

“In-situ Slum Rehabilitation Scheme”
at
District Centre, Dilshad Garden(Delhi)

PROJECT AUTHORITY:
Delhi Development Authority
DATE:16.01.2020

[PUBLIC-PRIVATE PARTNERSHIP PROJECT]
WITH EWS HOUSING (DOCUMENT)

 **SURESH GOEL & ASSOCIATES**
 ARCHITECTS PLANNERS ENGINEERS

PROJECT BRIEF

The **In-situ Slum Rehabilitation Scheme** aims to benefit the slum dwellers originated on the land at District Centre, Dilshad Garden(Delhi) by protecting their livelihoods and giving the slums a facelift with multi-storey apartments having all the basic amenities.



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SITE & ITS SURROUNDINGS



DILSHAD GARDEN



DELHI DISTRICT MAP

Landmarks of the Site:

1. Red Cross Hospital
2. Dilshad garden metro station
3. Jhilmil Industrial Area..
- 4.. GT road (NH-24)
- 5.New Simpuri

*The 6.236 ha (15.40 acre) site is located in the Eastern region of New Delhi adjoining U.P. border (Ghaziabad). It homes almost about 17,600 people (Source: DUSIB Survey 2015, Accessed on June, 2019).

*The site is bounded by Gurudwara Road from North and G.T. road (NH 24) from South.

The various residential units surround the site with the factories adjoining the Jhuggis in the South.

There is a temporary DDA office on the South East of the site.



PROJECT SITE



Plotted developments on the west



Factory & Plotted developments on the south



Industrial Area on the southern edge



Industrial Buildings on the south



Dilshad Garden Metro Station on the south



Plotted developments on the northern edge

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EXISTING INFRASTRUCTURE

Sewerage system



Open Drains running along the internal streets within the colonies.

Power supply



Entangled wires from the electric poles.

Physical infrastructure such as streets & roads, dhalao, electricity, etc are present but there are some haphazard environmental conditions on the site.

Social infrastructure in terms of convenience shopping, market, ration shop, high school, dispensary, private clinics, open ground, temple, mosque, PCO, are present on site.

DUSIB Office



NGOs, DUSIB Office, etc are present on site

Garbage Disposal system



Garbage dumped outside Dhalao

The community facilities present on the encroached area shall be removed and these community facilities needs to be accommodated in the residential component (rehabilitation of the squatters) by the Developer as per MPD-2021 guidelines to be approved by DDA.

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OPEN SPACES

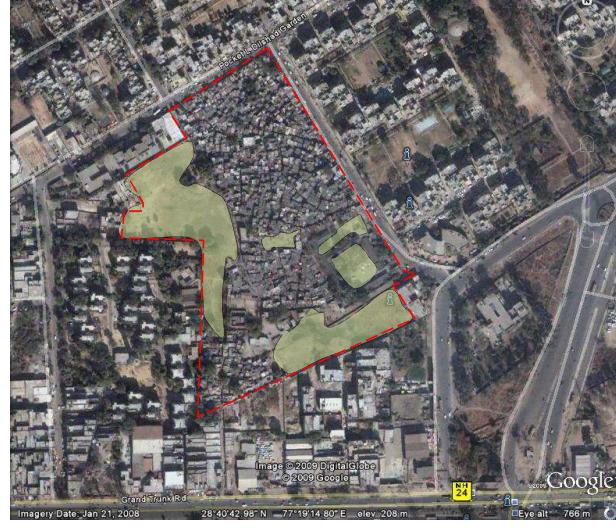
Vacant land around the jhuggies along with the central open courtyard of the existing DDA office form the **open space network**.



Open Space used for recreation



Open Space used as dumpyard



There are total **95(approx.)** trees are scattered on the site. DDA office complex mainly has trees of Neem, Jamun, Shuhoot, etc. and other trees such as Shisham, Peepal, Pilkhan, Babool, etc are also predominant on the site.

These trees will be relocated or transplanted by DDA as per the sanctioned drawing submitted by Developer. Also, the Developer will plant the trees as per EIA policy on his own cost and expense in the vacant site given by

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SITE POTENTIALS & CONSTRAINTS

a) Site Potentials

The Proposed site has significant attributes and considerable potentials:

i. Linkage with Transportation Network

The Proposed site is very strategically located and has good connectivity with the different modes of transportation. It lies at a distance of only 230m from Dilshad Garden Metro Station, about 3km from Jhilmil Industrial area and metro station, about 6kms from Anand Vihar ISBT & railway station, 80m from NH24, 45km from the IGI Airport, 20km from New Delhi Railway station and 15km from Ghaziabad railway station.

ii. Physical infrastructure

The site has access to the basic physical infrastructure- electricity and water supply which makes it more feasible for the development.

iii. Vacant Land

The vacant land on the site that belongs to DDA can act as asset so that the transit accommodation can be provided on the site itself by the developer during the construction phase.

b) Site Constraints

Some of the constraints of the site are as under:

Proximity to NH24 & Industrial Area

Although having the NH24 almost adjacent to the site is an advantage in terms of access, but the heavy traffic on the same is a constraint as the main entrance is wide enough to park the loading trucks which is also creating congestion sometimes at present near the site. The Industrial area abutting the site may also create some health related problems and traffic congestion. The plantation of trees around the boundary wall and check of pollution emitted through industries by the concerned authorities can reduce the impact.

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Slum & JJ Cluster Regulations & Guidelines as per MPD-2021		DEVELOPMENT NORMS	
a) Minimum Plot Size 2000 sq.m. plot facing a min. 9m wide road			
a) Maximum Dwelling Units 900 DUs/ Ha			
a) Ground Coverage No restriction except setbacks			
<u>Rehabilitation Component</u>		<u>Remunerative Component</u>	
a) Maximum F.A.R. 400 As per relevant land use			
a) Area Min. 60% Max. 40%			
a) Parking 0.5 ECS per 100 sq.m *can be relaxed As per relevant land use wherever required			
a) Other Controls <ul style="list-style-type: none"> • Scheme/ design should be compatible for differently-able persons • upto 10 percent of permissible FAR in the residential component shall be designated to Mixed land use/ Commercial activity. • 10% of permissible FAR in the Residential component shall be Designated For Household economic Activity. 			
Resettlement/EWS Houses			
a) Number of Houses 2645 (as per SPYM -Society for Promotion of Youth & Masses)			
b) Area of each Dwelling Unit Min. 25 sq.m & Max. 40 sq.m (Including Balcony, Common areas, etc. but excluding stilts).			
c) Each Dwelling Unit will adhere to the following norms:			
One room Minimum area 7.5 sq.m.			
One Multipurpose room Minimum area 9.0 sq.m.			
One Kitchen Minimum area 3.3 sq. m.			
One bath Minimum area 1.2 sq. in			
One W.C. Minimum area 1.0 sq. m.			
Clear effective width of staircase 1500 mm min.			
Riser 175 mm max.			
Tread 250 mm min.			

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Proposal

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DESIGN CALCULATIONS

PRESENT SCENARIO

Total Site Area	No. of HH's	Existing population	Density
6.236 Ha	2645 on 5.24 Ha	11,902	504 DUs/ha

Total Site Area	Remunerative Component	Residential Component (Rehabilitation on Squatters)
100%	40%	60 %
6.236 Ha	2.49 Ha	3.74 Ha

PROPOSED SCENARIO- Residential Component (Rehabilitation of Squatters)

Total Site Area for Residential Component (Rehabilitation of Squatters)	No. of HH's	Proposed population	Density
3.74 Ha	3367	15,150	900 DUs/Ha

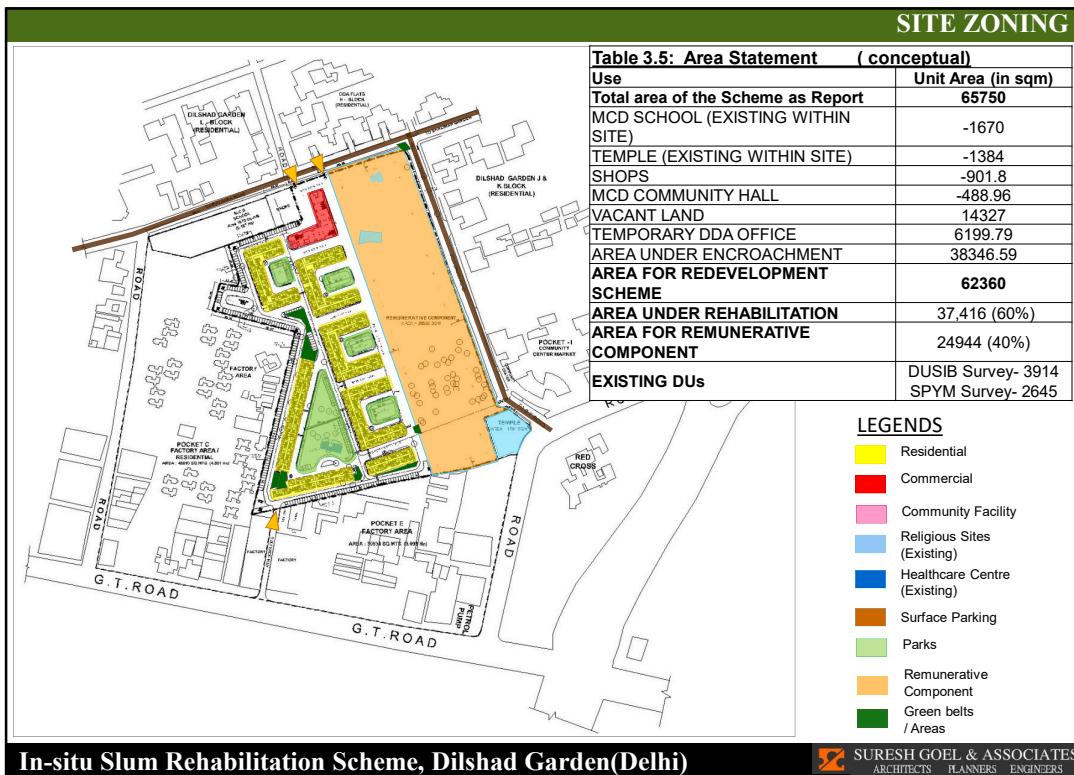
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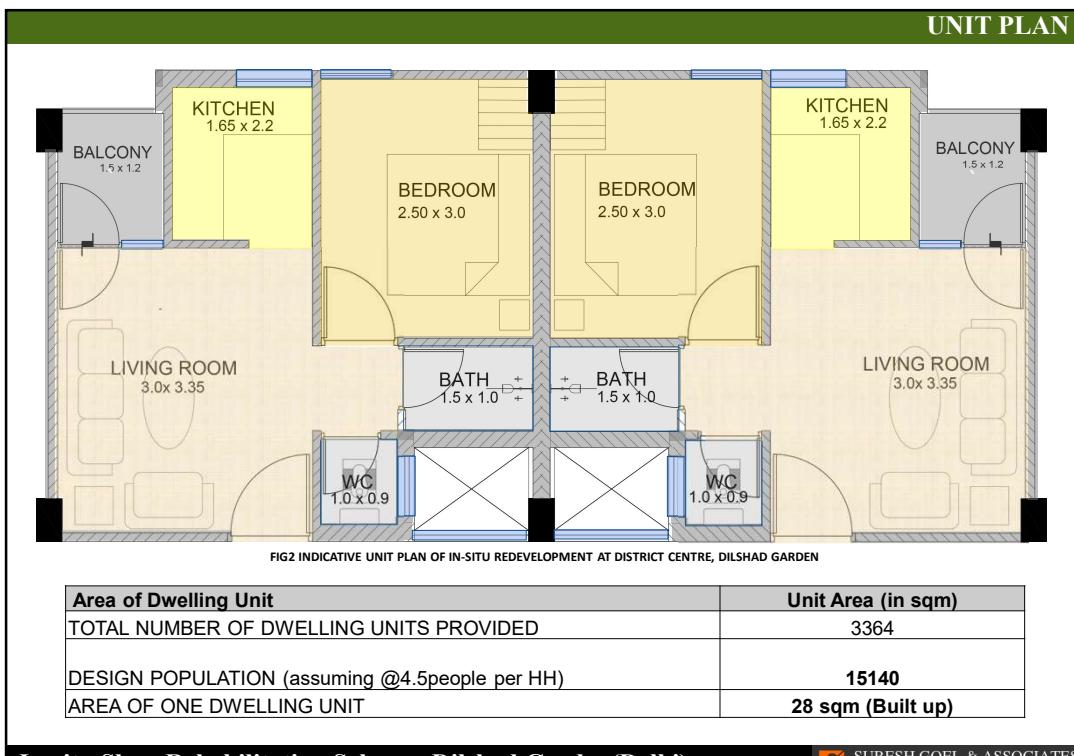
Table 3.5:	Permissible Unit Area (in sqm)	Proposed Unit Area (in sqm)
MAXIMUM F.A.R.	@400 on 37,419 sqm 1,49,676	@397 on 37,419 sqm 1,48,847
MAXIMUM F.A.R. FOR HOUSEHOLD ECONOMIC ACTIVITY IN REHABILITATION COMPONENT (@10% OF MAXIMUM F.A.R.)	14,967	
MAXIMUM F.A.R. FOR COMMERCIAL USE IN REHABILITATION COMPONENT (@10% OF MAXIMUM F.A.R.)	14,967	14,960
TOTAL BUILT-UP AREA FOR RESIDENTIAL IN REHABILITATION COMPONENT	1,34,709	1,32,087
DENSITY	3367 DUs @900 DU/Ha	3367 DUs
PARKING	750 ECS @ 0.5 ECS/100 Sqm	765
Max Height (Subjected to NOC from AAI if site comes into funnel zone)	No Restrictions	58m
Total Nos. of Dwelling Units required (as per SPYM Survey)	2645	3364
Remunerative Component	24944 (@40% of 6.23 Ha)	24944
Neighborhood Park	10000 (1.0 Ha)	10,900 (17.3% of 6.26 ha)

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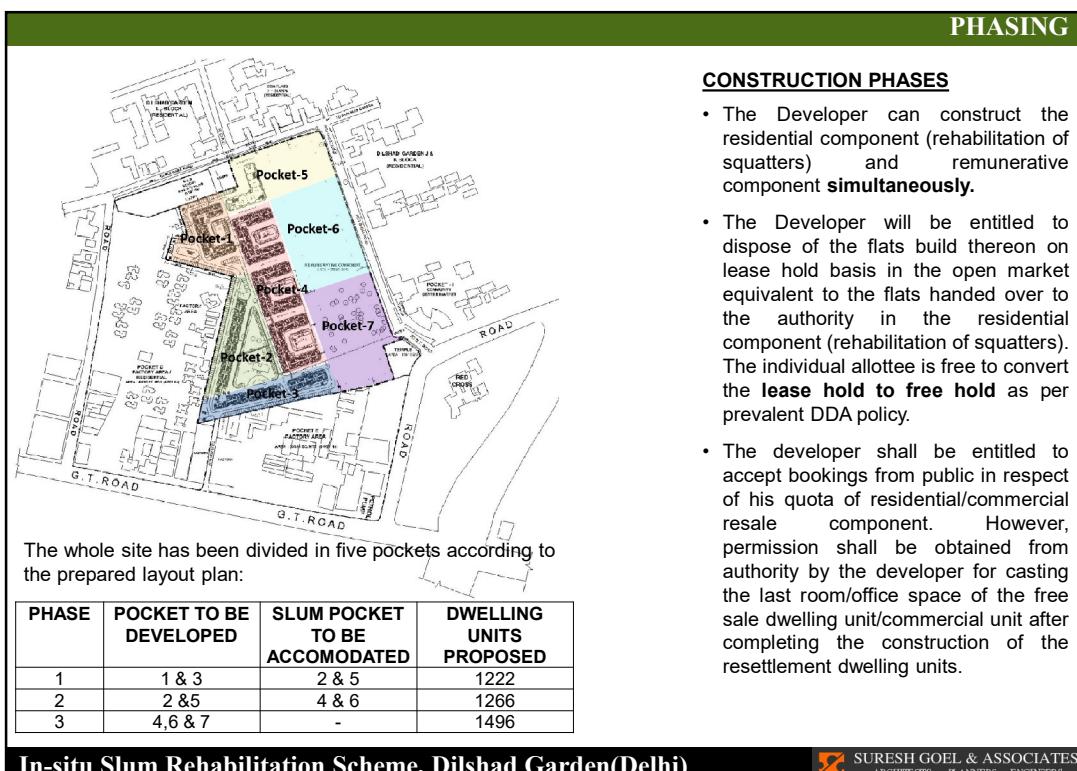
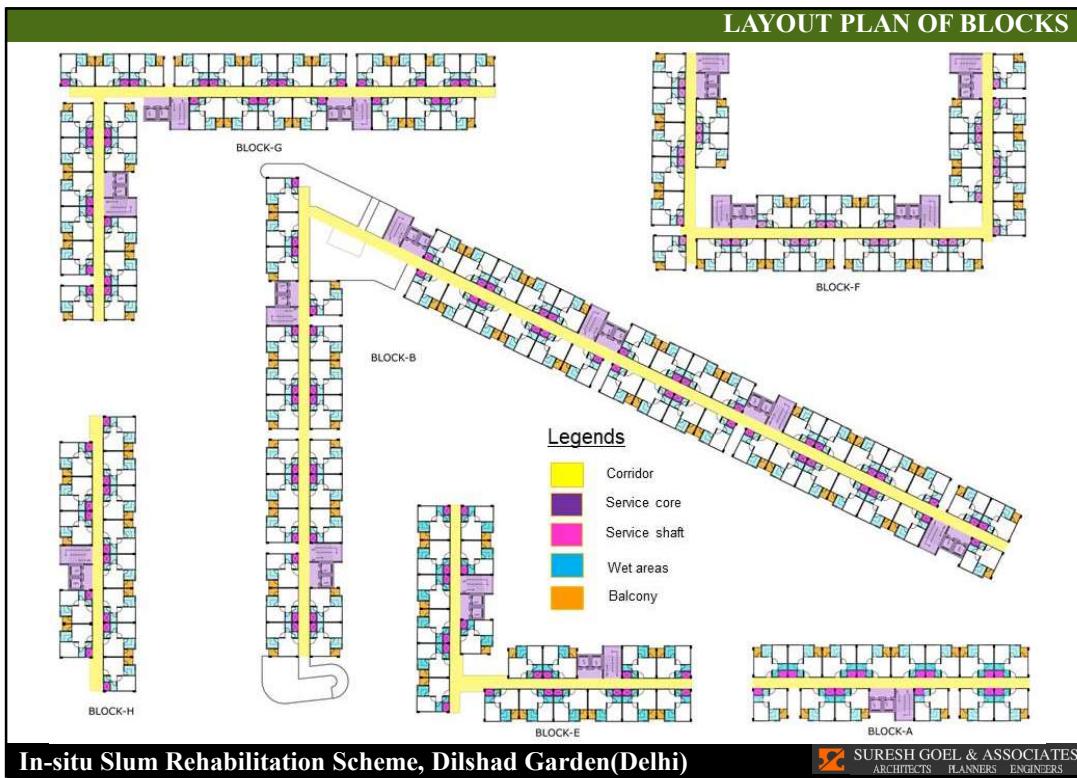
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PHASING



CONSIDERATION

- The Physical possession of the flats/commercial space to the perspective buyers shall be given by the Developer after the obtaining the occupancy for the flats from the sanctioned authority. The occupancy certificate to the developer, which shall be given only after ensuring the construction of specified number of EWS flats for slum dwellers to the satisfaction of the Authority.
- The Developer shall be responsible for watch and ward of units built for in-situ rehabilitation of eligible beneficiaries by him for Authority till the Defect Liability Period is over or till defects indicated by the Authority are removed, whichever is later. After completion (Construction) of the EWS flats, the developer shall hand over the flats to the DDA which will be allotted by DDA through draw of lot to the eligible JJ dwellers of the said Jhuggi cluster(s).

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SUMMARY

Model Type	Density	Existing Dwelling Units	Proposed Dwelling Units	F.A.R	Max. Ht
60-40%	900 DUs/Ha	2645	3367	397	58m (approx.)

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Thank You!