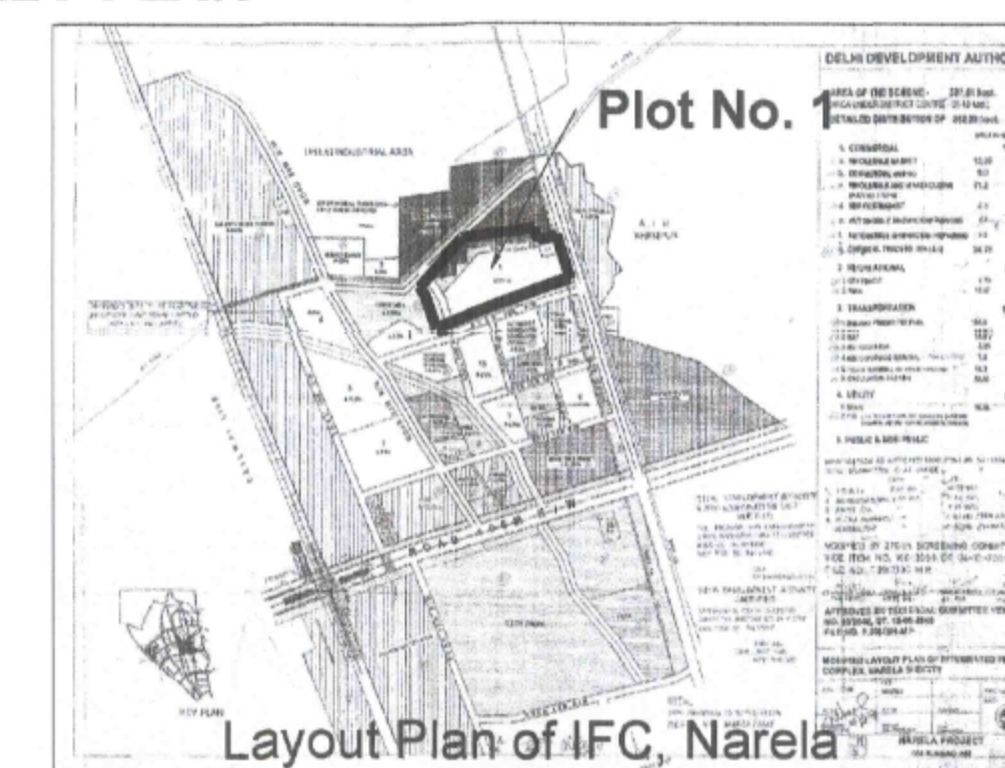




दिल्ली विकास प्राधिकरण  
नरेला परियोजना योजना कार्यालय  
11वीं मंजिल, विकास मीनार, आई. पी. एस्टेट, नई दिल्ली - 110002  
फोन/Tel: 011-23370326

## KEY PLAN



Total Scheme Area for Relocating the Transport Traders in PLOT No. 1, IFC, Narela Subcity= 17.55 Ha or 1,75,490 sqm.

## Development Control Norms

- Development control norms adopted for preparing the LOP/scheme for re-location of Transport Traders:
  - Maximum Ground Coverage: 30%
  - Maximum FAR: 80
  - Maximum Height: No Restriction (NR) subject to clearance from Airport Authority of India, Fire Department and other statutory bodies
- The development control norms of each plot of godowns/booking offices will be following:
  - Ground Coverage: 100%
  - FAR: 250
  - Basement: As per MPD-2021, UBBL-2016, NBC-2016
- Other facilities in the scheme are to be planned and developed as per the development control norms stipulated in Master Plan of Delhi.
- Table showing total FAR distribution alongwith area of each plot for various activities is shown below:

A. COMMERCIAL				
Use	Quantity	FAR for each plot	Area (SQM.)	FAR (utilised) (SQM.)
Block-A (A1-A368)	368	250	18,400	46,000
Block-B (B1-B270)	270	250	13,500	33,750
Block-C (C1-C188)	188	250	9,300	23,250
<b>Total Godown/ Booking offices(824 plots) @ 50 SQM. 5 M X 10 M each (Block A+B+C)</b>	<b>824</b>	<b>250</b>	<b>41,200</b>	<b>1,03,000</b>
2. Automobile repair shops/ Workshops (15 plots) 5 M X 10 M @ 50 SQM. each (W1-W15)	15	100	750	750
B. PUBLIC & SEMI-PUBLIC (PSP)				
1. Weigh Bridge (WB) (02 Nos @ 425 sqm. each)	2	-	850	-
2. Facility Block (FB)	1	100	1145	1,145
C. UTILITY				
1. 11KV ESS Plots (11 Nos. @48 sqm. 6 M X 8 M each)	11	-	528	-
2. Dhalaq/ Waste Segregation Bin (WSB)	1	-	240	-
3. Underground Water Reservoir with Booster station (UGR)	1	-	2,000	-
4. Public Toilets (10 Nos. @ 100 sqm. 5 M X 20 M each) (PT)	10	-	1000	-
D. RECREATIONAL				
1. Open Green	-	-	2,824	-
2. Open Public Court (10 Nos @ 100 sqm. 10 M X 10 M each)	10	-	1000	-
3. Park	1	-	4,419	-
E. TRANSPORTATION				
1. Fuel Station	1	40	1,080	432
2. Multi Level Parking (MLP)	1	100	18,470	18,470
3. Surface Parking	-	-	10,094	-
4. Roads / Circulation	-	-	80,966	-
F. OTHERS				
1. For Future Requirement	-	-	8,924	-
<b>TOTAL</b>			<b>176,490 or 17.55 HA.</b>	<b>1,23,797</b>

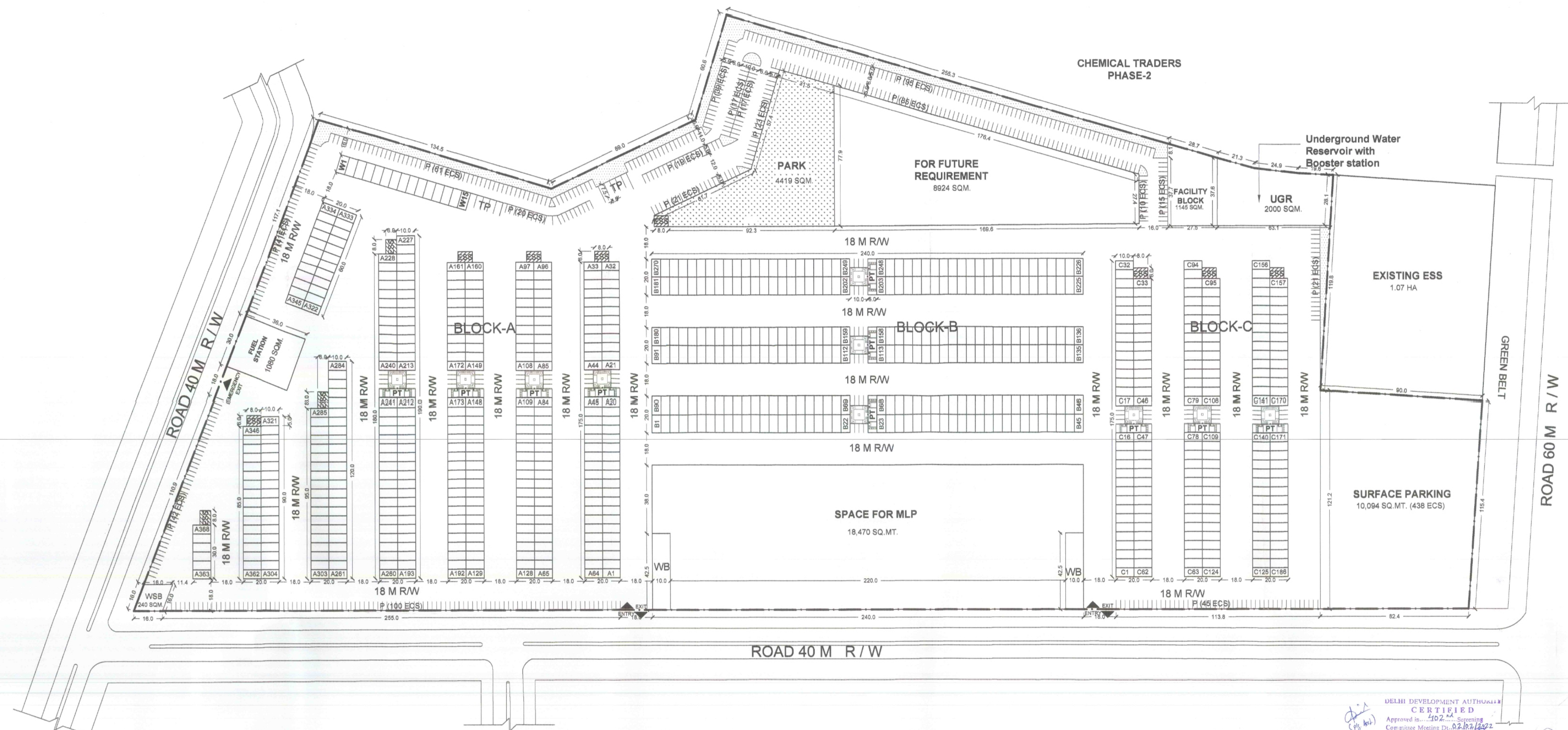
Legend	
Utility	ESS
Recreational	Park
	Open Green
	Scheme Boundary

TITLE:  
Modified 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, Holambi Kalan, Narela

SCALE: 1:1000 DATE: 31.01.2022 DRAWING NO.: NP/2022/01

PLG. ASST. ASST. DIR. (PLG.) NARELA Dy. DIR. (PLG.) NARELA  
DIRECTOR (PLG.) NARELA ADDL. COMM. (PLG.) NARELA

NARELA PROJECT (DDA PLANNING OFFICE)



- NOTE:
- This drawing is 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 subsequent Layout Plans approved in the 366th SCM held on 25.01.2019 vide item No. 05:2019, 374th SCM held on 16.10.2019 vide item No. 106:2019, 397th SCM held on 27.08.2021 vide item No. 56:2021 & 399th SCM held on 28.10.2021 vide item No. 72:2021.
  - All dimensions are in metre. Only written dimension to be followed.
  - Parking details:
    - Total Parking Required @ 3 E.C.S. per 100 sqm. floor area - 3,090 E.C.S..
    - Surface Parking Proposed- 1,224 E.C.S..
    - Balance parking (1,866 E.C.S.) to be accommodated in M.L.P. with commercial component.
  - 100% (18,470 sq.mt.) of gross floor area may be utilised as commercial component in the plot earmarked for MLP. [An additional (75%) commercial component in M.L.P. is given to compensate the cost of M.L.P. and parking for 1,866 E.C.S.].
  - This drawing will supercede earlier approved Layout Plans of plots to be allotted for the re-location of transport traders from walled city area to plot No. 1 at IFC, Narela.
  - Modified 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, Holambi Kalan, Narela was approved in the 402nd Screening Committee Meeting held on 02.02.2022 vide Item No. 06:2022

DELHI DEVELOPMENT AUTHORITY  
CERTIFIED  
Approved in... 402nd Screening Committee Meeting held on 02.02.2022  
Vide Item No. 06:2022  
Sd/-  
Name: 31/01/2022

