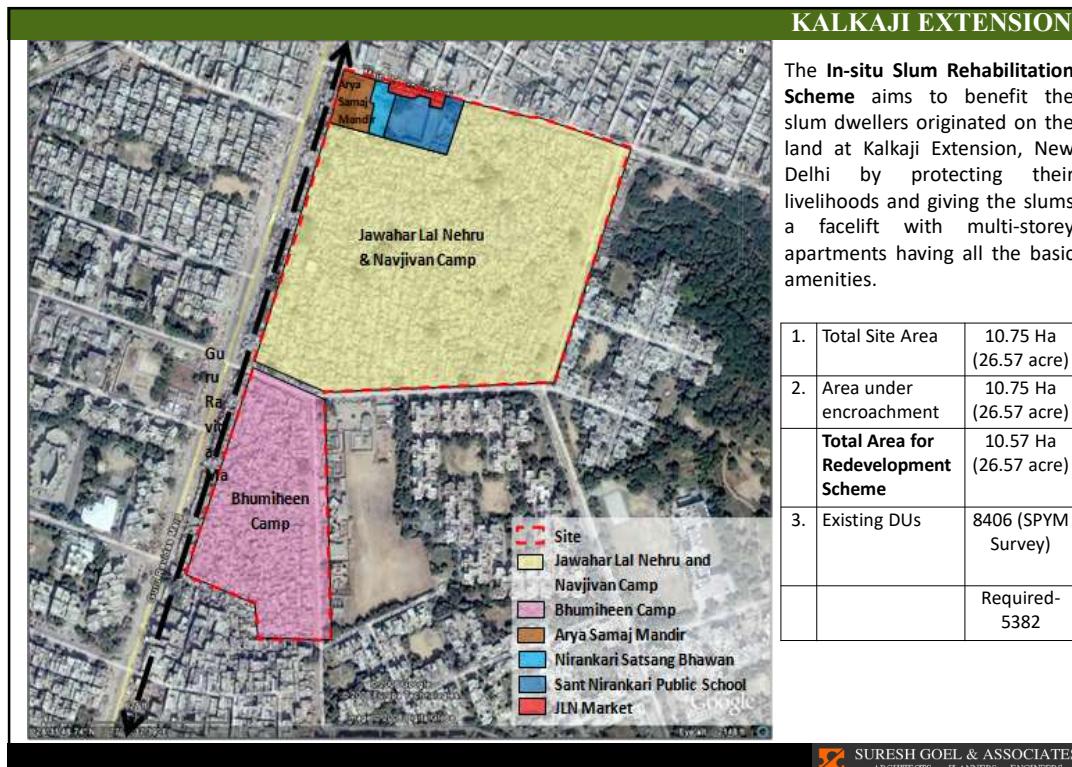


“In-situ Slum Rehabilitation Scheme”
at
Kalkaji Extension (New Delhi)

PROJECT AUTHORITY:
Delhi Development Authority
DATE: 16.01.2020

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

 **SURESH GOEL & ASSOCIATES**
 ARCHITECTS PLANNERS ENGINEERS



KALKAJI EXTENSION: SITE EXAMINATION

Site Potentials

The Proposed site has significant attributes and considerable potentials:

Linkage with Transportation Network

➤ The Proposed site is very strategically located. It is just located on the main road "Guru Ravidas Marg". Govind Puri Metro Station (within 2kms) and Harkesh Nagar Metro Station (within 2.5 kms) are at the walkable distance from the site. It is about 14 kms from the IGI Airport, 12 kms from New Delhi Railway Station and 6 kms from Nizamuddin railway station.

Prime Land

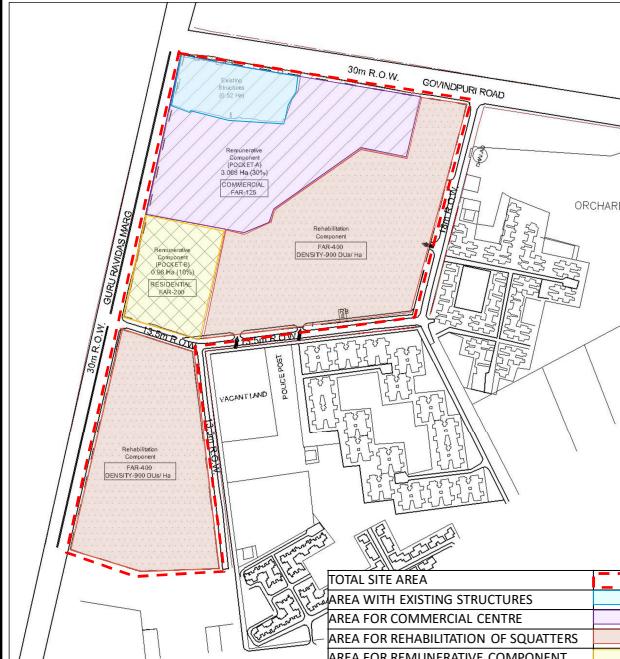
➤ The site has high land value because of its strategic location and connectivity through wide roads all around the site.

Site Constraints

The only constraint of site is that the site is located on the main road and the development of the in-situ development on the site itself might create problems during its construction phase.

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KALKAJI EXTENSION: PROPOSAL



TOTAL SITE AREA	10.75 Ha (26.57 Acre)	
AREA WITH EXISTING STRUCTURES (TEMPLE, SCHOOL, ETC.) encroached	0.68 Ha	
AREA FOR REDEVELOPMENT	10.75 Ha	
AREA FOR RESIDENTIAL COMPONENT (REHABILITATION OF SQUATTERS)	6.45 Ha (60%)	
TOTAL AREA FOR REMUNERATIVE COMPONENT	4.30 Ha (40%)	
REQUIRED DUS	5382	

	No. of Blocks	Stilt + No. of Floors	Max. DUs/Floor	Total DUs	Ground Coverage (in sqm)	Total Built-Up Area (in sqm)
Residential Built-Up Area						
Block-A	1	S+16	87	1392	3413	54608
Block-B	1	S+16	87	1392	3292	52672
Block-C	1	S+16	135	2160	5745	91920
Block-D	1	S+16	41	492	1642	19704
TOTAL			350	5436	14092	218904
Commercial Built-Up Area						
Block-D	1	S+12			1850	22200
TOTAL BUILT-UP AREA						241104
TOTAL GROUND COVERAGE						26%
TOTAL F.A.R ACHIEVED						399
MAXIMUM HEIGHT ACHIEVED						50M

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KALKAJI EXTENSION: DEVELOPMENT CONTROLS

AREA STATEMENT FOR RESIDENTIAL COMPONENT (REHABILITATION OF SQUATTERS)

Development Control Norms	Permissible as per MPD-2021
Minimum area under residential component @60%	64500 sq.m.
FAR @ 400	2,58,000
No. Of DUs @900 DUs/Ha	5,805
Area of DU	25-40 sq.m.
Maximum Height	NR (subject to clearance from IIA)
Parking @0.5 ECS/100 sq.m	1,290 ECS
Mixed/ Commercial component @10% of permissible FAR in the residential component of land	25,800 sq.m.
Home based economic activities @10% of permissible FAR	25,800 sq.m.

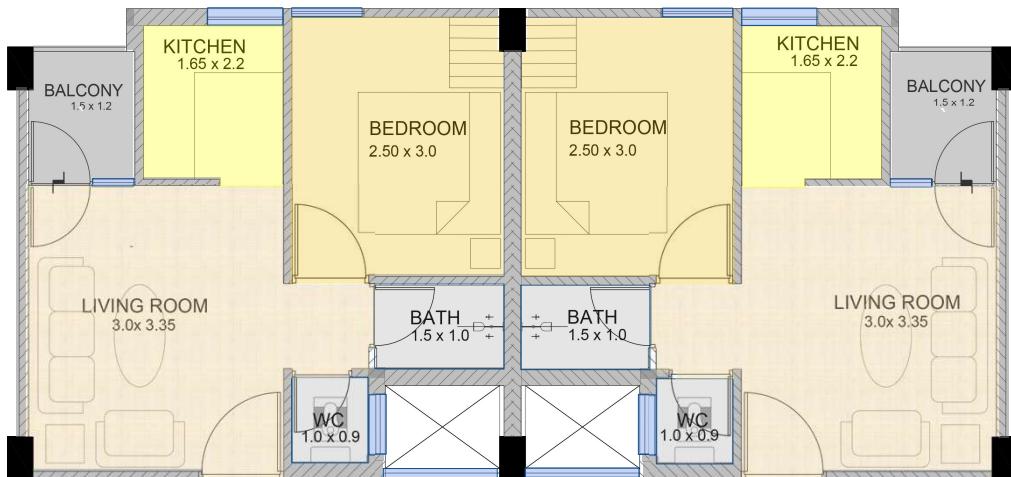
AREA STATEMENT FOR REMUNERATIVE COMPONENT

(POCKET-A: COMMERCIAL; POCKET-B: RESIDENTIAL)

Total Area under Remunerative Component @40%	43000 sq.m.	
	Commercial (33400 sq.m.)	Residential (9600 sq.m.)
F.A.R.	41750 sq.m. @125	19200 sq.m. @200
Permissible DUs		192 @200 DUs/Ha
Parking	1252.5@ 3 ECS per 100 sq.m of floor area	384@ 2 ECS per 100 sq.m of floor area

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KALKAJI EXTENSION: CONCEPTUAL UNIT DESIGN



Area of each Dwelling Unit	29 Sq.m.
Each Dwelling Unit will adhere to the following norms:	Room sizes as per IS:8888
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.
One Balcony	Not more than 1-2 m and it shall not project beyond the plot line and on road or pathway
One Cupboard	Maximum 0.75m width and 1.2m clear length

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KALKAJI EXTENSION: FINANCIAL ASSESSMENT

SELLING RATE			
SOURCE	RESIDENTIAL	COMMERCIAL	LAND VALUE
CIRCLE RATE	Rs.1,09,800 per sqm	Rs.1,26,000 per sqm	
MARKET RATE	Rs.1,65,000 per sqm	Rs.1,90,000 per sqm	Rs.1,59,840 per sqm

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KALKAJI EXTENSION: FINANCIAL ASSESSMENT

Thank You!

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