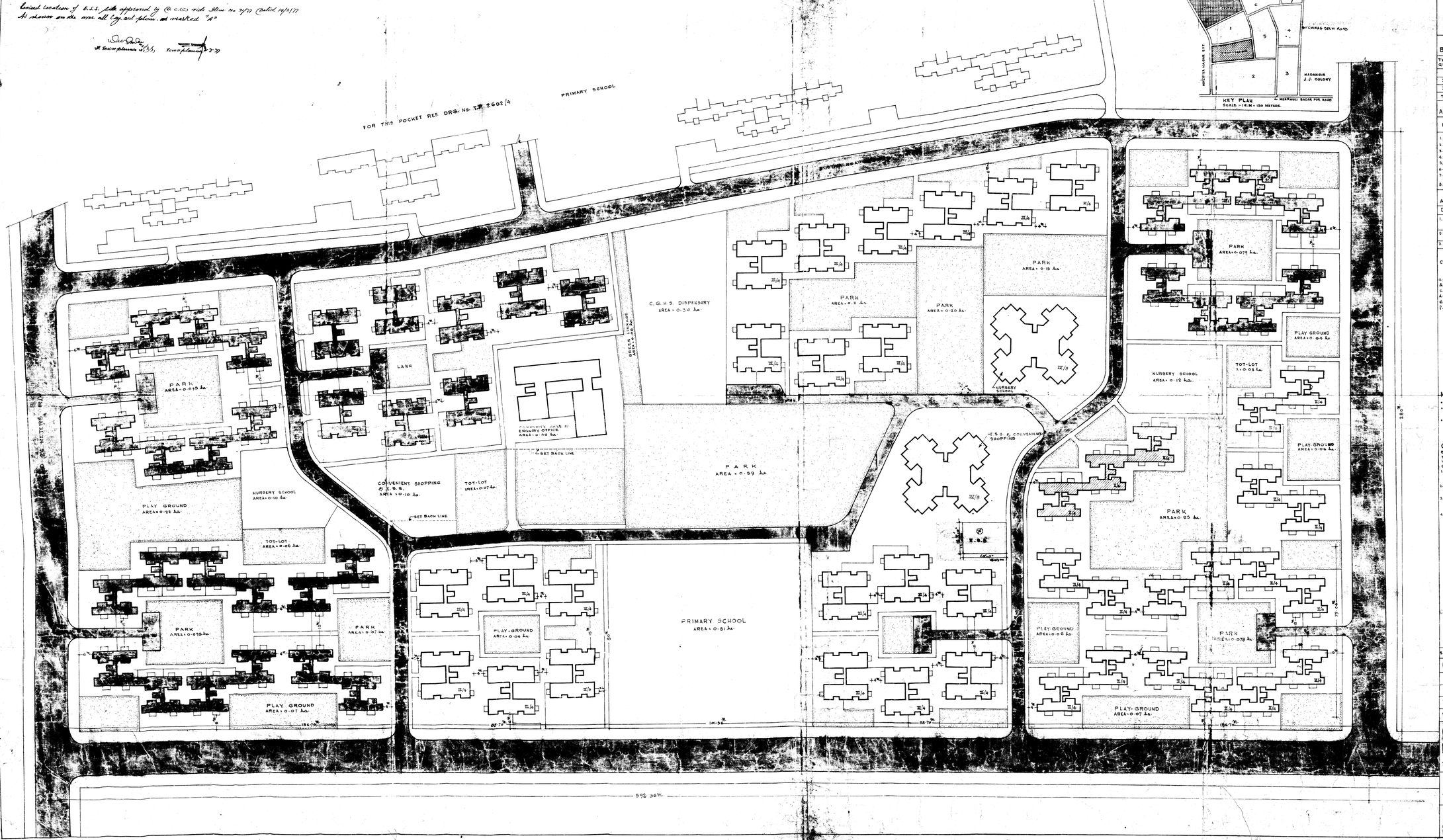
Revised location of E.S.S. kiosk approved by Ⓒ C.C.O. vide Item No 7/77 (Cabinet 19/2/77)
As shown on the over all layout plan. as marked "A"

Town planner 2-3-77



N

ARCHITECTURAL WING
CENTRAL PUBLIC WORKS DEPARTMENT

BREAK-UP OF QUARTERS

TYPE OF QRTS.	DRG. No.	No. OF STOREYS	No. OF BLOCKS	No. OF QRTS. IN ONE BLOCK	TOTAL No. OF QRTS.	TOTAL G.R. COV.	TOTAL COV. OVERALL PLAN
I	44/D(1)1966	FOUR	47	19	785	21368.0 S.M.	46530.7 S.M.
II	44(A)/1969	FOUR	95	18	435	8424.0 "	35225.0 "
III		EIGHT	2	56	112	1484.0 "	2895.0 "
TOTAL No. OF QRTS.					1152	2.0724 ha	8.1714 ha

AMENITIES

DESCRIPTION	REQUIRED No.	REQUIRED AREA IN ha.	PROVIDED No.	PROVIDED AREA IN ha.	REMARKS
1. NURSERY SCHOOL	3	0.30	3	0.23	DIS. UNDER M.S. BLOCK
2. PRIMARY SCHOOL	1	0.84	1	0.81	
3. PARKS		1.55		1.717	
4. PLAY GROUND		0.60		0.64	
5. TOT-LOT		0.18		0.16	
6. COMMUNITY HALL & ENQ. OFF.	1	0.40	1	0.40	
7. CONVENIENT SHOPS & ELECTRIC SUB-STATION	2		2	0.19	ONE CONVENIENT SHOPS & ONE E.S.S. UNDER M.S. BLOCK
8. C.G.H.S. DISPENSARY	1		1	0.30	

AREA & DWELLING UNIT

DESCRIPTION	AREA	DWELLING UNIT
1. PROVISION IN SECTOR I AS PER ZONAL PLAN PREPARED BY DESIGN GROUP	32.00 ha. (80.00 ACRES)	2387
2. AREA ALREADY PLANNED (DRG. No. T.P. 2602/4) APPROVED BY M.C.D.	18.40 ha. (46.00 ACRES)	1156
3. LOWER POCKET UNDER PROPOSAL	13.60 ha. (34.00 ACRES)	1232
	TOTAL	2388

CALCULATION FOR GROUND COVERAGE & F.A.R.

GROSS RESIDENTIAL AREA		18.40 ha.
DEDUCTION		
a. ZONAL ROADS		1.80 ha.
b. PARKS		1.717 ha.
c. COMMUNITY HALL & ENQ. OFFICE		0.40 ha.
d. CONVENIENT SHOPS & E.S.S.		0.19 ha.
e. PRIMARY SCHOOL		0.81 ha.
f. C.G.H.S. DISPENSARY		0.30 ha.
	TOTAL	5.157 ha.
NET RESIDENTIAL AREA	18.40 - 5.157	13.243 ha.
PERMISSIBLE GROUND COVERAGE		33.33 %
GROUND COVERAGE ACHIEVED		21.6 %
PERMISSIBLE F.A.R		150
F.A.R. ACHIEVED		96.7
GROSS DENSITY ACHIEVED		156.5 PERSONS/ha

NOTES

- QUARTERS TO BE CONSTRUCTED IN 76-77.
- THIS DRG. No NUMBER OF DWELLING UNITS PROVIDED THERE IN IS BASED ON CONCEPT PLAN PREPARED BY DESIGN GROUP.
- LOK-SABHA QUARTERS FOR 1975-76 AND 1976-77 SHOWN THIS.

CONDITIONS OF APPROVAL

CONSTRUCTION OF RESIDENTIAL POOL QUARTERS IN MEHRAULI BADARPUR SECTOR I (LOWER POCKET FOR 3.6 ACRES) APPROVED BY THE COMMISSIONER VIDE DIVISION No. 117/3/78. DATED 8-1-78 SUBJECT TO THE FOLLOWING CONDITIONS:-

1. THE BUILDING PLANS FOR THE PROPOSED BLOCKS SHALL HAVE TO BE GOT APPROVED FROM THE BUILDING DEPARTMENT OF M.C.D., AS PER THE PREVAILING BUILDING BYE-LAWS AND ZONING REGULATIONS OF THE M.P. BEFORE TAKING UP CONSTRUCTION WORK.
2. THE LAYOUT PLAN OF THE AREA AS PROPOSED BY D.D.A. VIDE LETTER No. F.3.(4)/78-M.P. DATED 18-10-78 WITH RESPECT TO THE ALIGNMENT PLAN OF THE PERIPHERIAL ROADS BE FOLLOWED.
3. THE C.P.W.D. SHALL GET VARIOUS SERVICES PLANS APPROVED FROM THE EE (WATER), W.S.D.50 AND PROVIDE NECESSARY SERVICES VIZ-WATER SUPPLY SYSTEM, ROADS, STORM WATER DRAINS AND SEWERAGE SYSTEM AS PER STANDARDS PRESCRIBED BY M.C.D.
4. THE SERVICE TO BE HANDED OVER TO THE M.C.D. FOR MAINTENANCE PURPOSES ONLY AFTER THE DEVELOPMENT WORK IN THE AREA HAS BEEN COMPLETED AND SERVICES LAID IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY M.C.D.

A.A.O/III 3-1-79 T.P.O (3) 3/1/79 Town Planner 3-1-79

S. No.	REVISIONS	DATE	SIGN.
1.	DRG. No. T.P. 2627/1 DT. 22.4.70. 46 NOS. LOK-SABHA QRS. @ RAJYA SABHA TYPE II ORTS. SHOWN LETTER No. 1(45)/70-WZ(B) NEW DELHI DT. 2.4.70 OF C.E. (N.D.Z.)		

HOUSING AND TOWN PLANNING UNIT

DRG. No. T.P. 2627/1	DATE
	FILE No. 1/D/69-TP
TRACED BY. F.C. KAPOOR	DEALT BY. S.K. LAL
SCALE = 1:400	CHECKED BY.

GENERAL POOL HOUSING
MEHRAULI BADARPUR
SECTOR I LOWER POCKET

DRG. No. - TP/M/5509
SIZE - 101S X 180 = 1847

G.S. SANGHAL
ASSTT. ARCHITECT.

I.D. RUSTOGI
B.ARCH., DIP. H.U. A.I.I.A.
ARCHITECT.

R.C. MANCHANDA
M. ARCH. (M.C. GILL) A.I.I.A.
SENIOR ARCHITECT.

J.M. BENJAMIN
F.R.I.B.A., F.I.I.A.
CHIEF ARCHITECT.