

LOCATION MAP



CONNECTIVITY



METRO STATION
SAMAYPUR BADLI METRO
STATION
FRONT (OKMS) OF THE SITE



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



ROHINI HELIPORT
10KMS FROM THE SITE



AIRPORT
IGI INTERNATIONAL
AIPORT
36KMS FROM THE SITE



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

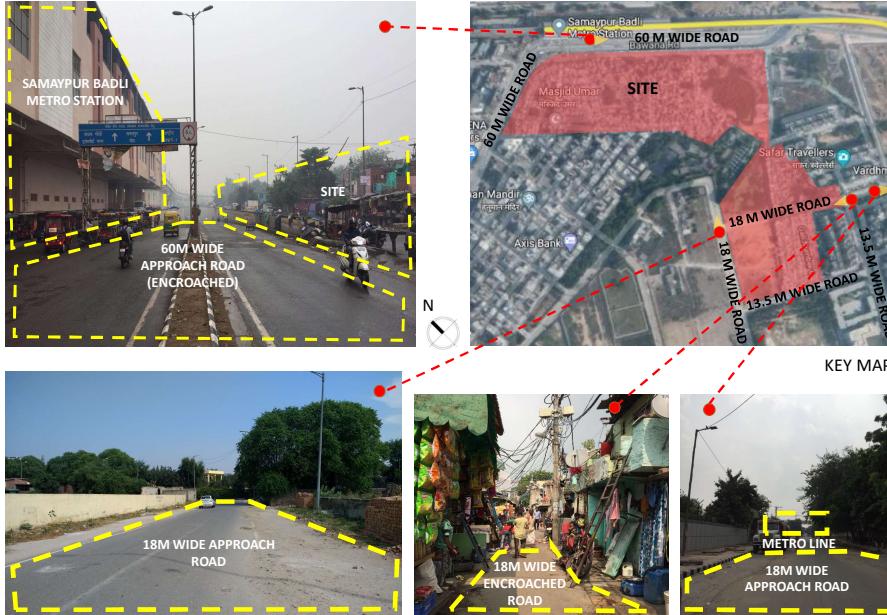
THE SITE

DDA HOUSING, SURAJ PARK & SECTOR-18, ROHINI

KAPOOR & ASSOCIATES

THE SITE

CONNECTIVITY



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LANDMARKS & ATTRACTIONS

JAPANESE PARK
3.8 KMS FROM THE SITEMETRO WALK
5 KMS FROM THE SITEUNITY ONE MALL
4.5 KMS FROM THE SITED MALL
5 KMS FROM THE SITE

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THE SITE

THE SITE

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

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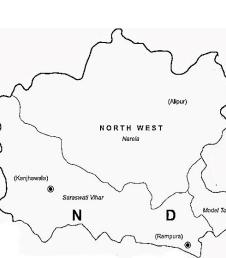
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SURROUNDINGS



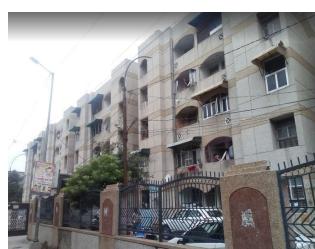
DELHI DISTRICT MAP



NORTH-WEST DELHI MAP



THE SITE



UNITY APARTMENTS ON SOUTH



DDA VACANT LAND ON WEST



UTSAV APARTMENTS ON NORTH-EAST

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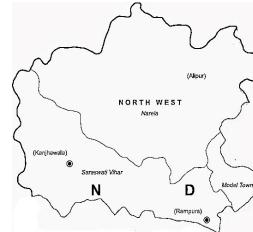
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SURROUNDINGS



DELHI DISTRICT MAP



NORTH-WEST DELHI MAP



SAMAYPUR BADLI METRO STATION

FACTORY

UTSAV APARTMENTS

SURAJ PARK

DDA VACANT LAND

UNITY APARTMENT

MCD PRIMARY SCHOOL

MAHILA PARK

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.



60M WIDE APPROACH ROAD (ENCROACHED)

SAMAYPUR BADLI METRO STATION

SITE

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.



60M WIDE APPROACH ROAD (ENCROACHED)

SAMAYPUR BADLI METRO STATION

SITE

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.

THE SITE



BADI INDUSTRIAL AREA

NA

SAFRA MANDI

Axis Bank

SITE

N

RESIDENTIAL COMPONENT

COMMERCIAL

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THE SITE

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.



KEY MAP

N



REMUNERATIVE COMPONENT

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THE SITE

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.

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THE SITE

DEVELOPMENT NORMS

SLUM & JJ CLUSTER REGULATIONS & GUIDELINES		RESETTLEMENT / EWS HOUSES	
Minimum Plot Size	2000 sqm plot facing a min. 9m wide road.	Number of EWS houses	2566 (As per survey)
Ground coverage	No restriction except setbacks.	Carpet area of each dwelling unit	Min. 25 sqm & Max. 40 sqm
		Ground coverage	No restriction except setbacks.
a) Maximum FAR	400	Each dwelling unit will adhere to following norms (as per IS 8888):	
b) Area	Minimum 60%	One room	
c) Max. density	900 DUs/Ha	One multipurpose room	
d) Parking	0.5 E.C.S. per 100 sqm. * Can be relaxed wherever required.	One kitchen	
Other controls	Scheme/design should be compatible for differently-abled persons.	One bath	
		One W.C.	

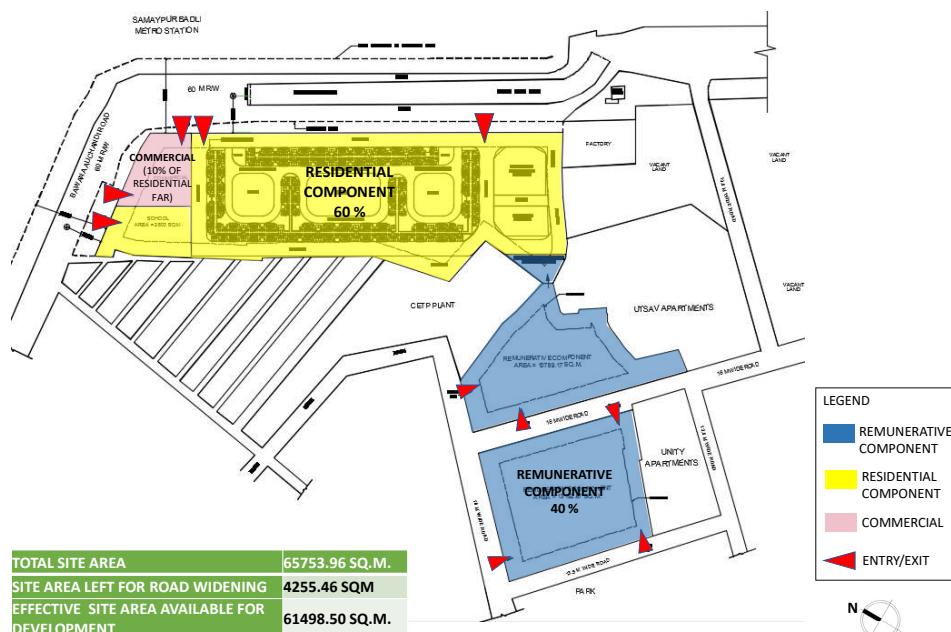
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DESIGN

SITE ZONING



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DESIGN

SITE PLAN



DESIGN

AREA CALCULATIONS

		Total Area (Sq. Meters)		
Total Site Area		65753.96		
Land areas (As per T.S.S.):				
(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)		65753.96		
(f) Area left for road widening from site		4255.46		
Effective area available for development		61498.50		
(e) - (f)				
Component-wise Apportionment :				
(A) Residential Component	60%	36899.10		
(B) Remunerative Component	40%	24599.40		
	Total	61498.50		
(A) Residential Component				
(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		
(iv) Requirements as per Table 3.3 of MPD-2021:				
CSC +LSC +SM		6000.00		
Banquets		2000.00		
Coaching Center		500.00		
Dispensary		1200.00		
(v) Home Based Activities		10% 14759.64		
(vi) Social Infrastructure (As per 4.2.2.2B sub para (ii) "Social")				
(a) Primary School	FAR @120	800.00	960.00	
(b) Sr. Sec. School	FAR @150	2000.00	3000.00	
(c) Composite Facilities		1000.00		
(vii) Net Deduction of FAR for Facilities (iii) + (iv) + (v) + (vi)		44179.28		
(viii) Net FAR Available for development of Residential Component (ii) - (vii)		103417.12		
(ix) Permissible Density @ 900 DUs /Ha		3321		
(x) No. of DUs @ 40 Sq.m Super Built-up Area (viii) / 40		2585		
(xi) No. of DUs required at Site		2566		
(x) Extra number of DU's at site		19		
(xi) Density achieved		701 DUs/ha		
(xii) Residential Parking @0.5 ECS		738 ECS		
Stilt Parking		202 ECS @ 28 Sqm	5643	
Surface Parking		513 ECS @ 23 Sqm	11792	

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DESIGN

AREA CALCULATIONS

			Total Area (Sq. Meters)
(B) Remunerative Component			
(i) Site area of Remunerative Component			24599.40
(ii) Permissible FAR	Maximum 200%		49198.8
(iii) Permissible Density @ 200 DUs / Ha			492
(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	381
3BHK (@150sq.m.) - 30% of FAR	30%	14711.64	98
(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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DESIGN

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 **513ECS**

TOTAL NO. OF PARKING PROVIDED

= **202 + 513 = 715 ECS**

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

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.

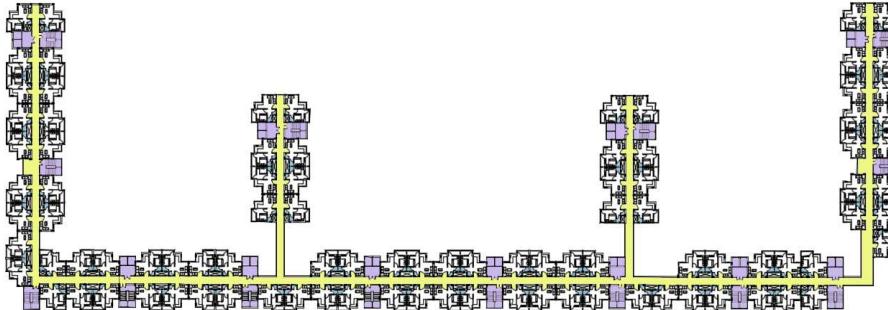
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DESIGN

CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



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.

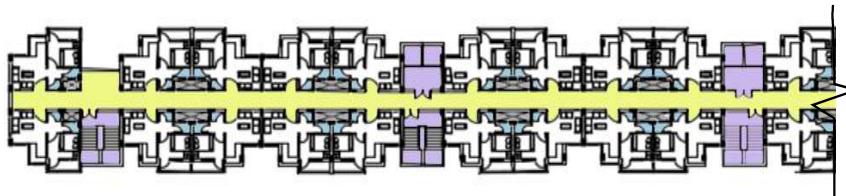
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DESIGN

CLUSTER LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



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

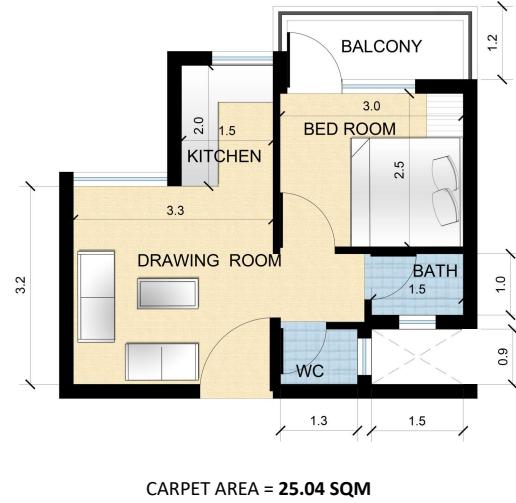
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DESIGN

DWELLING UNIT LAYOUT (EWS HOUSING OF RESIDENTIAL COMPONENT)



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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