

## LOCATION MAP



METRO YELLOW LINE    CONNECTIVITY ROAD TO SITE  
 RAILWAY LINE    B7 MAIN ROAD



DDA HOUSING, SURAJ PARK &amp; SECTOR-18, ROHINI

KAPOOR &amp; ASSOCIATES

THE SITE

## CONNECTIVITY



**METRO STATION**  
 SAMAYPUR BADLI METRO  
 STATION  
**FRONT (0KMS) OF THE SITE**



**RAILWAY STATION**  
 SAMAYPUR BADLI  
 RAILWAY STATION  
**300M FROM THE SITE**



**ROHINI HELIPORT**  
**10KMS FROM THE SITE**



**AIRPORT**  
 IGI INTERNATIONAL  
 AIRPORT  
**36KMS FROM THE SITE**



**NATIONAL HIGHWAY - 1**  
**2KMS FROM THE SITE**

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THE SITE

### CONNECTIVITY



SAMAYPUR BADLI METRO STATION

60M WIDE APPROACH ROAD (ENCROACHED)

SITE



KEY MAP



18M WIDE APPROACH ROAD



18M WIDE ENCROACHED ROAD



METRO LINE


18M WIDE APPROACH ROAD

### THE SITE

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### LANDMARKS & ATTRACTIONS




JAPANESE PARK

3.8 KMS FROM THE SITE




METRO WALK

5 KMS FROM THE SITE



UNITY ONE MALL

4.5 KMS FROM THE SITE



D MALL

5 KMS FROM THE SITE

### THE SITE

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### FACILITIES IN PROXIMITY




**AMBEDKAR HOSPITAL**  
4.5 KMS FROM THE SITE



**RAJIV GANDHI CANCER HOSPITAL**  
5.1 KMS FROM THE SITE



**DELHI TECHNOLOGICAL UNIVERSITY**  
2.6 KMS FROM THE SITE




**MOUNT ABU PUBLIC SCHOOL**  
500 M FROM THE SITE

**THE SITE**

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### SURROUNDINGS



DELHI DISTRICT MAP



NORTH-WEST DELHI MAP



SITE


**THE SITE**



UNITY APARTMENTS ON SOUTH



DDA VACANT LAND ON WEST



UTSAV APARTMENTS ON NORTH-EAST

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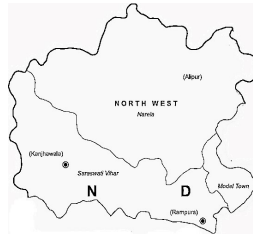


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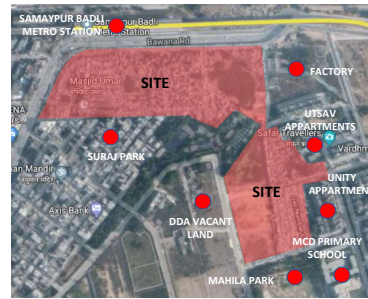
## SURROUNDINGS



DELHI DISTRICT MAP



NORTH-WEST DELHI MAP



SITE

THE SITE



FACTORY ON EAST



SAMAYPUR BADLI METRO STATION ON NORTH

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## SITE ANALYSIS

### RESIDENTIAL COMPONENT

60m wide road approaching the site with close proximity to metro, enhance the profile of residential component.



More green areas and lesser height achieved here adds to the benefits of residential component in way of more breathing space, recreational activities and thus, better living environment.

The adjoining Badli Industrial area further enhances the ease of residents to cater to their needs of goods and employment.

### COMMERCIAL

Major connectivity of the site is achieved at this part of site as it is facing direct to metro station and is approached by 60m wide road.



KEY MAP



RESIDENTIAL COMPONENT  
COMMERCIAL

THE SITE

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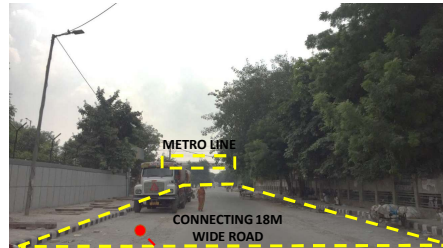
## SITE ANALYSIS

### REMUNERATIVE COMPONENT

Remunerative component (residential) is planned near to existing housing, complementing it and creating a neighbourhood area.



The connectivity of the site by two 18m wide roads and close proximity of metro station, school and neighbourhood park increase the demand of housing.



REMUNERATIVE COMPONENT

THE SITE

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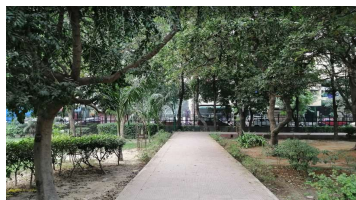
## NEARBY PARKS & OPEN SPACES



MAHILA PARK  
FRONT OF THE SITE



BABA WALA PARK  
650 MS FROM THE SITE



DISTRICT PARK, SEC-16  
1.2 KMS FROM THE SITE



BHALSWA LAKE & GOLF COURSE  
5.2 KMS FROM THE SITE

➤ VARIOUS SMALL PARKS OF DIFFERENT SURROUNDING BLOCKS AND COLONIES WITHIN 1KM FROM THE SITE.

THE SITE

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## DEVELOPMENT NORMS

### SLUM & JJ CLUSTER REGULATIONS & GUIDELINES

<b>Minimum Plot Size</b>	2000 sqm plot facing a min. 9m wide road.	
<b>Ground coverage</b>	No restriction except setbacks.	
	<b>Rehabilitation component</b>	<b>Remunerative component</b>
<b>a) Maximum FAR</b>	400	As per relevant land use.
<b>b) Area</b>	Minimum 60%	Maximum 40%
<b>c) Max. density</b>	900 DUs/Ha	As per relevant land use.
<b>d) Parking</b>	0.5 E.C.S. per 100 sqm. * Can be relaxed wherever required.	As per relevant land use.
<b>Other controls</b>	Scheme/design should be compatible for differently-abled persons.	

### RESETTLEMENT / EWS HOUSES

<b>Number of EWS houses</b>	2566 (As per survey)
<b>Carpet area of each dwelling unit</b>	Min. 25 sqm & Max. 40 sqm
<b>Ground coverage</b>	No restriction except setbacks.
Each dwelling unit will adhere to following norms (as per IS 8888):	
<b>One room</b>	
<b>One multipurpose room</b>	
<b>One kitchen</b>	
<b>One bath</b>	
<b>One W.C.</b>	

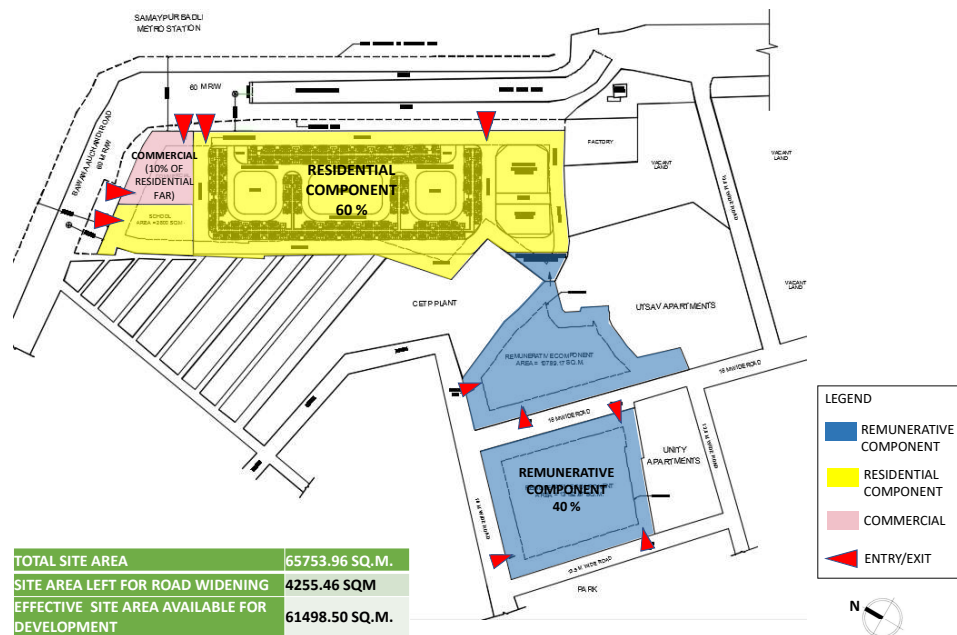
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## SITE ZONING



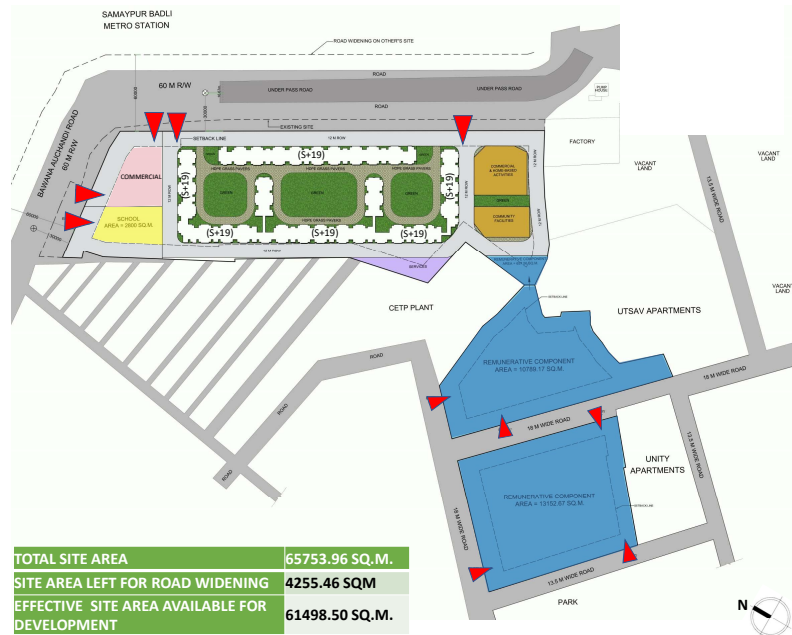
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## SITE PLAN



DESIGN

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## AREA CALCULATIONS

	Total Area (Sq. Meters)
<b>Total Site Area</b>	<b>65753.96</b>
<b>Land areas (As per T.S.S.):</b>	
(a) Suraj Park JJ cluster	41832.96
(b) JJ cluster of Sector-18, Rohini	12311.25
(c) OCF land	5440.60
(d) DDA vacant Land	6169.15
(e) Total site area (a)+(b)+(c)+(d)	<b>65753.96</b>
(f) Area left for road widening from site	4255.46
Effective area available for development (e) - (f)	<b>61498.50</b>
<b>Component-wise Apportionment :</b>	
(A) Residential Component	60% 36899.10
(B) Remunerative Component	40% 24599.40
Total	61498.50
<b>(A) Residential Component</b>	
(i) Site area of Residential Component	36899.10
(ii) Permissible FAR Maximum 400%	147596.4
(iii) Permissible Commercial component out of (ii) above	10% 14759.64

	Total Area (Sq. Meters)
<b>(iv) Requirements as per Table 3.3 of MPD-2021:</b>	
CSC +LSC +SM	6000.00
Banquets	2000.00
Coaching Center	500.00
Dispensary	1200.00
(v) Home Based Activities	10% 14759.64
<b>(vi) Social Infrastructure (As per 4.2.2.2B sub para (ii) "Social")</b>	
(a) Primary School FAR @120	800.00 960.00
(b) Sr. Sec. School FAR @150	2000.00 3000.00
(c) Composite Facilities	1000.00
<b>(vii) Net Deduction of FAR for Facilities (iii) + (iv) + (v) + (vi)</b>	<b>44179.28</b>
<b>(viii) Net FAR Available for development of Residential Component (ii) - (vii)</b>	<b>103417.12</b>
<b>(ix) Permissible Density @ 900 DUs /Ha</b>	<b>3321</b>
<b>(x) No. of DUs @ 40 Sq.m Super Built-up Area (viii) / 40</b>	<b>2585</b>
<b>(ix) No. of DUs required at Site</b>	<b>2566</b>
<b>(x) Extra number of DU's at site</b>	<b>19</b>
<b>(xi) Density achieved</b>	<b>701 DUs/ha</b>
<b>(xii) Residential Parking @0.5 ECS</b>	<b>738 ECS</b>
Stilt Parking	202 ECS @ 28 Sqm 5643
Surface Parking	513 ECS @ 23 Sqm 11792

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## AREA CALCULATIONS

			Total Area (Sq. Meters)
<b>(B) Remunerative Component</b>			
(i) Site area of Remunerative Component			<b>24599.40</b>
(ii) Permissible FAR	Maximum 200%		49198.8
(iii) Permissible Density @ 200 DUs / Ha			<b>492</b>
(iv) Space for 8 shops @ 20sq.m. each	20.00		160.00
(v) Net available FAR			49038.80
(vi) No. of DUs			
2BHK (@90sq.m.) - 70% of FAR	70%	34327.16	<b>381</b>
3BHK (@150sq.m.) - 30% of FAR	30%	14711.64	<b>98</b>
(vii) Additional Area for community needs (Free from FAR)			400.00
(viii) Parking required @ 2ECS	2 ECS		984 ECS
			27551.33
(a) 20% Stilt Parking (@ 28 Sqm each)	196 ECS		5488.00
(b) 60% Basement Parking (@ 16 Sqm each for stack parking)	590 ECS		9440.00
(c) 20% Surface Parking (@ 23sq.m. )	198 ECS		4553.45
(ix) EWS category			
15 % additional FAR for EWS			7379.82
No. of DUs @ 40sq.m.			184
Parking required @ 0.5ECS	0.5 ECS		37 ECS
Parking Area @ 28 Sq.m			1033.17

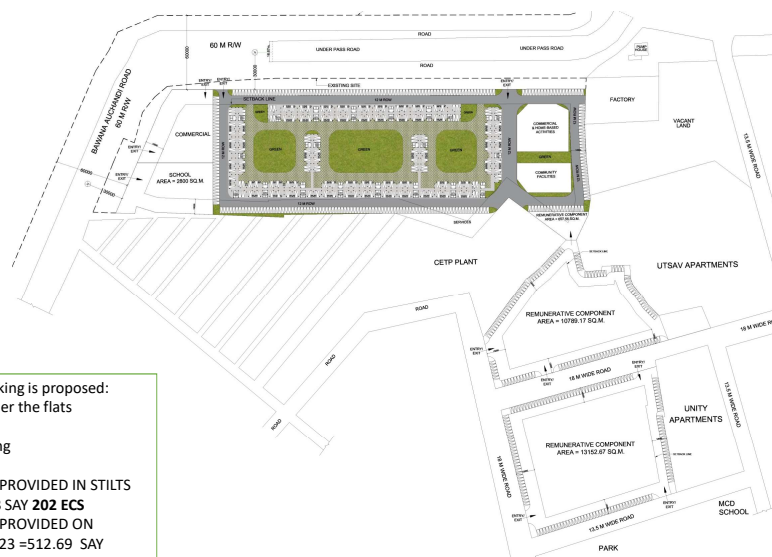
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## PARKING PLAN (RESIDENTIAL COMPONENT)



Three types of parking is proposed:  
 1. Stilt parking under the flats  
 2. Surface Parking  
 3. Basement Parking

TOTAL NO. OF ECS PROVIDED IN STILTS  
 = 5643 / 28 = 201.53 SAY **202 ECS**  
 TOTAL NO. OF ECS PROVIDED ON  
 SURFACE = 11792 / 23 = 512.69 SAY  
**513 ECS**  
 TOTAL NO. OF PARKING PROVIDED  
 = 202 + 513 = **715 ECS**

**PARKING REQUIRED @ 0.5 ECS = 738 ECS**

DEVELOPMENT GUIDELINES AS PER MPD-2021:

4.2.3.4 (viii) Common parking is to be provided for residential component at 0.5 ECS per 100sq.m. of floor area which can be relaxed wherever required. Parking for remunerative shall be as per relevant land use.

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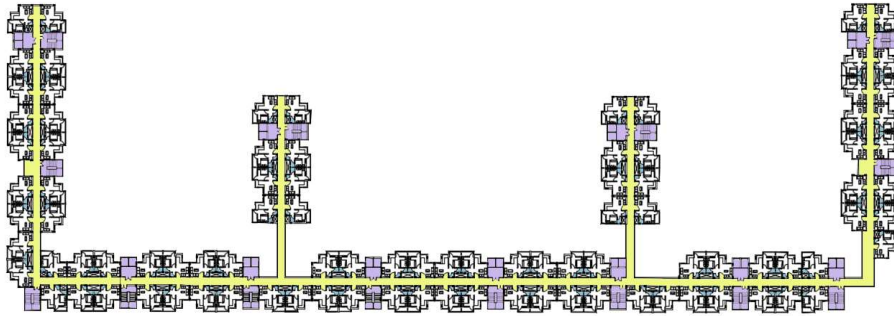
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## CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)

DESIGN



### BLOCK-A

NO. OF DUs IN CLUSTER = 96  
TOTAL NO. OF FLOORS = S + 19  
TOTAL NO. OF DUs = 1825

Cluster is planned so as to achieve maximum efficiency.

- Support interaction among the residents by facing balconies towards each other.
- Layout allows for the adequate ventilation and sufficient green pockets in between.
- Thin floor plate enhances the daylight penetration into the building.
- Doubly loaded corridor provides greater efficiency to design.

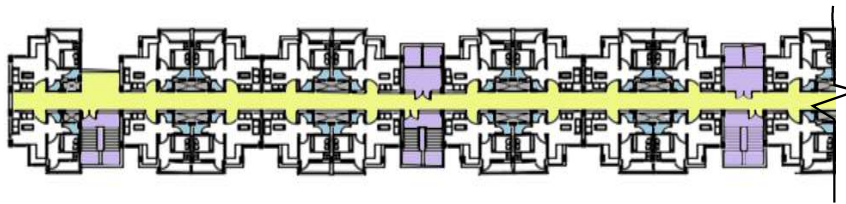
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## CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)

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### BLOCK-B

NO. OF DUs IN CLUSTER = 40  
TOTAL NO. OF FLOORS = S + 19  
TOTAL NO. OF DUs = 760

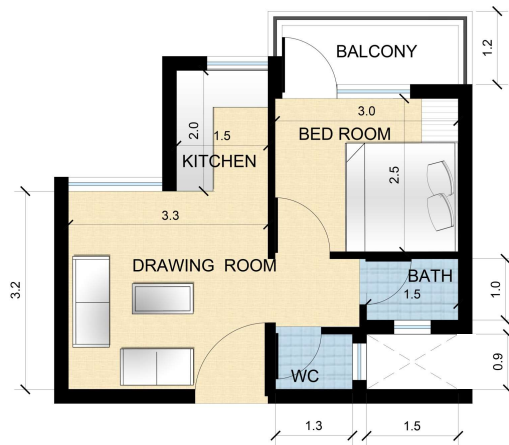
TOTAL NO. OF DUs ACHIEVED IN  
BOTH BLOCKS = 2585

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## DWELLING UNIT LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



CARPET AREA = 25.04 SQM

### SPECIFICATIONS:

The broad specifications for these facilities besides those required as per structural design will be as under:

- Flooring:
  - 40mm thick CC flooring.
  - Kota Stone flooring.
  - 52mm thick CC flooring with hardener.
- Finishing
  - Internal Finish on Walls: White wash with lime.
  - External Finish on Walls: Washed grit plaster of approved design/pattern. Colour of grit work to be approved by DDA.
  - For Wet area/Dado: 10 mm/5 mm thick Ceramic colored glazed tiles up to lintel level. Colour to be as per design/drawing.
- Steel Work:
  - Pressed steel window frames.
- Wood Work:
  - 35 mm thick flush doors.

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THANK YOU

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