

“In-situ Slum Rehabilitation Scheme”

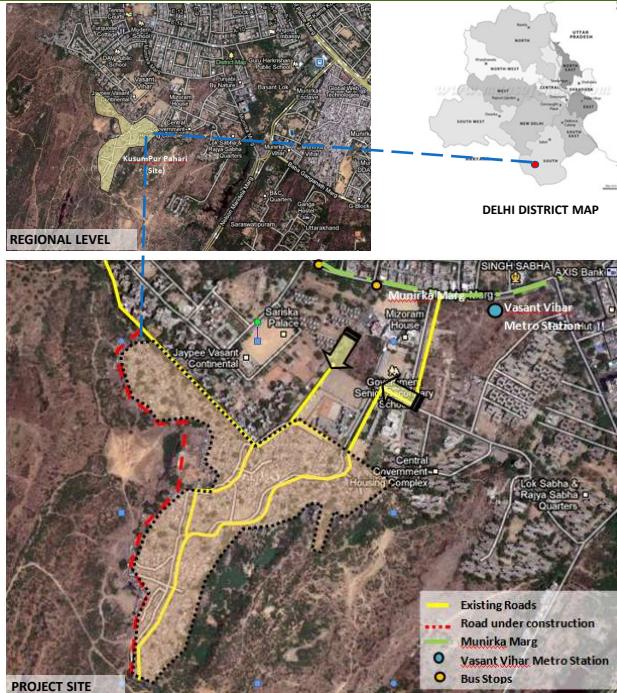
KUSUMPUR PAHADI, NEAR VASANT KUNJ

PROJECT AUTHORITY:
Delhi Development Authority
DATE: 16.01.2020

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

 **SURESH GOEL & ASSOCIATES**
 ARCHITECTS PLANNERS ENGINEERS

KUSUMPUR PAHADI, NEAR VASANT KUNJ



➤ The 17.325 Ha (42.81 Acre) site is located in the South Western region of Delhi near Vasant Vihar. It homes almost about 21,500 people *assuming 4.5 people per DU (4778 nos.) (Source: SPYM Survey 2019).
 ➤ The site has its main access through the 18 m wide (ROW) road adjacent to Jharkhand Bhawan on rear side of Chinmaya School but encroached upto 14 m, but it would be provided by L&DO.
 ➤ The site has also secondary access through the 4.5 m wide (ROW) road on North East in between Chinmaya School and MCD Primary School.
 ➤ The site has third entry along biodiversity park from poorvi marg, it is a 6m wide under construction access. and proposed 9m access with air india colony.
 ➤ It is adjoining the Vasant Vihar area - Air India residential neighborhood on the North side, Central Government Housing Complex on East side and Open Green areas of the Aravali Biodiversity on the South and West side.
 ➤ The current land use of site is Residential as per the Zonal Plan- F of Delhi.

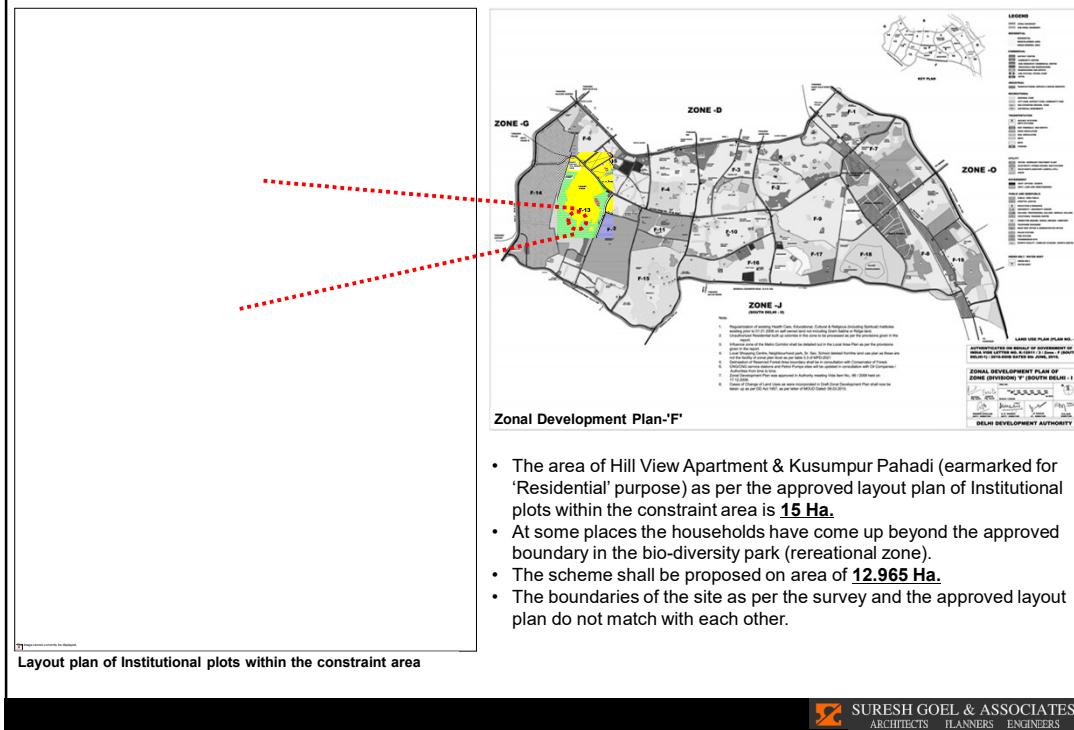
1.	Total Site Area	17.325 Ha (42.81 Acres)
2.	Total Area for Redevelopment Scheme	12.965 Ha (32.03 Acres)

Landmarks of the Site:

- 1) Chinmaya School.
- 2) Central Government Housing Complex.
- 3) Jaypee Vasant Continental.
- 4) Aravali Biodiversity.
- 5) The Landmarks present near the site area:
- 6) Mizoram House.
- 7) Jharkhand Bhawan.

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KUSUMPUR PAHADI, NEAR VASANT KUNJ: SITE



KUSUMPUR PAHADI, NEAR VASANT KUNJ: SITE POTENTIALS & CONSTRAINTS

Site Potentials

The Proposed site has significant attributes and considerable potentials.

i) Linkage with Transportation Network

The site is in Vasant Vihar, Munirka Marg (about 0.5km) and Outer Ring road (about 2kms). IGI Airport is about 4kms away from the site.

ii) **The Prime Land** site is located in the prime land of Delhi with the view of Aravali Biodiversity on the South.

Site Constraints

Some of the constraints of the site are as under:

i) Direct Accessibility

The site has good accessibility through 18m ROW road.

ii) Ecological Sensitivity

The site is near Biodiversity Park and thus, the construc

The site is near Biodiversity Park and thus, the construction should be in such a manner that it does not harm the ecological asset of the city.

iii) Air Funnel

The site lies in the air funnel and thus, there is height restriction of 27.48M

KUSUMPUR PAHADI, NEAR VASANT KUNJ: ACCESS & ACCESSIBILITY

REQUIREMENT:

- Minimum 9m ROW for in-situ slum rehabilitation
- Minimum 18m ROW for group housing

Proposal:

Option-1: Through Munirka Marg
There is a 18m ROW along the Jharkhand Bhawan and Chinmaya school rear boundary with the traces of encroachment but it would be provide 18m wide road by L & DO

Option-2: Through Vasant Vihar Poorvi Marg
There is a requirement of secondary road of width 9M which shall be proposed from Air India Colony along with biodiversity Park ,there are existing 6m road under construction for direct access to the slum settlements.

Fig-1: 6m wide road under construction by DDA

Fig-2: 18m wide Road at Jharkhand bhawan access to slum

Fig-4: 4.5m wide road along Chinmaya School

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KUSUMPUR PAHADI, NEAR VASANT KUNJ: ACCESS & ACCESSIBILITY

L&DO Plan

Key Plan

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Main Roads for Connectivity	Options	Legend	Stretch for widening	Existing Width of Road (approx.)	Road widening Stretch (approx.)	Action to be taken
Through Munirka Marg	Through Munirka marg via jharkhand Bhawab ,chinmaya school's rear side		R to S	18 M as per L& DO plan		18 ROW may be provided by L & DO Direct access to site
Through Vasant Vihar Poorvi Marg	Through Air India Colony		P to Q	(NIL)	250 M	9m ROW may be provided through Air India colony for 250m stretch (2250 sq.m. approx.)

KUSUMPUR PAHADI, NEAR VASANT KUNJ: DESIGN CALCULATIONS

Slum & JJ Cluster Regulations & Guidelines as per MPD-2021

	Rehabilitation Component	Remunerative Component
a) Minimum Plot Size	2000 sq.m. plot facing a min. 9m wide road	
a) Maximum Dwelling Units	900 DU's/ Ha	
a) Ground Coverage	No restriction except setbacks	
		400
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 wherever required	As per relevant land use
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	4778 (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.



KUSUMPUR PAHADI, NEAR VASANT KUNJ: DESIGN CALCULATIONS

PRESENT SCENARIO

Total Site Area	No. of HH's	Existing population	Density
12.9651 Ha	4778	21500	368.5 DU/ha

AREA STATEMENT RESIDENTIAL COMPONENT (REHABILITATION OF SQUATTERS)

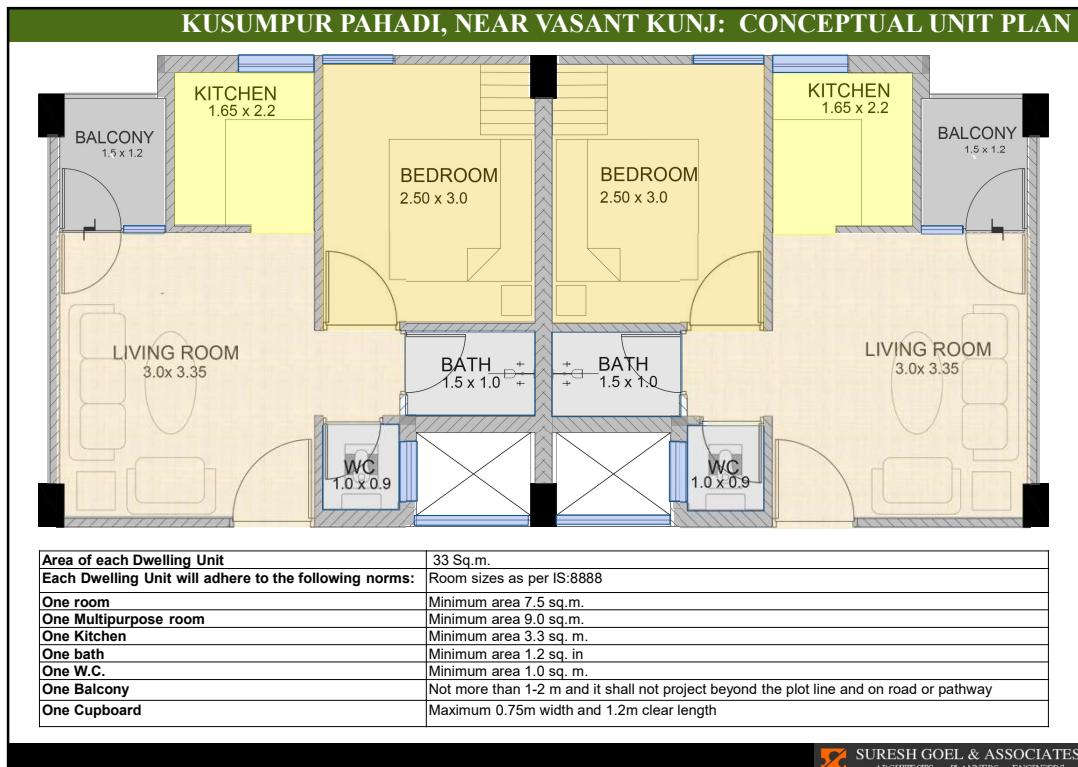
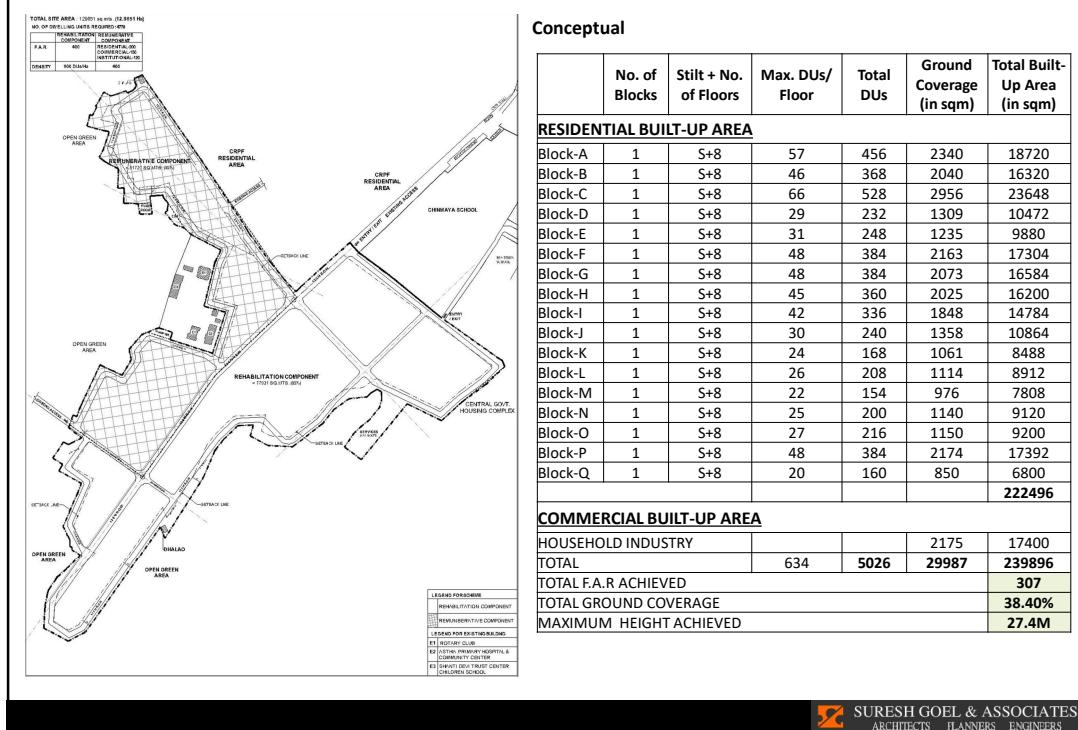
Development Control Norms	Permissible as per MPD-2021
Minimum Area under residential components @ 60%	77931 sqm
FAR @ 400	311724 sqm
No. of DU's @ 900 DUs/Hac	7013 *
Area of DU	25 – 40 sqm
Max. Height	NR (subject to clearance from IIA)
Parking @ 0.5 ECS/100 Sq. M.	1558 ECS
Mixed Landuse/Commercial component @ 10% of Permissible FAR in the residential Component of land	31172 sqm
Home based economic activities @ 10% of permissible FAR	31172 sqm
Population @ 4.5 persons per DU	31558

AREA STATEMENT REMUNERATIVE COMPONENT (Residential Housing)

Area under remunerative component @ 40%	51,720 sqm
Permissible FAR @ 200	103440 sqm
Permissible DU's @ 200 DU's/HAC	1034



KUSUMPUR PAHADI, NEAR VASANT KUNJ: PROPOSAL



KUSUMPUR PAHADI, VASANT KUNJ: SUMMARY

Model Type (proposed scenario)	Density	Existing Dwelling Units	Proposed Dwelling Units	F.A.R	Max. Ht
60-40%	613.75 DUs/Ha	4778 (as per SPYM survey)	4783	221	27.4m (approx.)



Thank You!