

LAND ANALYSIS

USE	AREA	% AGE
RESIDENTIAL	10.82	75.55
COMMERCIAL	0.50	4.19
EDUCATIONAL	1.65	11.32
PARKS+OPEN	0.65	4.55
ROADS	0.60	4.19
TOTAL	14.32	100.00

NOTES

1. LAY OUT & CHANGE OF LAND USE APPROVED BY THE AUTHORITY VIDE RES NO 144 DT 30.7.83
2. SET BACKS PLANNED BY DELHI URBAN ARTS COMMISSION IN ITS MEETING HELD ON 12.3.84.
3. PLAN HAS BEEN APPROVED BY THE DELHI URBAN ARTS COMMISSION VIDE LETTER NO PRC/2/83, DUAC DT 7.3.84.

CONDITIONS:

1. COVERAGE & P.A.R. SHALL BE CALCULATED ON THE BASIS OF THE ACTUAL PLOT ALLOTTED TO A GROUP SOCIETY.
2. SOCIETIES CAN CONSTRUCT BOUNDARY WALLS ONLY ALONG THE SIDES ADJUTING THE ROADS. IT IS MADE VERY CLEAR THAT CONSTRUCTION OF BOUNDARY WALL SHALL NOT BE PERMITTED BETWEEN THE SOCIETY PLOTS ON THE SIDE TOUCHING A GREEN AREA.
3. SOCIETIES AFTER GROUPING WITH THE ADJOINING SOCIETIES WILL SUBMIT A COMMON LANDSCAPE PLAN TO D.D.A. & DUAC FOR APPROVAL IN THE LAND SCAPE AREA. NO ENTRY & MOVEMENT OF PEDESTRIAN & ROAD VEHICLES WILL BE PERMITTED.
4. NO ROADS SHALL BE PERMITTED IN THE AREA BETWEEN THE PLOT LINE & ENVELOPE LINE EXCEPT THE SIDES WHICH ADJUT THE ROADS.
5. ALL SOCIETIES SHALL HAVE INDEPENDENT ENTRY/EXIT & NO INNER VINCULAT LINK TO COMMON PARKING AREAS SHALL BE PERMITTED. THE DELHI URBAN ART COMMISSION RECOMMENDED THEIR LETTER NO 310/10.83 DUAC DATED 9.8.84. WIDTH OF THE OPEN SPACES WHERE EVER IT IS MORE THAN 10M SHOWN IN THE STRUCTURE PLAN TO BE MADE FLEXIBLE TO THE EXTENT TOTAL AREA UNDER SET BACK COULD BE MAINTAINED BY KEEP WIDTH OF 10M AT ENTRY.

NOTES:

1. NOTIFICATIONS IN THE SET BACK PLANS BY THE P.C. ORDERS BY 10/10/83 IN FILE NO. PRC/2/83.
2. PARKING MAY BE ALLOWED ANYWHERE IN THE BACK OF THE SIDES ADJUTING THE ROAD.
3. ONE ENTRY/EXIT MAY BE ALLOWED.
4. THE ROAD ADJUTING THE SOCIETIES PLOT.
5. THE 11KV SUBSTN SITE HAS ALREADY BEEN HANDLED OVER TO D.D.A. & IS INFORMED BY CE/27 IN SPEERING COMMITTEE HELD ON 14/8/83. THE 11KV SITE'S PROJECT/FILE NO. PRC/2/83 DT 12.3.84.

NOTE:

1. FOR DETAILS OF INST. AREA P.P. LAY OUT PLAN FOR INSTITUTIONAL AREA VISHWAS NAGAR E 9 SITE FOR 33/4/83 IS APPROVED BY V.C.D.D.A. NOW HIS ORDERS DATE 9/7/85 IN FILE NO. PRC/2/83 DT 7.3.84 ON PAGE NO. 42ND.

THIS DRG. HAS BEEN RETRACTED ON DATE JUNE 89 FROM THE ORIGINAL AS IT HAS WORKED OUT.

SUDHA RAWAL
P.L.G. CHAMAN
T.Y.A.

LAYOUT AND SET BACK PLAN OF GROUP HOUSING SOCIETIES C.B.D. SHAHDARA.

WARENDARA P.L.
PLANNING ASSTT
S.D.
A.P. MANNA
ASSTT DIRECTOR

D.A. SALUJA
DIRECTOR

DATE 12.8.83
DRG NO. C.P. 2/83

SCALE 1:1000

NO. 10/10/83
DIRECTOR

ARJUN NAGAR

LEHRI COLONY