,989.00
4.	Surface Parking	3,770.00
5.	Roads/Circulation	81,189.00
	Sub-total	90,903.00
	TOTAL	1,77,500.00

* The total numbers of plots for the relocation of the transport traders are 1020 only against 1131 communicated by CL Branch, initially. Hence, the actual number of transport traders to be shifted from Walled City area is required from the CL Branch after confirmation from the North-DMC.

Development Control Norms

1. Development control norms adopted for preparing the LOP/scheme for re-location of transport traders:
   - (i) Maximum Ground Coverage : 30%
   - (ii) Maximum FAR : 80
   - (iii) Maximum Height : No Restriction (NR) subject to clearance from Airport Authority of India, Fire Department and other statutory bodies)
   - (IV) Other conditions : Basement as per Sub-Clause 8(5) of MPD-2021; UBBL, 2016; Delhi Fire Service Rules, 2010 & National Building Code, 2016
2. The development control norms of each plot of godowns/booking offices will be following:
   - (a) Ground Coverage : 100%
   - (b) FAR : 100 & additional 25 subject to payment at current rates
   - (c) Maximum Height : 14m
   - (d) Basement : As per MPD-2021UBLL, 2016/NBC, 2016
3. Other facilities in the scheme are to be planned and developed as per the development control norms stipulated in MPD-2021 provisions.

Legend

Utility
- ESS
- Public Toilet (PT)
- Night Shelter (NS)
- Dhalao

Recreational (Green Buffer/Park/Open Space)
- Green Buffer
- Park
- Open Space (Green)

NOTE:
1. Prepared on the basis of TSS received from Engineering Department, ND-9, DDA vide letter no. F.1(14)AE(P)/ND-9/DDA/771 dated 05.07.2018 and area verified vide letter dated 04.12.2018.
2. All dimensions are in meter.

TITLE:
Layout Plan of plots to be allotted for the re-location of the transport traders from Walled City area to Plot No.1 at IFC, Narela

SCALE:	DATE:	DEALT BY:	DRAWING NO.:
25M 0 50M 100M	12.02.2019	ASST. DIR.:	VS/Narela/P1/
PLG. ASST.: 12.02.19	ASST. DIR.: 12.02.19		NORTH:
Dy. DIRECTOR (PLG), NARELA 12.02.19	(Mr H.K.BHARTIA) DIRECTOR (PLG), NARELA 12/02/19	COMMR.(PLG.):	